

Johnson County Planning Department

County Zoning

A guide to the locations and purpose of zoning districts in unincorporated Johnson County, Kansas.

This document is for informational use only and should not be substituted in lieu of the *Johnson County Zoning and Subdivision Regulations*.

What is Zoning?

Zoning is the classification of land into districts for the purpose of regulating the use of land such as placement, size of buildings, and activities associated with property. Zoning is the primary means of ensuring that nearby land uses are compatible.



Purpose

Zoning is a land use classification system used by communities to ensure that land uses are properly situated in relation to one another. Each zoning district requires that adequate space is available for development and that development occurs at a density that can be properly served by public facilities such as streets, schools, recreation, resources and utilities. Zoning is a tool through which a community can establish harmonious and compatible uses of land, maintain sufficient open space to conserve natural resources and provide recreational opportunities.

Standard vs. Planned Zoning Districts

The *Johnson County Zoning and Subdivision Regulations* allow for two categories of zoning: standard and planned districts. While both standard and planned zoning districts are established to guide development, planned districts require additional procedures.

Standard zoning allows a limited number of adaptations and is more restrictive. In contrast, planned zoning enables greater flexibility in design. Development in a planned district requires analysis of a specific site plan. As a result, a planned development requires the applicant to submit greater documentation of the location of buildings and

structures. Planned zoning districts place greater emphasis on the preservation of green space and encourage innovative and creative site planning.

Conditional Uses

Some land uses are not allowed as of right in all zoning districts. Rather than be completely excluded, these land uses may only be allowed under special circumstances and for limited lengths of time. These special uses require a Conditional Use Permit (CUP).

Rezoning

Rezoning property requires consideration by planning staff, the appropriate Zoning Board, and the Board of County Commissioners (BOCC). The BOCC renders the final decision. Application materials and additional information on rezoning property may be obtained from the Johnson County Department of Planning, Development, and Codes. The criteria used to review a proposed change to the zoning map, may include the following:

- A. Character of the neighborhood.
- B. Zoning and use of nearby properties.
- C. Suitability of the subject property for the uses to which it has been restricted.
- D. Extent to which the proposed use will detrimentally affect nearby property.
- E. Length of time the subject property has remained vacant as zoned.
- F. Relative gain to public health, safety and welfare due to the denial of the applications as compared to the hardship imposed upon the landowner as a result of denial of the application.
- G. Recommendations of planning staff.
- H. Conformance of the requested change to the adopted *Rural Comprehensive Plan of Johnson County*.
- I. Availability and adequacy of required utilities and services to serve the proposed use.
- J. Extent to which the proposed use would adversely affect the capacity of safety of the street network or create parking problems.
- K. Environmental impacts of the proposed use.

Standard Zoning Districts

The *Rural District (RUR)* is intended to maintain and enhance agricultural operations, including crop production, livestock, tree farms, etc. The RUR District is also intended to preserve agricultural land by allowing residential uses on 10 acres or larger tracts. The *Planned Rural District (PRUR)* is intended to maintain and enhance the rural character of the area with single-family and residential areas and rural uses that are sensitive to the physical characteristics of the sites. The PRUR District is also intended to:

- protect natural resource areas;

- place new, permanent, single-family dwellings on smaller lots that are in Residential Groupings to realize greater economies in the provision of infrastructure to the new lots, especially with regard to the layout of roads, the provision of water lines for both domestic needs and fire protection purposes, and the provision of wastewater disposal systems; and
- minimize negative impacts on existing roads and the infrastructure in the area, for example, by minimizing the number of access points onto existing roads and by grouping new, permanent, single-family dwellings so they can be served by fewer and shorter roads and fewer and shorter connections to utility lines that have the capacity to serve the needs of the Planned Rural Development subdivisions.

Residential Districts

Three residential zoned districts are established in the Regulations to provide for the development of large-lot, single-family residential neighborhoods intended to retain the character of a rural area. These districts are intended to serve as holding zones for lands where urban development may be proposed but is not yet appropriate, due to inadequate infrastructure (roads, water, sewer, etc.).

Property zoning to these residential districts should include tracts which abut or are in close proximity to existing similar, large-lot, single-family dwellings. Isolated “spot zoned” areas are discouraged. Land considered for these districts should include property where public sanitary sewers are not planned within a reasonable period of time, such as 5 to 7 years.

Minimum lot area requirements vary with Residential District as follows:

Residential Low Density District (RLD) requires a minimum lot area of three acres per dwelling unit.

Residential Neighborhood Two District (RN-2) requires a minimum lot area of two acres per dwelling unit.

Residential Neighborhood One District (RN-1) requires a minimum lot area of one acre per dwelling unit.

The County’s Environmental Sanitary Code requires two acres for on-site septic systems. New RN-1 zoning is possible only if sewers are present or lots are to be combined.

Planned Zoning Districts

The regulations identify sixteen planned zoning districts. These districts are divided into three general categories: residential, business, and employment centers.

Planned Residential Neighborhood Districts (PRN-1, PRN-2, PRLD)

The planned residential neighborhood districts are intended to provide for the planned development of density residential neighborhoods that retain the character of a rural area with limited residential development.

The district is also intended to preserve open space, to protect watersheds and water supplies, to protect woodlands and naturally scenic areas for fish and wildlife. To these ends, these districts provide for flexibility in the development design.

Minimum lot area varies with Planned Residential Urban Districts as follows:

The Planned Residential Neighborhood One District (**PRN-1**): Minimum lot area of one acre per dwelling unit.

The Planned Residential Neighborhood Two District (**PRN-2**): Minimum lot area two acres per dwelling unit.

Planned Residential Urban Districts (PRLD, PRU-1A, PRU-1B, PRU-2, PRU-3, PRU-4)

Residential urban districts are intended to provide for higher density residential development in areas where adequate public services and facilities, such as sewers, exist for such development.

Development in these districts should be compatible with the surrounding land uses and neighborhood. Generally, locations appropriate for the Planned Residential Urban districts are areas adjacent to cities, served by public sanitary sewers, and with access to arterial and collector street networks.

Minimum lot area varies with Planned Residential Urban Districts as follows:

The *Planned Residential Urban Single-Family District (PRU-1A)*: 20,000 square feet per dwelling unit.

The *Planned Residential Urban Single-Family District (PRU-1B)*: 10,000 square feet per dwelling unit.

The *Planned Residential Urban Two-Family District (PRU-2)*: 10,000 square feet per dwelling unit.

The *Planned Residential Urban Townhouse District (PRU-3)*: 4,500 square feet per dwelling unit.

The *Planned Residential Urban Apartment District (PRU-4)*: 3,575 square feet per dwelling unit.

Residential Manufactured Home Districts

The *Planned Residential Manufactured Home Park District (PRMHP)* is intended to accommodate the grouping of manufactured home sites for use on lots rented or leased to the occupant of the manufactured home.

The *Planned Residential Manufactured Home Subdivision District (PRMHS)* is intended to accommodate manufactured homes on subdivided lots deeded to individual property owners.

Business Districts

The *Planned Limited Retail Business District (PRB-1A)* is intended to provide for limited, lower intensity retail sales/service and related service business uses that serve a community or neighborhood need in orderly, planned retail business center developments on tracts generally up to four acres in size, and in a manner appropriate for rural and residential areas. Such limited, lower intensity commercial uses should be served by adequate infrastructure and facilities (e.g., wastewater and roads) and should not adversely impact surrounding property owners or residents. It is furthermore the purpose of this District to increase opportunities for adaptive reuse of existing buildings or structures, for neighborhood reinvestment and revitalization, and for incubation of small or start-up businesses or innovative business models.

The *Planned Rural Retail Business District (PRB-1)* is intended to provide convenient retail sales/service and related farm service business uses. Planned retail business centers are generally development on 4 to 8 acre sites, and in an appropriate manner, where said development will not adversely affect rural and residential areas.

The *Planned Residential Neighborhood Retail Business District (PRB-2)* is intended to provide limited neighborhood retail sales/service uses as well as associated personal service business uses. Planned retail business centers are generally developed on 6 to 12-acre sites in a manner appropriate for residential neighborhoods.

The *Planned Urban Neighborhood Retail Business District (PRB-3)* is intended to provide for the mixed use development of convenience and neighborhood retail sales/service uses as well as associated personal service business uses. Planned retail business centers are generally development on 8 to 16-acre sites in a manner appropriate for, the Urban Fringe Area.

Planned Adult Entertainment (PAE)

Planned Employment Center Districts

The *Planned Research and Development Park District (PEC-1)* is intended to provide for a mixture of individual but related uses in a single coordinated campus style design. This district is not intended to provide for standard office, commercial or industrial uses, but is directed toward research and development oriented activities.

The *Planned Research, Development, and Office Park District (PEC-2)* is intended to provide for research and development activities, which may include light fabrication and assembly operations. This district also provides for office campuses that may require large parcels and special conditions for operation.

The *Planned Research, Development, and Light Industrial Park District (PEC-3)* is intended to provide for research and development activities associated with activities such as light fabrication and assembly operations, limited industrial/manufacturing activities, and wholesale trade or warehousing which may include associate administrative office use.

The *Planned Industrial Park District (PEC-4)* is intended to provide for limited industrial/manufacturing activities within a planned employment center environment.

For More Information

Johnson County Web Page: www.jocogov.org

Johnson County Department of Planning, Development, and Codes Web Page:

<http://planning.jocogov.org>

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