

Zoning

Frequently Asked Questions (FAQ)

1. How many acres do I need?

5 acres for Agriculture Special-Use “Single Family Dwelling” in an Agricultural District or 3 acres for residential zoning in a Residential District.

2. If I have more than 40 acres do I need to go through zoning?

If you are going to request rezoning for commercial use then you would. To build a house in an Agricultural District zoning is not required. An “Intent to build/Occupancy certificate” for a new house is not required but it is a good idea. They are free and while you are getting the permit the zoning office will check to see that your house is not in a flood area for your own safety.

Even when you are exempt from zoning you are NOT exempt from federal and state laws about floodplain management.

3. How long does it take to get zoning?

It is a process that can take about two months. A meeting must be scheduled in advance with the Lyon County Planning/Appeals Board and then later with the Board of County Commissioners.

4. What is a Protest Petition?

A Protest Petition is filed within 14 days after the Planning Board meeting and before the Board of County Commissioners meeting. The forms and instructions are available in the Zoning Office at the Lyon County Courthouse. To be valid the forms must be by owners of land within 1000 feet of the area requested for rezoning and filed with the County Clerk.

5. I have a zoning problem, example: too many junk vehicles, on my neighbor’s property what should I do?

If talking to your neighbor does not work you can file a written complaint in the Zoning Office, Room #205, Lyon County Courthouse. You can also call us at 620-341-3471.

6. What else should I know?

Every piece of property and every situation are different. If you have any questions at all check with the Lyon County Zoning Office at phone number 620-341-3471. Don’t buy a property without looking into any potential zoning issues.