

Douglas County Zoning Resolution Amendment for Agritourism

Project No. DR2025-006

Public Workshop

January 8, 2026

Staff Representative
Brett Thomas, AICP, Chief Planner

Community Development
Planning Services



Overview

- Allow for agritourism activities and related uses
- Agricultural One (A-1) and Large Rural Residential (LRR)
- New Section 22C - Agritourism Certification and Permits
- Other sections of DCZR affected:
 - Section 3 - Agricultural One
 - Section 4 - Large Rural Residential
 - Section 21 - Use by Special Review
 - Section 36 - Definitions

Types of Agritourism Activities

- Agritourism Activities with up to 100 participants per day
 - No specialized zoning review required
- Minor Agritourism Activity
 - 1-day activity up to 500 participants or over 7 days with up to 300
 - Staff signs certification, provides agency contact information
- Major Agritourism Activity
 - Exceeds limits of a Minor Agritourism Activity
 - Brief referral and courtesy notice period is required
 - Board of County Commissioners land use meeting

Agritourism Center

- A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.
- Agricultural One (A-1)
 - Principal Use - *subject to Site Improvement Plan*
- Large Rural Residential (LRR)
 - Uses Permitted by Special Review - *subject to Board approval*

Regulation Amendment Process

- Board of County Commissioners Work Session
- Referral Period
 - December 17, 2025 - January 16, 2026
- Public Workshop on January 8, 2026
- Post Referral Board Work Session
 - Move forward with public hearing process
 - Direct staff to conduct more public outreach
 - Revise proposed regulations
 - Discontinue amendment process
- Public Hearings
 - Planning Commission
 - Board of County Commissioners

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