



Douglas County Community Development

Planning Division

FAQ's

➤ What is the current zoning on my property?

- You can find your zoning on our [GIS Public Viewer](#). Choose the Layer List and check the box next to "Zoning".

➤ How do I obtain public records?

- You can submit a public records request through the following link: [Public Records Request](#).

➤ What is being built on that property?

- You will need an address or parcel number and can find that on the Assessor's database [here](#).
- Current land development permits can be viewed [here](#).

➤ What uses are allowed in my Residential zoning district?

- You can find your zoning on our [GIS Public Viewer](#). Choose the Layer List and check the box next to "Zoning".
- Zoning Districts and Standards can be viewed [here](#). Once you know the zoning, the uses permitted in that zoning can be found under [Title 20.656.020](#).

➤ I would like to put an accessory dwelling on my property? Is this allowed?

- "Accessory dwelling": An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use.
- You can find your zoning on our [GIS Public Viewer](#). Choose the Layer List and check the box next to "Zoning".
- Zoning Districts and Standards can be viewed in DC Title [20.650.010](#). Once you know the zoning, the uses permitted in that zoning can be found under [Title 20.656.020](#).
- You can view our Accessory Dwelling Guide [here](#).

➤ I would like to put an accessory structure on my property? What are my setbacks?

- "Accessory structure": A detached structure which is not a dwelling unit as defined in this chapter and which is accessory to and located on the same parcel as the permitted principal use.
- You can find your zoning on our [GIS Public Viewer](#). Choose the Layer List and check the box next to "Zoning".
- Zoning Districts and Standards can be viewed in DC Title [20.650.010](#). Once you know the zoning, the uses permitted in that zoning can be found under [Title 20.656.020](#).
- You can view our Accessory Structure Guide [here](#).

➤ **What animals am I allowed to have on my residential property?**

- “Animal keeping” means the grazing, keeping, limited boarding of horses, use and sale of domestic animals including but not limited to poultry, rabbits, livestock, llamas, ostriches, and horses, and including coops, stables and other accessory structures used for keeping such animals. This definition does not include equestrian facilities. For detailed information please review DC Title [20.660.010 \(D\)](#).
- You can find your zoning on our [GIS Public Viewer](#). Choose the Layer List and check the box next to “Zoning”.
- Zoning Districts and Standards can be viewed [here](#). Once you know the zoning, the uses permitted in that zoning can be found under [Title 20.656.020](#).

20.656.020 Uses (See section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	R A - 5	RA- 10
.010 Agricultural and related limited commercial												
(A) Agricultural products processing and storage	X	X	X	X	X	X	X	X	X	X	X	P
(D) Animal keeping	X	X	X	X	X	X	X	P	P	X	P	P

➤ **Does the County have a planning pre-application process?**

- Yes, a pre-application meeting is the chance for a property owner to describe their proposed project to the county to see what the entitlement process may be and what permits may be needed.
- These meetings are held on the 1st and 3rd Wednesday of every month, space permitting.
- You will get information from Planning, Building, Engineering and any other agencies that might wish to participate. *If you would like to receive comments from East Fork Fire, you will need to reach out to them for their submittal requirements and fees. Email: ARay@eastforkfire.org or phone 775-782-9040.
- You could need to have your [application](#) and [fee](#) in at least 10 working days prior to the meeting date.

➤ **Is my property in a flood zone?**

- You can check the FEMA flood data for Douglas County [here](#).
- Floodplain Management code section [Title 20.50](#)

➤ **I would like to put a sign up on my commercial property. What is allowed?**

- Sign and Advertising Control code section [Title 20.696](#)