



Zoning Regulations Explained

- On February 19, 2020 the updated Zoning regulations of Douglas County were unanimously approved by the Douglas County BOCC in order to meet the evolving needs of Douglas County as well as incorporating the goals of the comprehensive plan. It is critical to update current regulations to match the public guidance established in Plan 2040, specific land use plans; including the Douglas County Food System Plan.
- Zoning is a critical tool used to allow different land uses to locate in an organized manner that promotes the public health, safety and general welfare of residents. Zoning provides guidance for development including; transportation, infrastructure, floodplain, agricultural lands, open space and other types of rural land use.
- Zoning is enforced to protect property owners from the negative impacts of certain types of land use.
- Zoning protects the public interest; including agriculture, residential, commercial and industrial zones in relationship to natural resource protection by the administration of land use policies.

Plan 2040: Comprehensive Plan

The comprehensive Plan 2040, which was primarily directed and created through public input and countywide citizen committees has largely driven and limited the Zoning changes. Goals of the comprehensive plan include:

- Agricultural uses should continue to be the predominate land use utilizing the preservation of Agricultural lands
- Uses in the Agricultural district should be limited to those which are compatible with agricultural production and does not remove productive land from agricultural uses
- Preservation of open space, prime farmland, floodplains, wooded areas and environmentally sensitive areas
- Utilitze land assesement tools as criteria for development
- Protect and enhance the rural character
- Direct higher density development near the City limits

2017 Food Policy Plan

This community plan, for the first time, provides strategic recommendations to help guide the development of the local food system in Douglas County, Kansas.

- Agricultural producers, food entrepreneurs, and food sector workers thrive in our regional economy
- As our cities grow, we prioritize natural resource conservation and maintain working lands to promote soil health.
- We build and design our communities to ensure food access, foster health, and eliminate food deserts.
- Our community fosters an equitable food system
- Our community eliminates waste in our local food system

Zoning Reg Changes

- Rezone – Is required for subdividing land smaller than 20 acres. This is a public and transparent process requiring neighbor notification.
- Farm-Friendly Regulations
- Ancillary Ag Retail Sales
- Agritourism allowed use in AG-1 and AG-2 districts
- Agricultural Natural Resource Protections Agreement to allow minimum lot size, while protecting open space.
- Expanded environmentally sensitive lands to include prime soils, native prairie and old growth forest.
- Accessory Dwelling Units for family and farm housing.

Subdivision Reg Changes

- Rural Development Parcels will now be able to apply for additional uses such as home business, agritourism, Conditional Uses. This removes residential only limits.
- Surveys to allow 20 acre or larger parcels to be divided (ag lot split) with a boundary survey and deed; provided they have road required frontage, while maintaining vested status, without a certificate of survey process.
- Requires platting for more than 4 residential lots inside the UGA to address road standards and infrastructure needs.

The regulations can be reviewed on the Douglas County Website at:

<http://dgcoks.org/zoningregs>



Contact us:

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Email questions to:

zoning@douglascountyks.org



The purpose of zoning is "to promote the health, safety, morals, and general welfare of the community, to protect and conserve the value of buildings, and encourage the most appropriate use of the land."