

arrangement would only be permitted by right in the Industrial Zoning Districts, and as a Conditional Use in the General Commercial Zoning District.

■ **Can I establish a tack shop and a public viewing area at my riding stable?**

A tack shop would be considered a retail use, and as such would be permitted only in those Zoning Districts that allow retail sales uses. A riding show would be considered a temporary event, requiring a temporary use permit.

■ **How do I obtain a copy of the UDO and zoning maps to determine whether my property is properly zoned for an Agricultural Use?**

A copy of the text and maps may be downloaded for no charge from the Lake County Website at <http://www.lakecountyl.gov/planning/publications/links.htm> Full-size zoning maps for each township are available for a fee at the 5th Floor Counter. Copies of the UDO are available for a fee on the 6th Floor.



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Zoning Requirements Agricultural Uses

(in unincorporated Lake County)



Zoning Requirements

Agricultural Uses (in unincorporated Lake County)

What is an Agricultural Use?

Agriculture is defined in the Lake County Unified Development Ordinance (UDO) as “The tilling of soil; the growing of crops; the operation of non-retail greenhouses and nurseries; the raising and/or keeping of livestock; equine; fur-bearing animals; gamebirds; poultry and farm animals; and incidental structures for carrying out the above.” Livestock is defined as “Animals that are customarily kept for producing food or fiber.” A Farm Animal is defined as “Any animal customarily raised on farms rather than in residential areas including alpaca, llama, burros, cattle, bison, mink, chickens, turkeys, ducks, geese, donkeys, emus, goats, horses, mules, ostriches, swine, sheep or lambs.” (Article 14, Sec. 14.2)

Where are Agricultural Uses allowed in Unincorporated Lake County?

The UDO classifies the raising of crops on sites of less than 200,000 square feet, stables on site of 200,000 square feet or more, and agricultural uses not otherwise classified on sites of 200,000 square feet or more as permitted uses in all zoning districts. Private stables (an accessory use to residential development on less than 200,000 square feet), are classified as permitted uses in the Agricultural (AG), Rural Estate (RE), Estate (E), and Residential-1 (R-1) Zoning Districts. Other specific agricultural uses are also listed in the UDO Table of Permitted Uses, Article 6, Table 6-1.

What are the Specific Zoning Requirements for Agricultural Uses?

Agricultural Uses are classified as Exempt Uses and Non-Exempt Uses for purposes of zoning regulation. Exempt uses, or agricultural uses on parcels of land of at least 200,000 square feet (exclusive of easements and rights of way), are exempt from County zoning regulations (other than setbacks). All other agricultural uses shall be subject to the zoning requirements of the UDO. Both exempt and non-exempt agricultural uses are subject to the site development requirements of the UDO.

The following standards apply to private stables:

- The minimum lot area shall be 80,000 square feet for the first 2 equine, plus an additional 40,000 square feet for each additional equine [there shall be no limit on the number of equine kept on parcels with an area of 200,000 square feet or more].
- Pasture fencing [or fencing which is used for grazing purposes] may extend to the lot line, whereas corral fencing [fencing which is used to confine/exercise animals, usually in close proximity to a barn or stable] shall conform to UDO setback requirements.
- Additional specific requirements for private stables can be obtained by contacting Zoning Administration.

What is the process for establishing an Agricultural Use?

In conjunction with the building permit and site development process, the applicant shall be required to submit an application for Agricultural Exemption if the use would be considered an Agriculturally Exempt Use under State Statute, 55 ILCS 5/5-12001. The agricultural exemption application is available online at <http://lakecountyil.gov/planning/publications/Forms.htm> and on the 6th Floor of the Lake County Administration Building.

What is the Cost of all such Reviews?

Current fee schedules are available online at <http://www.lakecountyil.gov/planning/publications/links.htm> and on the 6th Floor of the Lake County Administration Building.

Specific information about other agricultural uses can be obtained by accessing the Lake County Website at <http://www.lakecountyil.gov/planning/publications/links.htm> or by calling the Zoning Administration at (847) 377-2875.

Other Frequently Asked Questions

- **Can I use the property where I live to store agricultural equipment for a farm operation elsewhere?**
The storage of agricultural equipment is considered an agricultural use only if it relates to an agricultural operation on the same property. Therefore, this proposed