

Fundamental Purpose of Zoning

1. What is the primary purpose of zoning in our county?
2. How does zoning benefit property owners, farmers, and rural residents?
3. What problems would arise if there were no zoning at all?
4. How does zoning impact property rights and personal freedoms?
5. Should zoning be minimal and flexible, or does strict zoning protect land values and community interests?

Balancing Property Rights and Community Interests

6. How does the county ensure that zoning does not infringe on individual property rights?
7. What mechanisms exist for property owners to challenge zoning regulations they feel are restrictive?
8. Can zoning be used to prevent unwanted industrial or commercial developments while still allowing individual property freedoms?
9. How does the county balance the rights of long-time farmers with the rights of newcomers who want to develop land?
10. What are the risks of over-regulation in a rural county, and how can we avoid unnecessary government interference?

Agricultural and Rural Considerations

11. How does zoning protect agricultural land from urban sprawl and overdevelopment?
12. Are there zoning tools that encourage keeping land in family farms while still allowing some development?
13. What types of land uses should be permitted "by right" in agricultural zones without needing special approval?
14. Should there be restrictions on non-agricultural businesses operating on farmland, or should farmers have full flexibility?
15. Can zoning support agritourism, farm-based businesses, and homesteading without adding burdensome regulations?

Flexibility for Family Land Transfers and Development

16. Should families have a simplified process to subdivide land for children or heirs?
17. Are there any restrictions on selling subdivided lots outside of the family?
18. How can zoning allow for freedom in housing choices, such as tiny homes, mobile homes, or off-grid living?
19. Should private roads and shared driveways be allowed for family subdivisions to reduce infrastructure costs?
20. How can zoning prevent large developers from exploiting flexible subdivision rules meant for families?

Limitations and Extent of Zoning

21. How much zoning is necessary to maintain a rural character while allowing property rights?
22. Should different areas of the county have different levels of zoning, or should a countywide approach be used?
23. Would eliminating some zoning restrictions lead to better land use, or would it create conflicts between neighbors?
24. How does our zoning compare to other rural counties that prioritize minimal government regulation?
25. Are there alternative approaches, such as voluntary guidelines or community-based agreements, instead of zoning mandates?

Government Role vs. Individual Freedom

26. Should land use decisions be made primarily by individual property owners or through county regulations?
27. How can the county avoid “one-size-fits-all” regulations that don’t work for different types of landowners?
28. Does zoning create barriers to affordable housing, self-sufficiency, or alternative ways of living (homesteading, tiny homes, etc.)?
29. Should zoning be designed to protect property values, or is that an individual responsibility?
30. What is the best way to ensure that zoning does not become an unnecessary burden on rural landowners?