

## Unified Development Ordinance (UDO) Amendments

### Executive Summary

## Purpose

Chapter 151 of the Lake County Code: Unified Development Ordinance (UDO) addresses the following subjects for unincorporated areas of Lake County:

- Zoning, which regulates development densities, mediates the compatibility of land uses, and otherwise guides community character;
- Site development, stormwater management, and water quality standards to protect our communities and the environment;
- Approval standards and public processes

The proposed text amendments will streamline processes, offer flexibility for development clients, respond to new trends, and clarify technical matters.

Information on the following topics will be available at the open house, with the possibility for focus groups to convene for those topics with significant interest.

## Rural Business

**Issue:** Currently, the UDO restricts the siting of restricts rural business operations, such as cottage food production, artisan workshops, indoor contractor's storage/workshops, etc.

**Solution:** Introduce regulations to allow low impact business operations on larger parcels in low density areas.

### Key Points:

- Due to growing interest, and demand for, small scale business operations in rural areas, two new use types are proposed to address this consumer demand.
- The proposal includes both accessory and principal use categories to provide opportunities to permit business operations in rural areas. Use standards have been developed in order to mitigate negative land use impacts.

Please click [here](#) to provide input on the proposed rural business amendments and to sign up for updates on this subject.

## Local Food

**Issue:** One of the goal of The Sustainability Chapter to the Lake County Regional Framework Plan is to encourage local food production. Proposed amendments aim to encourage local food production, while also resolving points of conflict with Health Department regulations.

**Solution:** Create opportunities for local food production/processing by codifying best practices.

**Key Points:**

- Several amendments are being proposed in an effort to reach sustainability goals set forth in the Sustainability Chapter, align UDO regulations with Lake County Health Department regulations, and to stay current with nationwide trends related to local food.
- Through significant best management practice research, staff has examined allowing expanded opportunities for local food operations such as cottage food operations, farm-to-table events, and provide clarification regarding farmer's market regulations.

Please click [here](#) to provide input on the proposed local food amendments and to sign up for updates on this subject.

## Solar Energy

**Issue:** A goal of the Sustainability Chapter to the Lake County Regional Framework Plan is to adopt the solar energy model ordinance created by the Alternative Energy Task Force (AETF). The UDO does not adequately address increasing consumer demand and emerging best practices in the area of solar energy.

**Solution:** Conduct Best Management Practice (BMP) research and update UDO to address advancing technology, consumer demand, and to consider local government regulations.

**Key Points:**

- The UDO includes provisions to guide the design and installation of wind and geothermal energy facilities, but solar energy amendments remain outstanding.
- Solar energy amendments would expand and define solar energy as a use. The AETF adopted solar and geothermal model ordinances in September 2010, with the intention of promoting sustainable and renewable energy sources, within the confines of installation and operation parameters to be set forth in the UDO.

- Best management research led staff to propose solar amendments to regulate the installation of accessory solar arrays, as well as utility scale solar as a principal use.

Please click [here](#) to provide input on the proposed solar energy amendments and to sign up for updates on this subject.

## Landscaping

**Issue:** Full compliance with UDO standards is challenging at times due to conflicting and overlapping requirements for the installation of landscaping.

**Solution:** “Right-size” landscape and reforestation requirements, incorporate flexibility in composition and placement of plantings, highlight BMPs and recognize native grasses.

**Key Points:**

- Staff is proposing the reorganization and modification of landscaping standards in order to streamline administrative processes, reflect current industry practices, highlight best management practices, promote the use of native grasses, and generally simplify landscaping standards in the code to make it more user friendly.

Please click [here](#) to provide input on the proposed solar energy amendments and to sign up for updates on this subject.

## Streamlining and other changes to Subdivisions and Planned Unit Developments (PUDs)

**Issue:** Standards for sidewalks and alleys are not sufficient, PUD standards and processes require clarification, and assurance requirements are spread out among several subchapters.

**Solution:** Establish sidewalk and alleys standards, consolidate and streamline PUD processes and procedures, and consolidate assurance requirements.

**Key Points:**

- In order to establish standards that meet the goals set forth in the Sustainability Chapter, staff has drafted amendments which address pedestrian and non-motorized access for existing and proposed developments. In addition, alley standards currently absent from the Lake County Code have been added to street standards.

- Additional amendments are proposed to create a new assurance section for assurance standards, which are currently located in several sections of the Lake County Code.
- Streamline processes for PUD developments, such as allowing PUDs to move straight to Final PUD Plan approval, eliminating an unnecessary review step.

Please click [here](#) to provide input on the proposed streamlining subdivisions and PUDs and to sign up for updates on this subject.