

The image features a collection of architectural blueprints and rolled-up plans. The blueprints are spread out on a light-colored surface, showing various technical drawings, including site plans, floor plans, and sections. The rolled-up plans are white and have their ends open, revealing the blueprints inside. The overall color palette is light blue and white, giving it a clean, professional appearance.

Plan Commission Review

DRAFT

Lake County

Unified Development Ordinance



PROJECT OBJECTIVES

- **Align regulations with the county's 2018 Comprehensive Plan**
- **Improve the effectiveness, efficiency, and predictability of the zoning and subdivision regulations**
- **Make the regulations easier to use, navigate, administer, and enforce**



GENERAL IMPROVEMENTS

- **Unified and Renumbered**
- **Tables and Illustrations**
- **Detailed Table of Contents and Linked Cross-References**
- **Updates Format and Layout**
- **Updated Terminology and Definitions**
- **Reduced Need for Variances/Waivers**
- **Modernized Use Classifications**
- **Consolidated and Clarified Procedures**
- **Clearer Notice Requirements and Approval Criteria**

No property rezoned as part of update!

ZONING DISTRICTS

- Existing districts retained
- New flexible MPD district
- Unused and obsolete districts become “legacy districts”

Map Symbol	Previous Zoning District Name	Map Symbol	New Zoning District Name
AGRICULTURAL (See Article 2)			
A-1	Agricultural	A-1	Agricultural
RESIDENTIAL (See Article 2)			
RR	Rural Residential	RR	Rural Residential
R-1	One-Family	R-1	Residential Single-dwelling 1
R-2	One-Family	R-2	Residential Single-dwelling 2
R-3	One to Four-Family	R-3	Residential One to Four-dwelling
R-5	Multiple -Family	R-5	Residential Multi-dwelling
BUSINESS (See Article 3)			
B-1	Neighborhood Business	B-1	Neighborhood Business
B-2	Rural Business	B-2	Rural Business
B-3	General Business	B-3	General Business
HS-1	Highway Service Intensive	HS-1	Highway Service 1
HS-2	Highway Service Extensive	HS-2	Highway Service 2
INDUSTRIAL (See Article 4)			
M-1	Light Industrial	M-1	Light Industrial
M-2	Heavy Industrial	M-2	Heavy Industrial
SPECIAL DISTRICTS (See Article 5)			
CDD	Conditional Development	CD	Conditional Development
		MPD	Master Plan District (New)
LEGACY DISTRICTS (See Article 6)			
PO	Professional Office	PO	Professional Office (Legacy)
BP-1	Planned Business Center	PB-1	Planned Business Center (Legacy)
BP-2	Planned Business Center	PB-2	Planned Business Center (Legacy)
BP-3	Planned Business Center	PB-3	Planned Business Center (Legacy)
PIC	Planned Industrial Center	PIC	Planned Industrial Center (Legacy)
PUD-1	Planned Unit Development-1	PUD	Planned Unit Development-1 (Legacy)

Article 2 | Agricultural and Residential Districts

154-2-010.	The Districts.....	2-1
154-2-020.	Principal Uses	2-1
154-2-030.	Lot and Building Regulations.....	2-3
154-2-040.	Other Relevant Regulations	2-5

Table 2-2: Agricultural and Residential District Use Regulations

USE CATEGORY Subcategory (clickable hyperlink to definition) Specific use	Zoning Districts						Supplemental Regulations
	A-1	RR	R-1	R-2	R-3	R-5	
<i>P = permitted by-right S = special exception approval required -- = prohibited</i>							
RESIDENTIAL							
Household Living							
Detached house	P	P	P	P	P	P	
Two-unit house	S	--	--	S	P	P	
Triplex	--	--	--	--	P	P	
Fourplex	--	--	--	--	P	P	
Townhouse	--	--	--	--	P	P	
Apartment (5 or more dwelling units)	--	--	--	--	--	P	154-8-020
Backyard cottage	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	154-9-030
Secondary Suite	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	154-9-040
Recreational vehicle park	--	=	=	=	=	=	MPD required
Short-term rental, owner-occupied¹	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Short-term rental, non-owner-occupied	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	

Regulations presented in tables and charts

Modernized Use Classifications

Same approach used in Business and Industrial district Articles of UDO

Article 2 | Agricultural and Residential Districts

Table 2-3: Lot and Building Regulations for Conventional Development in A-1 and R Districts

Lot and Building Regulations Conventional Development	Zoning District					
	A-1	RR	R-1	R-2	R-3	R-5 [2]
A Minimum Lot Area (square feet)						
With central sewer service	20 Ac	5 Ac	21,780	10,000	8,800 for 1 st unit plus 2,200 per each add'l unit	8,800 for 1 st unit plus 1,200 for each add'l unit
Without central sewer service	20 Ac	5 Ac [1]	43,560 [1]	21,780 [1]	43,560 [1]	NA [2]
W Minimum Lot Width (feet)						
With central sewer service	330	165	100	80	60	60
Without central sewer service	330	165	120	100	100	NA [2]
Building Setbacks						
S Minimum Street Setback (feet)						
<u>Federal or State Road</u> Major Arterial	60	60	60	60	60	60
<u>County Road</u> Minor Arterial	50	50	50	50	50	50
Other Street	30	30	30	30	30	30
I Minimum Interior Side Setback						
Combined total both sides (% lot width)	30	30	25	20	20	20
Single side (feet)	10	25	10	6	6 [3]	6 [3]
R Minimum Rear Setback (% lot depth)	25	20	25	25	25	25
C Maximum Building Coverage (% of lot)	25	20	35	40	40	35
Maximum Building Height (stories/feet)	2.5/35	2.5/35	2.5/35	2/25	2/25	3/35
Minimum Dwelling Size (sq. ft.)						
Detached house	768	768	1,000 [4]	768	768	768
Two-unit house	768	NA	NA	NA	768	768
Triplex, Fourplex	NA	NA	NA	NA	400	400
Townhouse or Apartment	NA	NA	NA	NA	NA	400

Cluster Residential Development Option (RR & R-1)

Figure 2-1: Lot and Building Regulations



Article 9 | Accessory Uses and Structures

154-9-010.	Generally Applicable Regulations.....	9-1
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154-9-030.	Backyard Cottages	9-2
154-9-040.	Secondary Suites	9-3
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154-9-060.	Chicken Keeping	9-5
154-9-070.	Electric Vehicle Charging Stations	9-5
154-9-080.	Geothermal Heat Exchange Systems	9-6
154-9-090.	Home Occupations	9-6
154-9-100.	Residential Composting.....	9-9
154-9-110.	Satellite Dish Antennas.....	9-9
154-9-120.	Solar Energy Systems.....	9-9
154-9-130.	Small Wind Energy Conversion Systems	9-10

- Regulations addressing **detached accessory buildings** (number, size, height) revised in light of frequent variance requests
- **Accessory dwelling units** allowed on owner-occupied properties, subject to additional regulations
- Specific allowance for **beekeeping and chicken keeping** in residential areas
- More flexible **home occupation** regulations (2 Types)
 - “Suburban” (max. 1 outside employee, no regular customer visits)
 - “Rural” (5 acres min., 3 nonresident employees, 2,000 sq. ft. accessory building limit)

Article 12 | Subdivision Design and Improvements

154-12-020.	Required Infrastructure and Improvements	12-2
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154-12-060.	Street Names, Street Name Signs and Traffic Control Devices	12-8
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154-12-080.	Sidewalks.....	12-8
154-12-090.	Trails	12-9
154-12-100.	Water Bodies.....	12-9
154-12-110.	Wetlands	12-9
154-12-120.	Stormwater Management.....	12-9
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154-12-160.	Easements	12-10
154-12-170.	Assurance for Completion of Improvements	12-11
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154-12-190.	Maintenance Guarantees and Financial Surety	12-13
154-12-200.	Perpetual Maintenance of Common Areas and Improvements	12-13
154-12-210.	Survey, Monuments, and Markers.....	12-14
154-12-220.	Cluster Subdivisions.....	12-14

- **Clarify** county expectations regarding new subdivisions
- Updated **block length, cul-de-sac, sidewalk, trail** provisions
- Added requirements for **property owner association maintenance of common area improvements**

Article 14 | Landscaping and Screening

154-14-010.	Purposes	14-1
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154-14-030.	Parking Area Screening.....	14-1
154-14-040.	Outdoor Storage and Work Area Screening.....	14-3
154-14-050.	Trash and Recycling Area Screening.....	14-4
154-14-060.	Landscape Material	14-4
154-14-070.	Installation and Maintenance	14-5
154-14-080.	Plans	14-6

- Entirely **new**; Replace overlay general and vague provisions to provide **greater clarity** for property owners
- Require visual **screening of large parking lots and outdoor storage** areas from view of nearby streets and residential areas
- **Screening of trash and recycling** containers
- The regulations also allow property owners to propose **alternative compliance** landscape plans to allow for creativity in landscape and screening design and to allow for flexibility in addressing unique, site-specific challenges

Article 15 | Signs

154-15-010.	General	15-1
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154-15-090.	Administration.....	15-8
154-15-100.	Nonconforming Signs	15-9
154-15-110.	Rules of Measurement	15-9

- **Consolidates** existing sign regulations in single location
- Major proposed changes include:
 - **Prohibition of new billboards** (off-premise outdoor advertising)
 - Express allowance of menu board signs and **electronic digital signs** (“dynamic displays”)
 - **Master sign plan** requirements for multi-tenant centers

Article 17 | Review and Approval Procedures

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154-17-050.	Minor Subdivisions	17-10
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154-17-090.	Site Plans	17-22
154-17-100.	Special Exceptions	17-25
154-17-110.	Zoning Variances	17-26
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Table 17-1: Review and Decision-making Authority Summary Table

Procedure	Staff	Plat Committee	Plan Commission	Board of Zoning Appeals	County Council	Public Notice
UDO Text Amendments	R	-	<R>	-	DM	N
Zoning Map Amendments	R	-	<R>	-	DM	N,M
Rezoning Plans	R	-	<R>	-	DM	N,M
Minor Subdivisions	R	<DM>	-	-	-	N,M
Major Subdivisions	R	-	<DM>	-	-	N,M
Administrative Site Plans	DM	-	-	-	-	-
Plan Commission Site Plans	R	-	<DM>	-	-	-
Special Exceptions	-	-	<R>	<DM>	-	N,M
Zoning Variances	-	-	-	<DM>	-	N,M
Appeals of Administrative Decisions	-	-	-	<DM>	-	N,M

R = Review body (review and recommendation) | DM = Decision-making body (final decision to approve or deny)
 <> = Public hearing required | Hearing Notice: N = Newspaper; M = Mail

- **Consolidates all procedures**
- **Minor subdivision threshold changed from 5 lots to 3 lots**
- **Authorizes staff approval of secondary plats**
- **Staff-level approval authorized for some site plans**

Figure 17-3: Minor Subdivision Process (Generally)



The background of the slide features a light blue, semi-transparent architectural drawing of a building floor plan. Overlaid on this are several white, 3D-rendered rolled-up documents or tubes, some of which are unrolled to reveal faint architectural sketches inside. The overall aesthetic is clean, professional, and technical.

THANK YOU!

QUESTIONS, COMMENTS,
DISCUSSION?