

Rural Property Owner Checklist

Things to consider now that you're a resident

Please refer to the County's website for further need-to-know information on living in rural Douglas County, along with links to all the information provided below:

www.douglas.co.us/planning/rural/

- Be aware of the water use limitations listed on your property's well permit. Depending on the permit, restrictions on landscape irrigation, animal watering, and other types of uses may apply. To conserve scarce groundwater supplies, limit the amount of irrigated turf and ornamental landscaping.
- The number and type of animals (livestock, chickens, household pets) you are allowed to keep on your property is defined in the Douglas County Zoning Resolution (Section 24 - Animals). The number of animals is generally tied to the size of your parcel and its underlying zone district. Section 24 also limits the amount devegetated area and requires regular manure removal.
- Overgrazing is a significant problem in Douglas County, leading to erosion and weed infestations. The Douglas County Conservation District can assist property owners in developing rotation grazing plans to avoid this problem. The District can also answer questions on manure composting and spreading.
- Before starting any type of business or commercial use to your residential property, check to see if the use is permitted, prohibited, or subject to an additional land use approval process per the Douglas County Zoning Resolution.
- Land swaps, dividing of parcels for sale, and any other kinds of adjustments to parcel boundaries will typically require some type of County subdivision approval.
- All County residents are required to manage noxious weeds on their properties. The County has resources to help you identify and treat specific weeds.
- When installing exterior lights, consider using shielded fixtures to avoid interference with the dark sky rural setting. Exposed bulbs, even of low wattage, can be a nuisance to your neighbors.
- To understand the rules for obtaining an agricultural assessment and tax rate for your property, contact the Douglas County Assessor's Office. Taxing is based on actual use of land, not the property's zoning category.
- If you are moving a substantial amount of dirt (grading), a grading, erosion, and sediment control permit may be required from the County.

Important Agencies:

CSU Extension Services (agriculture, lawn and garden, 4-H):	720-733-6940
Douglas County Assessor's Office (property taxes):	303-660-7450
Douglas County Building Division (permits):	303-660-7497
Douglas County Conservation District (land and animal management):	303-688-3042 x100
Douglas County Planning Services (land use, zoning and subdivision):	303-660-7460
Douglas County Public Works Engineering (grading permits):	303-660-7490
Douglas County Public Works Operations (weed control):	303-660-7480
State Engineer's Office (well permits and water rights):	303-866-3587
Tri-County Health Department (individual septic disposal systems):	303-663-7650



www.douglas.co.us/planning