

LaGrange County UDO

Summary of Edits and New Regulations | Module 3

Summary of New Regulations in Module 3

The following is a summary of the new regulations that have been drafted with Module 3.

- **Signage**
 - Inclusion of general regulations for all permitted signs in the County.
 - Exemption of any sign erected by or for any political jurisdiction from requiring a permit.
 - Addition of new types of prohibited signage including:
 - Bench signs;
 - Snipe signs;
 - Abandoned signs; and
 - Obscene signs.
 - Addition of new types of permanent signage including:
 - Awning or canopy signs;
 - Directional or informational signs;
 - Electronic message centers;
 - Projecting signs; and
 - Window signs.
 - New tables for:
 - Permanent signs and temporary signs for each use category.
 - Permitted permanent and temporary sign that includes area, quantity, illumination, and setback requirements.
 - Addition of a new graphic for the measurement of signs and examples of the types of permitted permanent and temporary signs.
 - Addition of new types of temporary signage including:
 - Temporary commercial signs.
 - Temporary noncommercial signs.
 - Temporary residential signs.
 - Temporary banner signs.

- Addition of new sign landscaping requirements for permanent ground signs.
- Addition of sign lighting requirements.
- **Administration**
 - Updated the existing “Review and Decision-Making Authority” table to reflect current processes.
 - Addition of common review requirements including the authority to file applications and fees.
 - Addition of language for all specific procedures in the County which include initiation, application requirements, and the approval process.
 - Removed written commitments language.
 - Reorganized the existing language in Article 6: Nonconforming Uses into a section in Article 12: Administration and Procedures.
 - Removed all reference of “staff” and replaced it with “the zoning administrator.”
 - Reorganized the existing language in Article 8: Enforcement into a section in Article 12: Administration and Procedures.

Summary of Changes

The following changes have been made to the draft of Modules 1 and 2 content based on comments and feedback received during the last set of public meetings. In the draft code yellow highlighted text generally represents new language added since the last set of public meetings in September.

- **Removal of R-1 District.** Based on the discussions, it was determined that the proposed R-1 district is not necessary.
- **Uses and Use Standards**
 - **Event Centers.** Added event center as an accessory use that is conditional in A-1, A-2, and B districts. They would be subject to the same use standards as an event center that is a principal use.
 - **Food Trucks.** Added regulations for food trucks.
 - **Keeping of Farm Animals.** Revised regulations so it just states that the keeping of farm animals is only permitted within the A-1 and A-2 zoning districts.
 - **Livery.** Removed the proposed livery use.
 - **Retail Sales in A-2 District.** Removed maximum square footage for such uses, and added a limitation that such uses shall not have Sunday sales.
 - **Secondary Dwelling Units.** Changed secondary dwelling unit to conditional in B-2 and B-4. Added a requirement that a dedicated parking space is provided.

- **Solar Panels.** Added exemption that solar panels that are mounted to accessory or agricultural structures do not count toward the maximum square footage permitted on a lot.
- **Vehicle Repair and Service.** Removed condition that repair work shall be conducted within a building.
- **Short Term Rentals.** Updated short term rental regulations based on comments and review of the state’s recently adopted regulations:
 - Adding a requirement for the owner to provide contact information as part of the conditional use application.
 - Updated language about access and off-street parking requirements.
 - Removed limitation for the number of permitted short term rentals due to state requirements.
- **Home-Based Businesses**
 - Removed proposed Class III home-based businesses – instead added a general standard that in the A-1 and A-2 zoning districts multiple uses and principal buildings are allowed. This would allow a residential dwelling and a small retail store on the same lot in the A-2 district without requiring a use variance or home-based business approval.
 - Class I and II were retained to allow for traditional home-based businesses which are activities that occur within the house or accessory structure with no or very limited employees and customers.
- **Accessory Structures**
 - Exempted agricultural buildings from the 25 foot height regulation for accessory buildings.
 - Clarified what is regulated under accessory structures and what isn’t – structures that are not included are swimming pools, agricultural buildings, greenhouses, play structures, etc.
- **L-1 District**
 - **Lot Size** – Reduced the maximum lot size to 6,000 square feet (previous proposal was 10,000 square feet).
 - **Impervious Surface** – Revised the maximum impervious coverage requirement to be based on the lot size as follows:
 - 50% maximum impervious coverage for lots that are less than 4,000 square feet.
 - 45% maximum impervious coverage for lots that are between 4,000 and 6,000 square feet.

- 40% maximum impervious coverage for lots that are 6,000 square feet or more.
 - **Side Setbacks** – Revised side setbacks to be based on lot width as follows:
 - 5 feet minimum side setback for lots that are less than 40 feet in width.
 - 7 feet minimum side setback for lots that are between 40 and 60 feet in width.
 - 10 feet minimum side setback for lots that are 60 feet or more in width.
 - **Confirming Yards on L-1 Lots** – Front yard is lake side and rear yard is street side.
 - **Accessory Structures**
 - Clarified regulation that accessory structures in L-1 must be setback at least 25 feet from the lake.
 - Added an exemption that accessory structures can be located within the 25 foot setback if the maximum height of the structure is below the first floor elevation of the principal structure to account for lots with significant grade changes between the house and the lake.
 - Revised regulations for accessory structures on separated lots to include a maximum 40% impervious surface regulation.
- **Watershed Conservation Overlay**
 - Refined the waterbodies that this overlay applies to – public freshwater lakes and impaired waters as defined by the Department of National Resources and the Indiana Department of Environmental Management.
 - Defined land disturbing activities – new construction, significant grading, and tilling using moldboard or chisel plows.
 - Reduced buffer areas and redefined categories for the buffers – removed minor drainageways.
 - Added to the list of authorized encroachments.