

Farm Produce Sales (Seasonal)

Submittal Requirements, Conditions, and Restrictions

Submittal Requirements

- In residential zoning districts (RE, E, R1-R6, RR), seasonal sale of farm produce shall only be allowed on parcels having a minimum area of 80,000 square feet and a minimum road frontage of 190 feet.
- A site plan or map, drawn to scale, shall be submitted showing the location of structures, improvements, parking areas and other features that exist or are proposed on the site; the parking layout shall also include a delineation of individual parking stalls and bays intended to accommodate the event attendees.
- Owner's permission shall be obtained for the use of the subject property.

Conditions and Restrictions

- Use shall be confined to PIN_____.
- Use shall be confined to the dates beginning _____ and extending through _____. Hours of operation shall be confined to _____(Daylight hours only). Unless otherwise expressly approved, all uses and activities shall be limited to specified hours and a maximum of eight (8) months per calendar year in all zoning districts.
- All sales shall be conducted at least 30 feet from all streets and public rights- of-way.
- A minimum 30-foot setback shall be maintained from property used or zoned for residential purposes.
- Temporary structures shall be located at least 4 feet from any buildings or structures on the subject property and shall not encroach into any required landscaping.
- No permanent or temporary lighting and/or all electrical connections shall be installed without an electrical permit, inspection, and approval by an inspector from the Lake County Planning, Building and Development Department.
- The main road from which access is taken shall be always kept free of dust, dirt, mud and other debris.
- Adequate public parking for the exclusive use of this activity shall be provided and maintained, in addition to required parking for any existing use on the property. It is the responsibility of the applicant to ensure that driveways and parking areas are stabilized, to direct traffic to the allotted parking areas, and to keep patrons from parking along the shoulders of the road in the vicinity of the activity, on the road, or within any public right-of-way. Parking shall be confined to the subject property.

- Sales shall be conducted in such a manner so as not to interfere with traffic or cause a nuisance.
- One temporary sign, up to 16 square feet in area, shall be permitted per entrance or per road frontage for temporary uses and special events for which a temporary use permit has been issued. The total number of signs shall not exceed two (2). Such signs shall be allowed for the duration of the temporary use permit or such other time as expressly established at the time of approval of the temporary use permit. All temporary signs shall be removed immediately upon cessation of the temporary use.
- The Planning, Building and Development Director shall have the authority to suspend, revoke or modify a temporary use permit immediately upon determination that the conditions and requirements set forth in the permit have been violated. Written notice of the Planning, Building and Development Director's determination to suspend, revoke or modify the permit shall be promptly provided by the applicant. A determination shall be final and conclusive unless the applicant takes an appeal to the Public Works, Planning and Transportation Committee, by filing a notice of appeal with the Chairman of the Committee within 10 calendar days after receipt of notice of the Planning, Building and Development Director's determination.
- The Planning, Building and Development Director shall have the authority to deny Temporary Use Permits to any person who owns, applied for or otherwise caused an uncorrected violation of a provision of Chapter 151: Unified Development Ordinance of the Lake County Code (UDO) or who has demonstrated a willful history of violations, including any condition attached to the permit or approval previously granted by the county. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property in violation.
- The Planning, Building and Development Director shall have the authority to deny Temporary Use Permits on any land or structure or improvements thereon upon which there is an uncorrected violation of a provision of the UDO, including any condition attached to a permit or approval previously granted by the County. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

I, the undersigned, have read and agree to abide by the above stated requirements, conditions, and restrictions for the use of the subject property for which this Temporary Use Permit is being granted.

Applicants' Signature

Date

For Office Use Only

CHECK LIST FOR FARM PRODUCE FOOD SALES

The following items are on file in relation to the temporary use permit being presented:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the Use permitted in the Zoning District? (Permitted in residential districts [RE, E, R-1 to R-6, RR] only when located on a parcel with a minimum area of 80,000 square feet and a minimum road frontage of 190 feet):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The length of the permit shall not exceed 8 months.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Are the hours of operation restricted to daylight hours?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Site Plan, <u>Drawn To Scale</u> , showing setbacks of temporary structures and parking areas:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are the sales conducted at least 30 feet from the right-of-way of any street?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is minimum of 30-foot setback maintained from property used or zoned for residential purposes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Written permission from the owner of the property:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Health Department approval regarding arrangement for temporary sanitary facilities or when food is sold:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Approval from Highway Authority:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is the access drive to the site a minimum of 150 feet from the right of way of any public road intersection or other major access drive? Is existing access within 150 feet of the intersection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Is sufficient off-street parking for the temporary use in addition to the required parking for the permanent use available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Has the applicant applied for building permits for all proposed temporary structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Are all proposed temporary structures located four (4) feet from all other structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Have electrical permits been obtained for all proposed lighting and/or electrical connections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed signage (number _____) (sq. ft. _____): (1 sign per entrance or road frontage not to exceed 16 sq. ft. No more than 2 signs total)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Name: Project Manager Date