

County Subdivision Research - June 4, 2014
Land Use and Growth Management 2040 Update
Topeka Planning Office

County	Subdivisions	Exemptions	Zoning District 1	Zoning District 2	Zoning District 3	Frontage	Access
Johnson County	Subdivision regulations apply to a tract being split into 3 or more parts or the re-subdivision of any lot or tract that has previously been subdivided--plats are required.	Lot line adjustments for 2 unplatted tracts so long as the tracts continue to meet design requirements	Rural District: 10 acre minimum lot size	Planned Rural District: overall density of 1 unit per 10 acres; nominal lot area of 4 acres per dwelling	Residential Low Density District: 3 acres minimum lot size	300'	Minimum of 1 road shall provide access from a subdivision but lots shall not have direct access to highways or arterials
Riley County	Plats required for owners who are subdividing land into lots and blocks or tracts or parcels for the purpose of laying out any subdivision, suburban lots, building lots, tracts or parcels. This applies to the dividing of any lot or tract into two or more lots or tracts, either of which contains less than 20 acres.	Agriculture uses are exempt as mandated by State law.	Agricultural District: Residential allowed with a "Residential Use Designator" if approved by the Planning Board for one of the following: extraneous farmstead; reconversion lot; isolated homestead; country estate. Each of these has its own minimum lot size and conditions for approval.	SF4 and SF5 Single Family Residential: 2 acres		100'	Driveways for any use beside "Ag" shall not intersect roads that are a major collector or greater at intervals less than 1,000'
Douglas County-Rural Area	20 acre parcel in the Rural Area can be divided into a maximum of 3 Residential Development Parcels. Certificate of Survey required.	Divisions for agricultural purposes, cemeteries, or legally platted lots; or the combination of unplatted lands	Agricultural District: 3 acres			250' minimum, but depends on the level of road it accesses	Entrance spacing dependent upon the level of road the property fronts
Douglas County-UGA	No division of land in the Service Area 1 of the UGA can be approved until it has been annexed into the City.	Divisions for agricultural purposes, cemeteries, or legally platted lots; or the combination of unplatted lands	Agricultural District: N/A			250'	
Douglas County UGA	20 acre parcels in UGA Service Areas 2-4 can be divided via a Cluster Development into Residential Development Parcels with 60% developed and an urban master plan for the development of the remaining 40% in the future. Certificate of Survey required. After annexation, the property is platted per the urban master plan.		Cluster Development in the UGAs: minimum 3 acre			Depends on the level of road the cluster development accesses off of	1 access point for entire development

County	Subdivisions	Exemptions	Zoning District 1	Zoning District 2	Zoning District 3	Frontage	Access
Jackson County	Regulations apply to subdivision of a tract into 2+ lots for the purpose of sale, building development, or re-subdivision/re-platting	Any lots ordered by law to be partitioned; cemeteries; lot line adjustments; creation of a new parcel that will not involve new streets or access provided this new parcel shall not again be divided without replatting; lot splits in industrial areas; a division or further division of land into lots containing 10+ acres that will not need new streets or access and will be single family residential.	Agricultural District: 20 acres	Rural Residential District: 20,000 sqft w/ sanitary sewer; 40,000 sqft w/ acceptable perc rate and on-site disposal; 80,000 sqft if neither of the first two conditions are present		Avg tract width of 80'<	
Jefferson County	Any subdivisions or resubdivisions require platting.	Subdivisions of large tracts into 40+ acre parcels that will not result in new streets provided certain criteria are met; lot line adjustments;	Agricultural District: 40 acres	Rural Residential District: 10 acres per family		330', with a maximum lot depth to lot width ratio of 4:1	No lots in a subdivision shall have direct access to an arterial street
Osage County	Any subdivisions or re-subdivisions require platting.	Subdivisions of large tracts into 40+ acre parcels that will not result in new streets provided certain criteria are met; lot line adjustments;	Agricultural District: 40 acres, w/ a max of 2 DU/40 acres			660', with a maximum lot depth to lot width ratio of 4:1	
Pottawatomie County	Lots may be split once without replatting; all new subdivisions of >2 lots shall provide internal paved roads and be located on a continuously paved road	Subdivisions of large tracts into 40+ acre parcels that will not result in new streets provided certain criteria are met; lot line adjustments;	AR Ag-Residential District: 2-5 acres (depending on whether public water and sewer is available.)	AR-1 Ag-Residential District: 10 acres	AR-2 Ag-Residential District: 20 acres		100' shall be maintained between all entrances. Only 1 entrance allowed per parcel within a subdivision



N/A



Could not find information