

## **Notice of draft revisions to the Zoning Regulations of the Unincorporated Territory of Douglas County, Kansas: TA-08-16-08**

The Rural Zoning Committee, a sub-committee of the Lawrence-Douglas County Planning Commission, was formed to draft revisions to the County Zoning Regulations based on the recommendations of the 2000 Douglas County Zoning Diagnostic prepared by Duncan and Associates. The Rural Zoning Committee consisted of Grant Eichhorn, Chairperson, Dennis Lawson, Brad Finkeldei and Jeff Chaney. David Guntert and Mary Miller provided staff support. The Director of County Zoning and Codes and County Planning Coordinator were extended an open invitation to the meetings.

The principal purpose of the revision is to simplify and clarify the regulations, as well as to update the regulations to meet current needs.

A table of contents is being provided with two versions of the draft revisions, one version showing all the changes proposed to the existing regulations and another with the changes incorporated. The table of content page also includes a brief overview of the major changes being proposed. The major changes occurring through these revisions include:

- 1) A change in format as recommended by the diagnostic.
- 2) The uses permitted with a Conditional Use Permit were revised and updated.
- 3) A table of permitted uses, and uses permitted as accessory or conditional uses is included along with a chapter containing use specific conditions to accompany the table of permitted uses, similar to the Lawrence Land Development Code format.
- 4) Revised Zoning Districts. A Low Demand Industrial (LDI) District was added to accommodate those industrial uses which place little demand on infrastructure. An Agricultural/Residential (AR) Overlay District was added so the zoning map would more accurately reflect where property had been divided for residential development. A General Public and Institutional Uses (U-GPI) District was added so institutional and public uses such as community facilities, churches, schools and utilities could be located within a common zoning district. The U-GPI District would more accurately reflect the land use than the various districts which currently permit these uses.

The draft revised regulations were provided to the Planning Commission at their July meeting to introduce the revisions and are available on the Planning Web Site [www.lawrenceks.org/pds](http://www.lawrenceks.org/pds) and in the Planning Office to provide the public an opportunity to review the revisions and provide comments.

Please provide comments on the proposed revisions to Mary Miller, at 785-832-3147 or [mmiller@ci.lawrence.ks.us](mailto:mmiller@ci.lawrence.ks.us)

The revised County Zoning Regulations will be presented to the Planning Commission at the September meeting for discussion and a public hearing.