

Distribution

Agenda Item # 46

County Administrator  
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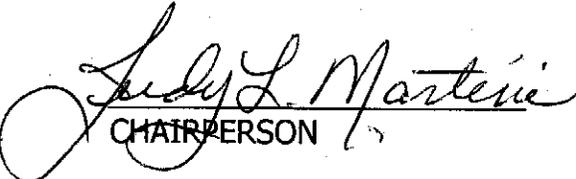
STATE OF ILLINOS )  
                                  )     SS  
COUNTY OF LAKE     )

COUNTY BOARD, LAKE COUNTY, ILLINOIS  
MARCH 14, 2006

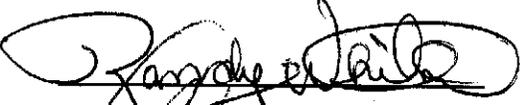
MADAME CHAIR AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance, and requests its adoption.

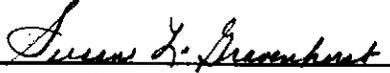
Respectfully submitted,

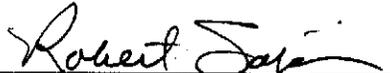
	Aye	Nay
 CHAIRPERSON	X	_____

_____ VICE-CHAIRMAN	_____	_____
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	X	_____
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RESOLUTION

WHEREAS, the Lake County Board adopted the Unified Development Ordinance (UDO) on April 11, 2000; and

WHEREAS, the UDO regulations as they are being implemented require a periodic review, and revisions may be necessary to these regulations; and

WHEREAS, the staff of the Department of Planning, Building and Development has conducted a review of the UDO and has proposed amendments to correct deficiencies; and

WHEREAS, the Planning, Building and Zoning Committee is of the opinion that the necessary steps should be taken to correct these deficiencies; and

WHEREAS, the state law requires a public hearing to amend the text of the UDO; and

NOW THEREFORE BE IT RESOLVED by the Lake County Board that the Zoning Board of Appeals is hereby directed to conduct a public hearing to consider the proposed amendments identified in Exhibit A and such other amendments that are directly related thereto.

DATED at Waukegan, Illinois this 14th day of June, 2005.



Philip J. Rovang  
Director

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March 14, 2006

**MEMORANDUM**

To: County Board

From: Philip J. Rovang, Director  
Sheel Yajnik, Zoning Administrator

Subject: Proposed 2006 UDO Text Amendments

Periodically, the County Board undertakes the process of introducing amendments to Unified Development Ordinance. The attached packet, entitled Exhibit A, contains a series of proposed amendments introduced initially at the February 27 meeting of the Planning, Building and Zoning Committee and approved at the March 6 meeting.

Also attached is a brief description of each of the amendments for your consideration. The County Board, by adopting the attached resolution, will authorize the Zoning Board of Appeals to conduct public hearings on the proposed amendments and forward a recommendation to this Board.

## **Description of Proposed UDO Amendments**

### **Amendment #1:**

Allows the PB&D Director the authority to impose conditions on Administrative Conditional Use Permits to protect health, safety and welfare.

### **Amendment #2:**

Replaces the existing rezoning approval criteria (compliance with all listed standards) by the court-established LaSalle and Sinclaire Pipe factors (preponderance of evidence relating the listed factors) widely cited by Illinois courts. Staff was directed by the Committee to address this issue.

### **Amendment #3:**

Directive to require review of the existing variation standards and recommend any appropriate changes.

### **Amendment #4:**

Clarifies the woodland protection requirements for commercially-planted trees and provides a directive to introduce significant tree protection requirements for evergreen trees. Staff was directed by the Committee to address this issue.

### **Amendment #5:**

Introduces a buffer requirement between an existing and proposed single family residential development. Staff was directed by the Committee to address this issue.

### **Amendment #6:**

Clarifies the instances in which deed-restricted open space may be permitted on residential parcels.

### **Amendment #7:**

Simplifies the setback provisions for residential accessory structures.

### **Amendment #8:**

Clarifies instances in which certain events do not constitute an event of public interest.

### **Amendment #9:**

Directive to review the gap in densities in R-4 and R-5 residential districts and introduce amendments either by creating a new zoning district or by adjusting densities within existing residential zoning districts to bridge the gap. Staff was directed by the Committee to address this issue.

Amendment #10:

There are currently approximately only 50 acres of Resort Residential (RR)-zoned areas in the County. This amendment would eliminate this zoning district and would remap the areas in question into appropriate zoning districts.

Amendment #11:

The ZBA has expressed concerns relating to the small lot sizes in Conservation Residential Developments. The proposed change would increase the lot sizes for a detached house and village house.

Amendment #12:

Introduces changes that would allow swimming pool aprons and window wells within required setbacks.

Amendment #13:

Clarifies that residential accessory swimming pools with freeboard shall not be counted as impervious surface.

Amendment #14:

Introduces various changes to the outdoor lighting requirements, including clarification of what constitutes an exempt outdoor recreational use, and introduction of standards to limit light and glare spillover to adjacent properties.

Amendment #15:

Provides more leniency for posting of real estate signs and subdivision marketing signs.

Amendment #16:

Provides that, for a septic system to be located across the street from the principal residence, approval from the relevant Highway Authority and consolidation by the covenant method are required.

Amendment #17:

Clarifies the use classification for certain commercial service-related uses.

Amendment #18:

Provides a necessary definition for "wind apparatus", a recently-introduced zoning use category.

Amendment #19:

Amends the plant material list.

# EXHIBIT A

## Proposed UDO Amendments County Board Meeting of March 14, 2006

### AMENDMENT #1

**Amend Article 1, Section 1.11.2.A/Introductory Provisions/Transitional Provisions/Conditional Uses to read as follows:**

#### **§§1.11.2/ Conditional Uses**

- A. Any use that was legally established before April 11, 2000 without a Conditional Use Permit and which after April 11, 2000 is located within a zoning district that requires a Conditional Use Permit for the subject use, shall be issued a Conditional Use Permit without following the procedures of Sec. 3.6. The Planning, Building and Development Director shall have the authority to impose reasonable conditions on such use relating to standards prescribed by this and other applicable ordinances. Such conditions shall be subject to the appeal provisions of Sec. 3.15. *Any use that was legally established prior to the Conditional Use Permit requirement of this Ordinance for the subject use in the zoning district in question, shall similarly be issued a Conditional Use Permit without following the procedures of Sec. 3.6. Expansions and modifications of such uses shall be subject to Sec. 3.6. [Revised 06.10.03]* Even if a Conditional Use Permit is issued pursuant to this section, those uses or structures that do not comply with applicable standards of this Ordinance, including the use standards of Sec. 6.3, shall be deemed nonconforming and be subject to the regulations of Article 12.

### AMENDMENT #2

**Amend Article 3, Section 3.3.8/Development Review Procedures/Zoning Map Amendments (Rezoning)/Map Amendment Approval Criteria to read as follows:**

#### **§§3.3.8/Map Amendment Approval Criteria**

~~Zoning Map Amendments may be approved only if the County Board finds that all of the following criteria are met:~~

- A. ~~the proposed amendment is consistent with the stated purpose and intent of Sec. 1.5;~~
- B. ~~the proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.~~
- C. ~~the proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;~~
- D. ~~the county and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;~~
- E. ~~the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and~~
- F. ~~the subject property is suitable for the proposed zoning classification.~~

In making its recommendation, the Zoning Board of Appeals shall consider, and make findings of fact in relation to, the following criteria. The recommendation of Zoning Board of Appeals shall be based on the preponderance of the evidence related to the following factors and no one factor shall be controlling:

- A. The existing uses and zoning of nearby property;
- B. The extent to which property values are diminished by the zoning restrictions;
- C. The extent to which destruction of the applicant's property value promotes the health, safety, morals or general welfare of the public;
- D. The relative gain to the public as compared to the hardship to the property owner;
- E. The suitability of the subject property for the zoned purposes;
- F. The length of time the property has been vacant as zoned, considered in the context of the development in the vicinity of the subject property.
- G. Community need for the proposed use, and
- H. The care with which the County has prepared its land use plan.

**AMENDMENT #3**

**Recommend appropriate changes to Article 3, Section 3.13.D/Development Review Procedures/Zoning Variances/Zoning Variance Procedure/Approval Criteria.**

**AMENDMENT #4**

**Amend Article 4, Section 4.2.9.A/Site Capacity, Site Plan Review and Natural Resource Protection/Natural Resource Protection Standards/Woodlands and Significant Trees/Calculation of Natural Resource Area to clarify significant tree protection requirements for evergreen trees and to modify the following text:**

**A. Calculation of Natural Resource Area**

**1. Mature Woodlands**

A Mature Woodland is an area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. ~~No area of trees kept or grown for commercial purposes shall be considered a Mature Woodland.~~

**2. Groves**

A Grove is a stand of 5 or more individual trees whose total combined canopy covers an area of less than 20,000 square feet, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. ~~No area of trees kept or grown for commercial purposes shall be considered a Grove.~~

**3. Young Woodlands**

A Young Woodland is an area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of at least 3 inches and less than 16 inches. ~~No area of trees kept or grown for commercial purposes shall be considered a Young Woodland.~~

**4. Significant Trees**

Significant Trees are trees having a diameter breast height (4 ½ feet above average ground elevation) of 24 inches or greater. [Revised 11.08.05]

**5. Trees Planted for Commercial Purposes**

Active commercial nurseries and Christmas tree operations shall be exempt from the woodland protection standards of this Article. If a commercial nursery operation has been abandoned, such areas shall be subject to the woodland protection standards of this Article. In determining whether such areas qualify for protection, the Planning, Building and Development Director shall be authorized to require the submission of a assessment of the areas that identifies (a) the canopy and understory vegetation, (b) the estimated canopy area, (c) the general health condition of the trees and (d) relevant site conditions such as soils or drainage conditions that may promote or prohibit maturity of the vegetation.

**6.5. Noxious Species**

Undesirable or non-native tree species such as Acer negundo (Box Elder), Robinia pseudoacacia (black locust), Rhamnus cathartica (common buckthorn), Rhamnus frangula (smooth buckthorn), Ailanthus altissima (tree of heaven), *Morus Alba (White or Common Mulberry)*, Eleagnus angustifolia (Russian Olive), Eleagnus umbellata (autumn olive), Populus alba (white poplar) and Ulmus pumila (siberian elm) shall not be considered a natural resource and shall not require protection under this section. [Revised 11.08.05]

**Amend Article 14, Section 14.2/Definitions/Terms Defined as follows:**

**Grove:**

A stand of 5 or more individual trees whose total combined canopy covers an area of less than 20,000 square feet, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. An active commercial nursery or Christmas tree operation shall not be considered a Grove. No area of trees kept or grown for commercial purposes shall be considered a Grove.

**Young Woodland**

An area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. An active commercial nursery or Christmas tree operation shall not be considered a Young Woodland. No area of trees kept or grown for commercial

~~purposes shall be considered a Mature Woodland.~~ In addition, no woodlands dominated (more than 50 percent of the canopy cover) by non-native tree species such as Acer negundo (Box Elder), Robinia pseudoacacia (black locust), Rhamnus cathartica (common buckthorn), Rhamnus frangula (smooth buckthorn), Ailanthus altissima (tree of heaven), Eleagnus angustifolia (Russian Olive), Eleagnus umbellata (autumn olive), Populus alba (white poplar) and Ulmus pumila (siberian elm) shall be considered a young woodland.

### **Mature Woodland**

An area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of at least 3 inches and less than 16 inches. An active commercial nursery or Christmas tree operation shall not be considered a Mature Woodland. ~~No area of trees kept or grown for commercial purposes shall be considered a Young Woodland.~~ In addition, no woodlands dominated (more than 50 percent of the canopy cover) by non-native tree species such as Acer negundo (Box Elder), Robinia pseudoacacia (black locust), Rhamnus cathartica (common buckthorn), Rhamnus frangula (smooth buckthorn), Ailanthus altissima (tree of heaven), Eleagnus angustifolia (Russian Olive), Eleagnus umbellata (autumn olive), Populus alba (white poplar) and Ulmus pumila (siberian elm) shall be considered a mature woodland.

### **AMENDMENT #5**

**Amend Article 4, Section 4.2.9.A/Site Capacity, Site Plan Review and Natural Resource Protection/Natural Resource Protection Standards/Woodlands and Significant Trees/Calculation of Natural Resource Area to add the following commentary:**

#### **Commentary:**

The applicant is encouraged to preserve and protect existing property line and hedge-row trees located within 10 feet of the property boundary to afford a continued buffer against abutting property.

#### ***In the alternative:***

**Amend Article 9, Section 9.3.6/General Development Standards/Landscaping/Landscape Standards for Transition Areas/Table of Perimeter Transition Landscape Requirements to require landscaping between existing and proposed single family residential development**

## **AMENDMENT #6**

**Amend Article 4, Section 4.3.5.C.2/Site Capacity, Site Plan Review and Natural Resource Protection/Open Space Requirements/Ownership of Open Space/Deed Restriction to read as follows:**

2. Within residential developments, open space designated as Recreational Areas, Greenway Areas or Storm Water Detention Areas shall not be held in deed restricted ownership, except when otherwise approved by the Planning, Building and Development Director. Moreover, in residential subdivisions wherein each lot contains at least with lots containing less than 80,000 square feet, required no open space may shall be held in deed restricted ownership unless otherwise approved by the Planning, Building and Development Director. The Planning, Building and Development Director may approve deed restricted open space on lots less than 80,000 square feet only when provided: 1) the subdivision consists of 5 lots or fewer less and each lot within the subdivision contains at least 40,000 square feet of lot area, or 2) the resultant open space is contiguous to other open space in the subdivision or on an adjacent property provides a site design with optimum open space layout. Within 15 days of approving deed restricted open space in accordance with this section, the Planning, Building and Development Director shall provide a report to the Planning, Building and Zoning Committee. The report shall describe the action taken and the basis for the decision. Deed-restricted open space shall not be allowed in Conservation Developments.

## **AMENDMENT #7**

**Amend Article 6, Section 6.4.3.B/Use Regulations/Accessory Uses/Height and Setback Standards/Setbacks as follows:**

### **B. Setbacks**

The following setback standards shall apply to accessory garages and storage structures that contain no more than 576 square feet of gross floor area. ~~uses and accessory structures that (1) contain no more than 400 square feet of gross floor area; (2) are intended solely for storage of vehicles~~

and household goods and equipment and (3) contain no plumbing or other conveniences that support human occupancy. All other accessory uses and structures shall comply with the underlying zoning district setback standards that apply to principal structures.

#### **AMENDMENT #8**

**Amend Article 6, Section 6.5.10/Use Regulations/Temporary Uses/Events of Public Interest to add the following commentary:**

**Commentary:** Private, non-commercial events on the sponsor's property such as home owners association picnics at the subdivision park, corporate picnics on the corporate campus, private weddings at a private residence or subdivision clubhouse, etc, are not considered events of public interest.

#### **AMENDMENT #9**

**Amend Article 7, Section 7.1/Density and Dimensional Standards Tables to adjust the gap between the maximum densities allowed in the Residential Zoning Districts by either creating a New Zoning District or by adjusting densities in the Existing Residential Zoning Districts.**

#### **AMENDMENT #10**

**Amend Articles 5, 6 and 7 to eliminate the Resort Residential (RR) Zoning District and, accordingly, to reclassify and remap affected properties within existing zoning districts.**

## **AMENDMENT #11**

**Amend Article 7, Section 7.6.1/Density and Dimensional Standards/Conservation Residential Structure Types/Detached House to increase the minimum lot size for a detached house from 6,500 square feet to 8,500 square feet.**

**Amend Article 7, Section 7.6.1/Density and Dimensional Standards/Conservation Residential Structure Types/Village House to increase the minimum lot size for a village house from 4,500 square feet to 6,500 square feet.**

## **AMENDMENT #12**

**Amend Article 7, Section 7.7.3.C/Density and Dimensional Standards/Measurements and Exceptions/Setbacks/Features Allowed Within Setbacks to introduce changes in subsections 15 and 16, and to add a new subsection 20:**

15. *In Conventional Developments, terraces (above first floor, open), decks, porches (non-enclosed, with no roof), swimming pool aprons, and at-grade patios or paved areas that function as decks may encroach into required setbacks, provided they do not encroach more than 4 feet into a required setback and are located at least 4 feet from all lot lines. [Revised 11.08.05]*
16. *In Conservation Developments, terraces (above first floor, open), decks, swimming pool aprons, porches (non-enclosed, with no roof) and at-grade patios or paved areas that function as decks, when proposed in conjunction with the Single Family Detached House Structure Type, may encroach into the required rear yard setback provided they do not encroach more than 10 feet in to the required rear setback, the total terrace, deck, swimming pool aprons, porch, or patio size does not exceed 200 square feet, and the lot abuts permanent open space to the rear (no other exceptions shall be allowed for terraces, decks, swimming pool aprons, porches and at-grade patios in Conservation Developments). [Revised 11.08.05]*
20. Window wells may encroach no more than 2 feet into required setbacks provided they are located at least 4 feet from all lot lines.

**AMENDMENT #13**

**Amend Article 7, Section 7.7.5/Density and Dimensional Standards/Measurements and Exceptions/Impervious Surface to add the following commentary:**

**Commentary:** Swimming pools accessory to a principal residential use, hot tubs, and other similar man-made water-retaining structures containing freeboard, shall not be included in calculating total impervious surface on residential parcels.

**AMENDMENT #14**

**Amend Article 9, Section 9.4/General Development Standards/Outdoor Lighting as follows:**

**§§9.4.1/ Applicability**

**A. General**

Unless otherwise expressly stated, the provisions of this section shall apply to all outdoor lighting except lights on lots containing single-family detached houses, public street lights and the exempt outdoor recreational uses specified in the following subsection.

**B. Exempt Outdoor Recreational Uses**

Because of their unique requirements for nighttime visibility and their limited hours of operation, active commercial or public outdoor recreational facilities such as but not limited to sports fields, tennis courts, golf driving ranges, and other similar outdoor recreational uses ~~schools and public parks and open space uses~~ shall be exempt from the Outdoor Lighting standards of this section. Exempt active outdoor recreational uses shall be subject to all other applicable requirements of this Ordinance and the following standards:

1. Exempt outdoor recreational uses shall not exceed a maximum permitted post height of 50 feet.
2. Exempt outdoor recreational uses may exceed a total cutoff angle of 90 degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent residential property and abutting rights-of-way. The maximum permitted illumination ~~at the property line~~ shall not

exceed 2 footcandles at any point on the adjoining property or abutting rights-of-way.

3. No flickering or flashing lights, searchlights, laser source lights and mercury vapor lamps shall be permitted.
4. Light sources or luminaires shall not be located within landscape areas except on pedestrian walkways.
5. Lights shall not be illuminated after 11 p.m.

#### **§§9.4.2/ Standards**

*Outdoor lighting shall comply with the following standards: [Revised 11.08.05]*

- A. *Outdoor lighting shall not exceed 0.50 footcandles at any point on the adjoining property if the subject property abuts a residential zoning district or a lot containing a residential use; or [Revised 11.08.05]*
- B. *Outdoor lighting shall not exceed 1.00 footcandle at any point on the adjoining property if the subject property abuts a nonresidential zoning district or lot containing a nonresidential use or at the right-of-way line. [Revised 11.08.05]*
- C. All luminaires shall be shielded to prevent light and glare spillover to adjacent residential property and abutting rights-of-way.
- D. No flickering or flashing lights, searchlights, laser source lights and mercury vapor lamps shall be permitted.
- E.G. *Subject to the above standards, security lighting shall be installed on the site of non-residential development in accordance with industry standards for security lighting. [Revised 11.08.05]*

#### **AMENDMENT #15**

**Amend Article 9, Section 9.9.7.E.8/General Development Standards/Signs/Permitted Sign Types/Special Sign Standards/Temporary Signs as follows:**

- 3) **Real Estate Signs**  
One temporary real estate ("for sale" or "for rent") sign shall be permitted *per road or water frontage [Revised 11.14.00] per parcel. In any event, the total number of signs per parcel shall*

not exceed 2. [Revised 11.14.00] Temporary real estate signs shall not exceed 6 square feet in area in ~~AG (for parcels less than 10 acres), RE, E, R-1, R-2 and~~ [Revised 11.14.00] R-3 districts, 12 square feet in area in AG (for parcels less than 10 acres), R-4, R-5, and R-6 districts and 32 square feet in area in AG (for parcels 10 acres and greater) and [Revised 11.14.00] nonresidential districts. Real estate signs shall be permitted only on the property for sale or for rent, and shall not be permitted off-site. [Revised 07.08.03]

**6) Subdivision Marketing Signs**

One temporary sign, not to exceed 96 square feet, may be permitted per external road frontage for marketing lots within a subdivision that has received final plat approval ~~been approved~~ in accordance with the provisions of this Ordinance. Such signs shall be setback a minimum of 7.5' 30' from the right-of-way and shall not exceed 15' in height. The subdivision signs shall be permitted only during the time lots offered for sale remain unsold. Permits for such signs shall be issued for a 1-year period and may be renewed for additional 1-year periods to allow time for reasonable display, up to a maximum of 5 years. [Revised 09.10.02]

**AMENDMENT #16**

**Amend Article 12, Section 12.4.2.B/Nonconformities/Nonconforming Lots/Uses as follows:**

- B. In AG, RE, E, R-1-6 and RR districts, an accessory detached garage not to exceed 576 square feet in size, underground utilities, or a boat house may be constructed at or after the time of issuance of a building permit for a principal dwelling on ~~a an abutting~~ nonconforming parcel under the same ownership across an alley, easement or right-of-way. The placement of new septic system or an addition to an existing septic system located on a parcel across an alley, easement or right-of-way shall require written approval from the Highway Authority having jurisdiction over the subject right-of-way and shall require consolidation through the covenant method as specified in Section 12.4.4.B.3.b.

**AMENDMENT #17**

**Amend Article 14, Section 14.1.5.E.3.2/Definitions/Use Categories/Retail, Service and Commercial Use Categories/Retail Sales and Service/Examples/General as follows:**

- 2) **General (shall include all Neighborhood-Oriented uses and the following): [Revised 11.09.04]**  
Appliance Sales and Repair, Business Machine Sales and Service, Catering Services, Department Stores, Exterminators, Farriers, Firewood Sales, Fish Markets, Floor Covering Sales, Funeral Homes, Furnace/Water Heater Sales, Furniture Stores, Furniture Repair, Golf-cart sales and service, Home Improvement Stores, Household Product Stores, Meat Markets, Mortuaries, Pawn Shops, Plumbing Supplies and Fixture Sales/Service (Retail), Rental of Equipment and Supplies, Shopping Centers, Taxidermists, Union Halls, Upholsterers, and Water Softening Equipment Sales/Service.

**Amend Article 14, Section 14.1.5.G.3/Definitions/Use Categories/Retail, Service and Commercial Use Categories/Vehicle Repair/Examples as follows:**

3. **Examples**  
Examples include Alignment Shop, Auto Body Shop, Auto Detailing and Tire Sales and Mounting, Auto Repair, Auto Upholstery Shop, Motorcycle, Lawnmower and other Small Engine Repair, Recreational Vehicle Service, Transmission or Muffler Shop.

**AMENDMENT #18**

**Amend Article 14, Section 14.1.7/Use Categories/Other Use Categories by introducing a new subsection E, as follows:**

**E. Wind Apparatus**

**1. Characteristics**

Wind apparatus consists of tower-mounted equipment designed and operated for the purpose of generating electricity through wind-power.

**2. Accessory Uses**

Accessory uses may include ground-based power-storage equipment, monitoring equipment, and transmission equipment.

**3. Examples**

Examples of wind apparatus include wind-mills, wind-turbines, and other similar structures.

**4. Exceptions**

- 1) Wind apparatus owned and operated by agencies that are under public franchise or ownership to provide the general public with electricity are classified as Utility, Major
- 2) For government uses see "Community Service"

**AMENDMENT #19**

**Amend Appendix A: Plant Materials List as follows:**

**Canopy Trees**

<u>Botanical Name</u>	<u>Common Name</u>	<u>Woodland Replacement</u>	<u>Street Tree</u>	<u>Transition Area</u>
<u>Acer nigrum</u>	<u>Black Maple</u>	Y	N	Y
<u>Acer pseudoplatanus</u>	<u>Sycamore Maple</u>	Y	N	Y
<u>Acer miyabei</u>	<u>Miyabe Maple</u>	Y	Y	Y
<u>Acer rubrum</u>	<u>Red Maple Varieties</u>	Y	Y	Y
<u>Acer saccharum</u>	<u>Sugar Maple</u>	Y	N	Y
<u>Aesculus glabra</u>	<u>Ohio Buckeye</u>	Y	N	Y
<u>Aesculus hippocastanum</u>	<u>Horsechestnut</u>	Y	N	Y
<u>Carya species</u>	<u>Hickory</u>	Y	N	Y
<u>Celtis occidentalis</u>	<u>Hackberry</u>	Y	Y	Y
<u>Cladrastis lutea</u>	<u>Yellowwood</u>	Y	N	Y
<u>Fagus grandifolia</u>	<u>American Beech</u>	Y	N	Y
<u>Fagus sylvatica</u>	<u>European Beech</u>	Y	N	Y
<u>Fraxinus americana</u>	<u>White Ash</u>	Y	Y	Y
<u>Fraxinus pennsylvanica</u>	<u>Green Ash</u>	Y	Y	Y
<u>Ginkgo biloba (male)</u>	<u>Ginkgo</u>	N	Y	Y
<u>Gleditsia triacanthos inermis</u>	<u>Thornless Honeylocust</u>	Y	Y	Y
<u>Gymocladus dioicus</u>	<u>Kentucky Coffeetree</u>	Y	N	Y

<u>Juglans cinerea</u>	<u>Butternut</u>	Y	N	Y
<u>Liquidambar styraciflua</u>	<u>Sweetgum</u>	Y	N	Y
<u>Liriodendron tulipifera</u>	<u>Tuliptree</u>	Y	N	Y
<u>Metasequoia glyptostroboides</u>	<u>Dawn Redwood</u>	Y	N	Y
<u>Nyssa sylvatica</u>	<u>Tupelo</u>	Y	N	Y
<u>Platanus acerifolia</u>	<u>Planetree</u>	Y	Y	Y
<u>Platanus occidentalis</u>	<u>American Sycamore</u>	Y	Y	Y
<u>Pyrus calleryana</u>	<u>Flowering Pear</u>	N	Y	Y
<u>Quercus alba</u>	<u>White Oak</u>	Y	Y	Y
<u>Quercus bicolor</u>	<u>Swamp White Oak</u>	Y	Y	Y
<u>Quercus coccinea</u>	<u>Scarlet Oak</u>	Y	N	Y
<u>Quercus ellipsoidalis</u>	<u>Hill's Oak</u>	Y	N	Y
<u>Quercus imbricaria</u>	<u>Jack Oak</u>	Y	N	Y
<u>Quercus macrocarpa</u>	<u>Bur Oak</u>	Y	Y	Y
<u>Quercus muehlenbergia</u>	<u>Chinkapin Oak</u>	Y	Y	Y
<u>Quercus prinus</u>	<u>Chestnut Oak</u>	Y	Y	Y
<u>Quercus robur</u>	<u>English Oak</u>	Y	Y	Y
<u>Quercus rubra</u>	<u>Red Oak</u>	Y	Y	Y
<u>Quercus velutina</u>	<u>Black Oak</u>	Y	Y	Y
<u>Taxodium distichum</u>	<u>Bald Cypress</u>	Y	N	Y
<u>Tilia americana</u>	<u>American Basswood</u>	Y	Y	Y
<u>Tilia cordata</u>	<u>Little Leaf Linden</u>	Y	Y	Y
<u>Tilia platyphyllos</u>	<u>American Linden</u>	Y	Y	Y
<u>Tilia tomentosa</u>	<u>Silver Linden</u>	Y	Y	Y
<u>Tilia x euchlora</u>	<u>Crimean Linden</u>	Y	Y	Y

## Evergreen Trees

<u>Botanical Name</u>	<u>Common Name</u>	<u>Woodland Replacement</u>	<u>Transition Area</u>
<u>Abies concolor</u>	<u>Concolor Fir</u>	Y	Y
<u>Picea abies</u>	<u>Norway Spruce</u>	Y	Y
<u>Picea glauca</u>	<u>White Spruce</u>	Y	Y
<u>Picea mariana</u>	<u>Black Spruce</u>	Y	Y
<u>Picea omorika</u>	<u>Serbian Spruce</u>	Y	Y
<u>Pinus nigra</u>	<u>Austrian Pine</u>	Y	Y
<u>Picea pungens</u>	<u>Colorado Spruce</u>	Y	Y
<u>Pinus resinosa</u>	<u>Red Pine</u>	Y	Y
<u>Pinus strobus</u>	<u>White Pine</u>	Y	Y
<u>Pinus sylvestris</u>	<u>Scotch Pine</u>	Y	Y
<u>Pseudotsuga menziesii</u>	<u>Douglas Fir</u>	Y	Y
<u>Tsuga canadensis</u>	<u>Canada Hemlock</u>	Y	Y
<u>Juniperus virginiana</u>	<u>Eastern Red Cedar</u>	Y	Y

## Understory trees

<u>Botanical Name</u>	<u>Common Name</u>	<u>Woodland Replacement</u>	<u>Transition Area</u>	
<u>Acer ginnala</u>	<u>Amur Maple</u>	Y	Y	
<u>Amerlanchier species</u>	<u>Serviceberry</u>	Y	Y	
<u>Betula alleghaniensis</u>	<u>Yellow Birch</u>	Y	N	Y
<u>Betula nigra</u>	<u>River Birch</u>	Y	N	Y
<u>Carpinus caroliniana</u>	<u>American Hornbeam</u>	Y	Y	
<u>Cercis canadensis</u>	<u>Eastern Redbud</u>	Y	Y	
<u>Crataegus species</u>	<u>Thornless Hawthorn Varieties</u>	Y	Y	
<u>Fagus sylvatica</u>	<u>European Beech</u>	Y	Y	
<u>Hammamalis virginiana</u>	<u>Common Witchhazel</u>	Y	Y	
<u>Larix decidua</u>	<u>Larch</u>	Y	Y	
<u>Malus species</u>	<u>Crab Apple Varieties</u>	N	Y	
<u>Magnolia sp.</u>	<u>Magnolia</u>	N	Y	
<u>Ostrya virginiana</u>	<u>Hophornbeam</u>	Y	Y	

## Shrubs

<u>Botanical Name</u>	<u>Common Name</u>	<u>Woodland Replacement</u>	<u>Transition Area</u>
<u>Aronia species</u>	<u>Chokecherry</u>	Y	Y
<u>Betula pumila</u>	<u>Dwarf Birch</u>	Y	Y
<u>Berberis thunbergii</u>	<u>Japanese Barberry</u>	Y	Y
<u>Cephalanthus occidentalis</u>	<u>Buttonbush</u>	Y	Y
<u>Chaenomeles speciosa</u>	<u>Flowering Quince</u>	N	Y
<u>Clethra alnifolia</u>	<u>Summersweet</u>	Y	Y
<u>Cornus species</u>	<u>Dogwood</u>	Y	Y
<u>Corylus americana</u>	<u>American Filbert</u>	Y	Y
<u>Corylus cornuta</u>	<u>Beaked Hazelnut</u>	Y	Y
<u>Cotoneaster species</u>	<u>Cotoneaster</u>	Y	Y
<u>Deutzia species</u>	<u>Deutzia</u>	N	Y
<u>Forsythia species</u>	<u>Forsythia</u>	N	Y
<u>Euonymus species</u>	<u>Euonymus</u>	Y	Y
<u>Fothergilla</u>	<u>Fothergilla</u>	Y	Y
<u>Hamamelis vernalis</u>	<u>Vernal Witchhazel</u>	Y	Y
<u>Hydrangea quercifolia</u>	<u>Oakleaf Hydrangea</u>	Y	Y
<u>Ilex opaca</u>	<u>American Holly</u>	Y	Y
<u>Ilex verticillata</u>	<u>Winterberry</u>	Y	Y
<u>Itea virginica</u>	<u>Virginia Willow</u>	Y	Y
<u>Juniperous species</u>	<u>Juniper</u>	Y	Y
<u>Lindera benzoin</u>	<u>Spicebush</u>	Y	Y
<u>Myrica pennsylvanica</u>	<u>Northern Bay Berry</u>	N	Y
<u>Physocarpus opulifolius</u>	<u>Common Ninebark</u>	Y	Y
<u>Potentilla fruticosa</u>	<u>Bush Cinquefoil</u>	Y	Y
<u>Rhus species</u>	<u>Sumac</u>	Y	Y
<u>Ribes species</u>	<u>Current</u>	Y	Y

Rosa species  
Salix discolor  
Sambucus canadensis  
Spiraea sp.  
Symphoricarpos albus  
Syringa species  
Taxus species  
Thuja species  
Viburnum species

Rose varieties  
Pussy Willow  
Elderberry  
Spiraea  
Snowberry  
Lilac  
Yew  
Arborvitae  
Viburnam

Y  
Y  
Y  
N  
Y  
N  
N  
N  
N  
Y

Y  
Y  
N  
Y  
N  
Y  
Y  
Y  
Y

**Canopy Tree Species List**

Scientific Name	Common Name
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Celtis occidentalis	Common Hackberry
Fagus sylvatica	European Beech
Fraxinus americana	White Ash
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo
Gymnocladus dioica	Kentucky Coffeetree
Juglans nigra	Black Walnut
Populus tremuloides	Quaking Aspen
Quercus alba	White Oak
Quercus bicolorSwamp	White Oak
Quercus imbricaria	Shingle Oak
Quercus macrocarpa	Bur Oak
Quercus palustris	Pin Oak
Quercus robur	English Oak
Quercus rubra	Red Oak
Salix amygdaloides	Peachleaved Willow
Salix nigra	Black Willow
Salix niobe	Weeping Willow
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden

**Understory/Ornamental Tree Species List**

Scientific Name	Common Name
Acer ginnala	Amur Maple
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier x grandiflora	Apple Serviceberry
Amelanchier laevis	Alleghany Serviceberry
Amelanchier stolonifera	Running Serviceberry
Betula nigra	River Birch
Betula papyrifera	Paper Birch
Carpinus caroliniana	American Hornbeam

Scientific Name	Common Name
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus alternifolia</i>	Pagoda Dogwood

**Evergreen/Conifer Tree Species List**

Scientific Name	Common Name
<i>Juniperus virginiana</i>	Eastern Red Cedar
<i>Picea abies</i>	Norway Spruce
<i>Picea glauca</i>	White Spruce
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus strobus</i>	White Pine
<i>Pinus sylvestris</i>	Scotch Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir