

Draft – 1/08/07

OBJECTIVE 1.1 Rural Land Use Series

The “Rural Land Use Series” is established to identify areas within Lake County where: the existing rural character and agricultural potential shall be preserved and enhanced; a reduced level of investment for public facilities is required due to the rural pattern of development and levels of service; and where urban land uses shall not be permitted to occur. The “Rural Land Use Series” shall include the following categories: Rural Low Density; Rural Medium Density and Rural Transition Density.

Policy 1.1.1 Defining Elements of Rural Character

The character of future development within the Rural Land Use Series shall be compatible and consistent with existing rural characteristics described below.

- A. A system of rural roads intended to provide access to widely spaced home-sites and farms; a mix of land parcels/development sites that are generally equal to or larger than five (5) acres.
- B. A predominance of sites wherein a limited number of principal and accessory structures are surrounded by substantial areas of open space.
- C. A mix of parcels with varying rural land uses inclusive of agriculture, open space, public, residential and support.
- D. Substantial building setbacks from adjoining roadways.
- E. Naturally occurring or informal vegetative patterns as opposed to planted or formal landscape patterns.
- F. Scattered commercial and civic land uses serving rural residents with basic services such as convenience shopping, schools, veterinarians, doctors and dentists, gas sales and automotive repair, and agricultural products, equipment and services.

Lake County’s land development regulations shall be updated to include rural planning and design standards that address, at a minimum, each of the elements of rural character defined above and provide guidance to property owners concerning appropriate types and height of fences, property identification markers, signage, and separation between principal and accessory structures.

Policy 1.1.2 Scale of Development

The scale of development within rural areas is a key factor in efforts to preserve character and ensure compatibility. This element of character shall be addressed by plan policy and land development regulations that establish performance standards for the physical separation of single or clustered principal structures within a development site and/or from adjoining development sites.

Policy 1.1.3 Home Occupations and Home-Based Production Land Uses

Home occupations and home-based production uses shall be permitted within any of the rural future land use categories subject to the guidelines described herein and applicable land development regulations.

- A. Home occupations shall be limited to activities carried out within one of the principal structures located within a site. Participants in a home occupation are limited to the members of the household occupying the principal structure and one (1) employee who is not a member of the household. Retail sales of goods associated with the conduct of the home occupation shall not be permitted.
- B. Home-based production uses shall be defined as any use, exclusive of agricultural activities, involving the on-site manipulation of materials (wood, metal, plastic) that results in the manufacture of one or more products that are primarily intended for sale to a wholesale market. The entire production process associated with this type of use shall be carried out wholly within one or more accessory structures located on the same site as the associated principal structure. The accessory structures shall be similar in appearance, design and use of exterior materials as the principal structure.
- C. Home-based production uses shall be limited to those sites where the production use owner's principal residence is located on the same site.
- D. Outdoor storage of finished products or materials used in the production process will be permitted for home-based production uses subject to a limitation in the total area, and appropriate shielding and buffering standards as set forth in the land development regulations.
- E. The number of employees associated with a home-based production use, which includes members of the resident household and/or other non-residents shall be limited to ten (10). A parking area for non-resident employee vehicles shall be provided with a stabilized surface in a location that is separate from the parking area required for the resident household, and will be shielded from view from any surrounding public or private road.

- F. The noise, odors, and hours of operation associated with a home-based production use shall be limited in order to maintain the residential character of the rural area in which the site is located.
- G. Home-based production uses may be permitted through the minor site plan review process and shall be subject to inspection at the discretion of the County in order to ensure ongoing compliance of the use with plan policies and land development regulations.

Policy 1.1.4 High Impact Land Uses

Land uses, other than home occupation and home-based production, that include: natural resource extraction (sand, rock, soil, minerals, natural gas, etc.) that is accomplished with the use of heavy transport, drilling and/or excavation equipment; manufacture of products from raw materials imported to the site or extracted from the site (more than ten employees); and/or the outdoor storage of materials, products or vehicles, are not compatible with the character of a rural area and shall not be permitted in any rural land use category.

Policy 1.1.5 Rural Support Land Uses

This policy identifies those land uses that may be permitted at specific locations (nodes) and are intended to address the need for commercial and workplace uses that “support” the resident population of the rural area. The land uses include: professional and medical office, personal services, convenience retail, agricultural related retail sales of goods and services and other similar uses as defined in the land development regulations. The location, size, intensity of use, scale of buildings and relationship to the rural resident population will be guided by the following provisions.

- A. The location of rural support “nodes” shall be limited by two factors, proximity to the rural road system and proximity to the resident population. Rural support “nodes” shall be limited to properties that adjoin the intersection of two rural roads and shall be equally accessible from the resident population the “node” is intended to serve. The term “equally accessible” is intended to mean either by distance or travel time. At least one of the intersecting roads must be functionally classified as a rural collector or higher classification.
- B. The size of a rural support “node”, in terms of the number of acres of land that can be included, shall be limited based on the site location and the size of the resident population within the market area of the “node”. Market area is defined to be 3 miles along the path of the rural roads whose intersection is the basis for location of the “node”. The maximum size of a node shall be eight (8) acres to include all four quadrants of the intersection. The acreage may be distributed unequally to the quadrants however; no quadrant shall exceed four (4) acres.

- C. The intensity of use permitted within the “node” shall be limited to a 0.25 floor area ratio.
- D. The scale of buildings shall be limited by a maximum building footprint of 15,000 square feet. Buildings shall not be combined in any fashion that would yield a composite building footprint that exceeds 15,000 square feet.
- E. The site and architectural design of buildings to be located within a Rural Support “node” shall be compatible and consistent with the character of the rural area in which it is located. The elements of compatibility that shall be addressed as part of the land development regulations include signage, hours of operation, site lighting, orientation of buildings, height, façade, parking, and landscaping and buffering.

Policy 1.1.6 Rural Low Density Future Land Use Category

The Rural Low Density Future Land Use Category shall allow: residential uses at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres; agricultural and attendant uses; civic uses (churches, libraries, cemeteries, parks and recreation facilities, community centers, utility substations, and public schools) home occupations; and “home-based production” uses. This land use category is intended to accommodate a rural lifestyle represented by single family homes on large lots that may or may not be associated with agricultural pursuits. In addition, this category is intended to accomplish the following.

- A. Maintain the rural character of the area by permitting new single family homes at a very low intensity, by encouraging large and contiguous areas to remain in a natural or open state, reducing road congestion and the need for commercial and public services and other uses beyond the needs of a rural community.
- B. Limit the number of road access locations from land parcels as a means to preserve road capacity, minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists, and minimize disturbance of the vegetative and visual qualities of the road corridor.
- C. Ensure that principal and accessory structures are located behind a rural character setback line to be determined for each rural roadway and incorporated within the land development regulations.
- D. Permit horses and other livestock on large residential lots.
- E. Minimize conflicts between agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards.

- F. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- G. Control the scale, appearance and operation of civic and public uses to ensure compatibility with rural character. This shall be accomplished through rural planning and design standards and guidelines that shall be developed and incorporated within the land development regulations. Compatibility standards should specifically address civic and public uses that draw “members, customers and users” from outside areas included within rural land use categories.
- H. Maintain existing wildlife habitat and sensitive environmental resources such as wetlands, karst related features, and groundwater recharge areas.
- I. Maintain levels of service that reflect the characteristics of a rural low-density environment.

Policy 1.1.7 Rural Medium Density Future Land Use Category

The Rural Medium Density Future Land Use Category shall allow: residential uses at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural and attendant uses; civic uses (churches, libraries, cemeteries, parks and recreation facilities, community centers, utility substations, and public schools) home occupations; and “home-based production” uses. This land use category is intended to accommodate a rural lifestyle represented by single family homes on large lots that may or may not be associated with agricultural pursuits.

Alternatively, this category shall permit residential uses at a maximum of one (1) dwelling unit per three (3) net buildable acres when at least 35% of the development or building site is permanently preserved as open space. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits to:

- A. Maintain the rural character of the area by restricting new uses to a moderately low density/intensity, by encouraging large areas to be left in a natural or open state, and by reducing road congestion and the need for commercial services, urban public services and other uses beyond the needs of a rural community;
- B. Limit the number of road access locations from land parcels as a means to preserve road capacity, minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists, and minimize disturbance of the vegetative and visual qualities of the road corridor.
- C. Ensure that principal and accessory structures are located behind a rural character setback line to be determined for each rural roadway and incorporated within the land development regulations.
- D. Permit horses and other livestock on large residential lots;

- E. Minimize conflicts between agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards;
- F. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).
- G. Control the scale, appearance and operation of civic and public uses to ensure compatibility with rural character. This shall be accomplished through rural planning and design standards and guidelines that shall be developed and incorporated within the land development regulations. Compatibility standards should specifically address civic and public uses that draw “members, customers and users” from outside areas included within rural land use categories.
- H. Maintain existing wildlife habitat and sensitive environmental features such as wetlands, karst related features, and groundwater recharge areas.
- I. Maintain levels of service that reflect the characteristics of a rural low-density environment.

Policy 1.1.8 Rural Transition Future Land Use Category

The Rural Transition Future Land Use Category is intended to address “edge” conditions where rural land use categories abut urban or special land use categories. These urban/rural “edges” represent areas where the basic rural density of one (1) dwelling unit per five (5) acres may be increased for conservation subdivisions that utilize clustering techniques.

- A. At a minimum, this category shall allow residential uses at a density equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural and attendant uses; civic uses (churches, libraries, cemeteries, parks and recreation facilities, community centers, utility substations, and public schools) home occupations; and “home-based production” uses. This land use category is intended to accommodate a rural lifestyle represented by single family homes that may or may not be associated with agricultural pursuits.
- B. Alternatively, this land use category shall permit residential uses at up to a maximum of one (1) dwelling unit per one (1) net buildable acre under the following conditions: at least 50% of the development or building site is permanently preserved as open space; at least 50% of preserved open space is contiguous; the proposed conservation subdivision is reviewed and approved as a Planned Unit Development; and the following conservation subdivision techniques are utilized.
 - 1. The term clustering shall be defined to mean that the built area of a development is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas.

2. No more than 20 dwelling units may be clustered together to form an independent development site. The minimum lot size for clustered dwelling units shall be one-half acre.