



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

To: Board of County Commissioners
From: Brian T. Sheahan, AICP Planning & Community Design Director
Grant Wenrick, ASLA, RLA Registered Landscape Architect
Through: Sanford Minkoff, Interim County Manager
Amye King, AICP, Sr. Growth Management Director
Date: November 10, 2009
Subject: Additional Item for Proposed Landscape Ordinance (ITEM# 7)

Fence requirements in Buffers has been requested to be added to the Items for discussion at the workshop on November 10, 2009. Table 2 (beginning on Page 16) of the proposed ordinance requires walls or fences for some options in the Type B, C, D, and E Buffers.

ITEM 1. SECTION FOUR Chapter II, Lake County Code, Appendix E, Land Development Regulations, entitled Definitions, is hereby amended to add the following definitions:

Walls and fences are useful in reducing conflict between different uses such as high intensity commercial and residential, but when used between residential communities may reduce the sense of neighborhood and reduce the walkability between neighborhoods in some cases.

Section 3.05.00 of the Land Development Regulations (not part of the Landscape Ordinance) already requires screening, including but not limited to, fences for all commercial and industrial uses to reduce conflicts between uses. Therefore, requiring fences in the buffer types may not be necessary. The Type E buffer separates Heavy Industrial Uses from other uses and it is generally appropriate for this type of requirement with the ability to obtain a variance.

OPTIONS:

- A. Revise ordinance to remove fence or wall requirement from Type B through Type D.
- B. Revise ordinance to remove fence or wall requirement from all buffer types.
- C. Leave as proposed.

If you have any questions or comments related to the ordinance, please contact either Brian T. Sheahan, Director of Planning & Community Design at (352) 343-9672 or Grant Wenrick, Landscape Architect at (352) 343 – 9739 Ext. 5832.

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