

**ARTICLE 7.  
ESTABLISHMENT OF ZONING DISTRICTS**

**Section 1. INTENT:**

For the purpose of ensuring compatibility of various land uses, and for regulating and restricting the use of land and the erection, construction, reconstruction, alteration, moving, or use of buildings, or structures thereon, the unincorporated area of Johnson County, subject to these regulations, is divided into four (4) standard zoning districts and twenty (20) planned districts as listed below. For these same purposes, ten (10) Airport Overlay Zones and two (2) Flood Plain Overlay Zones are also established as listed below. These zoning districts are established as a matter of policy to guide and implement planned land use changes, particularly the conversion of rural lands to more intensive urban-type land uses.

**Section 2. APPLICATION OF ZONING REGULATIONS:**

Except as provided in these regulations, the use of land or buildings is prohibited.

- A. No person may use, occupy or divide any land or buildings or authorize or permit the use, occupancy, or division of land or buildings under his control except in conformity with these regulations.
- B. No building or structure shall hereafter be erected or altered:
  - 1. That exceeds the height and bulk regulations herein.
  - 2. That occupies a greater percentage of lot area than permitted.
  - 3. That has a narrower or smaller front, rear, or side yard or open space area than required in these zoning regulations.
  - 4. That conflicts with any requirement of these regulations.
- C. For the purposes of this section, the "use" or "occupancy" of a building or land relates to anything and everything that is done to, on or in that land or building.

**Section 3. STANDARD ZONING DISTRICTS:**

Standard zoning districts are hereby established for the unincorporated area of the County as provided herein in Articles 9 and 10 and elsewhere in these regulations:

A. Rural District:

Rural District	(RUR)	Most Restrictive
----------------	-------	------------------

B. Residential Districts:

Residential Low Density District	(RLD)	Most Restrictive
Residential Neighborhood Two District	(RN-2)	
Residential Neighborhood One District	(RN-1)	Least Restrictive

**Section 4. PLANNED ZONING DISTRICTS:**

The Planned districts provide for flexibility in the review and approval of land uses and site development plans where existing or planned development patterns or land use policies of the County warrant the development flexibility or specific development review considerations afforded by planned zoning district procedures and requirements as provided herein in Article 9, Articles 11 through 14, Article 32 and elsewhere in these regulations:

- A. Planned Rural District (PRUR) Most Restrictive
- B. Planned Residential Districts:
  - Planned Residential Low Density District (PRLD) Most Restrictive
  - Planned Residential Neighborhood Two District (PRN-2)
  - Planned Residential Neighborhood One District (PRN-1)
  - Planned Residential Urban Single-Family-1A District (PRU-1A)
  - Planned Residential Urban Single-Family-1B District (PRU-1B)
  - Planned Residential Urban Two-Family District (PRU-2)
  - Planned Residential Urban Townhouse District (PRU-3)
  - Planned Residential Urban Apartment District (PRU-4)
  - Planned Residential Manufactured Home Park District (PRMHP)
  - Planned Residential Manufactured Home Subdivision District (PRMHS) Least Restrictive
- C. Planned Retail Business Districts:
  - Planned Limited Retail Business District (PRB-1A) Most Restrictive
  - Planned Rural Retail Business District (PRB-1)
  - Planned Residential Neighborhood Retail Business District (PRB-2)
  - Planned Urban Neighborhood Retail Business District (PRB-3) Least Restrictive
- D. Planned Employment Center Districts:
  - Planned Research and Development Park District (PEC-1) Most Restrictive
  - Planned Research, Development and Office Park District (PEC-2)
  - Planned Research, Development and Light Industrial Park District (PEC-3)
  - Planned Industrial Park District (PEC-4) Least Restrictive
- E. Planned Adult Entertainment District (PAE)

**Section 5. SPECIAL OVERLAY DISTRICTS AND OVERLAY ZONES:**

The Special Overlay Districts and Overlay Zones provide special land use and development requirements pertaining to the minimum acceptable site elevations and special land use regulations with respect to areas subject to flooding and maximum acceptable building or structure heights and special land use regulations with respect to areas subject to aircraft overflights at certain prescribed heights above the ground elevation. Article 21 of these regulations contains the Airport Overlay District and Overlay Zone regulations. Article 22 of these regulations contains the Flood Plain Overlay Zone regulations.

Rezoning to or within any of the Special Overlay Districts or Overlay Zones shall generally be accomplished by Board resolution adopting amendments to the Zoning Map.

Rezoning to or within any of the Special Overlay Districts or Overlay Zones shall be based on the following:

The Airport Overlay Districts or Overlay Zones shall be based on plotting of the various Airport Overlay Zones as prescribed in Article 21, Section 3.

The Flood Plain Overlay Zones shall be based on the Flood Insurance Rate Maps (FIRM) and Floodway Maps and any supplemental flood plain maps as provided in Article 22 of these regulations.

The Flood Plain Overlay Zones shall be either depicted on the Zoning Map, depicted on an overlay to the Zoning Map, or shall be depicted on supplementary maps adopted by reference in a Board resolution. The map depicting the Flood Plain Overlay Zones shall be a public record which shall be duly maintained, recorded and filed in the Planning Office.

The Airport Overlay Districts and Overlay Zones shall be either depicted on the Zoning Map, depicted on an overlay to the Zoning Map, or shall be depicted on supplementary maps adopted by reference in a Board resolution. The map depicting the Airport Overlay Districts and Overlay Zones shall be a public record which shall be duly maintained, recorded and filed in the Planning Office.

A. Airport Height Hazard Overlay Zones:

Airport Approach Overlay Zone	(AA-1 through AA-6)
Airport Transitional Overlay Zone	(AT)
Airport Horizontal Overlay Zone	(AH)
Airport Conical Overlay Zone	(AC)

B. Airport Vicinity Land Use Overlay Zone: (suffix -AIA added to underlying zoning district name).

C. Flood Plain Overlay Zones:

Floodway Overlay Zone	(FW)
Floodway Fringe Overlay Zone	(FF)

**Section 6. LESSER CHANGE THAN SET FORTH IN THE NOTICE:**

The Zoning Board may recommend and the Board may adopt a lesser change in zoning which affects only a portion of the land described in the notice or which gives all or part of the land described a zoning classification of lesser change than that set forth in the notice, without the need for republication, re-mailing of notice or a new public hearing.

For purposes of these regulations, a lesser change than set forth in the notice shall occur if the recommended and approved zoning district is more restrictive than the zoning district set forth in the notice. The lists of zoning districts in Sections 3 and 4 of this Article indicate which zoning districts are most restrictive and which zoning districts are least restrictive within each of the general categories of Rural District, Residential Districts, Planned Rural District, Planned Residential Districts, Planned Retail Business Districts, and Planned Employment Center Districts in that list. Interpretations of which zoning district categories in that list are most restrictive and which are least restrictive shall comply with the following Chart:

(PRUR)	Planned Rural District	MOST RESTRICTIVE
(RUR)	Rural District	
(PRLD)	Planned Residential Low Density District	
(RLD)	Residential Low Density District	
(PRN-2)	Planned Residential Neighborhood Two District	
(PRN-1)	Planned Residential Neighborhood One District	
(RN-2)	Residential Neighborhood Two District	
(RN-1)	Residential Neighborhood One District	
(PRU-1A)	Planned Residential Urban Single-Family 1-A District	
(PRU-1B)	Planned Residential Urban Single-Family 1-B District	
(PRU-2)	Planned Residential Urban Two-Family District	
(PRU-3)	Planned Residential Urban Townhouse District	
(PRU-4)	Planned Residential Urban Apartment District	
(PRMHS)	Planned Residential Manufactured Home Subdivision District	
(PRMHP)	Planned Residential Manufactured Home Park District	
(PAE)	Planned Adult Entertainment District	
(PEC-1)	Planned Research and Development Park District	
(PRB-1A)	Planned Limited Retail Business District	
(PRB-1)	Planned Rural Retail Business District	
(PRB-2)	Planned Residential Neighborhood Retail Business District	
(PRB-3)	Planned Urban Neighborhood Retail Business District	
(PEC-2)	Planned Research, Development and Office Park District	
(PEC-3)	Planned Research, Development and Light Industrial Park District	
(PEC-4)	Planned Industrial Park District	LEAST RESTRICTIVE