



2020 LYON COUNTY PROPOSED ZONING REGULATIONS



AGRICULTURE/RURAL HOMES

1. All Agricultural uses and structures are exempt from zoning (floodplain regulations still apply).
2. Minimum 5 acres are needed for new construction (replaces the former 40 acre minimum in previous drafts).
3. No Building Codes enforced in unincorporated Lyon County.
4. Fencing/Wall Regulations only apply to the City of Emporia.
5. Home occupations/businesses no longer have a minimum number of employees if they are located in the county.
6. All 40+ acre parcels will be considered Agricultural use.
7. Parcels less than 40 acres will be classified either Agricultural or Non-Agricultural according to Section 1.8.3 (An Agriculture Use Test).
8. Conditional use permits are not needed to build homes on less than 40 acres.
9. All currently zoned properties will be “grandfathered” under the proposed regulations.
10. Proposed zoning regulations do not change existing floodplain regulations.

RESIDENTIAL/COMMERCIAL/INDUSTRIAL

1. Rezoning will be needed for new Industrial and Commercial uses.
2. Proposed subdivision regulations will apply to new subdivisions.
3. Country Home designation only applies to the City of Emporia.
4. New Subdivisions in the county are focused in development areas to promote orderly development in the county.
5. Landscaping standards in the county **ONLY APPLY** to Commercial/Industrial zoned areas.

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FACT SHEET

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CONDITIONAL AND PERMITTED USES

1. New telecommunications towers will follow state statutes.
2. New conditional use permits for zoning will go through the current county zoning process.
3. Some permitted uses for properties are allowed without going through the zoning process. These are determined by a chart found in the rules and regulations documents.

*Example: If you are in a Commercial area you would consult the charts in Section 2 (pp. 16-20). All listed or similar uses **would not** be required to go through the zoning process; a permit would be issued by the Zoning office.*

Other Examples not needing to go through the zoning process but not limited to include:

Entertainment, such as a museum or private club.

Retail, such as a gas station, dealership, or farm supply store.

ELIMINATING DUPLICATE ZONING BOARD

1. The Metropolitan Planning Area is an area around the city of Emporia.
2. This special zoning area will be eliminated. The properties in this area will become part of the county's zoning.
3. This eliminates the Metropolitan Planning Area Zoning Board and the Metropolitan Zoning Appeals Board.