

# Rezone and Comprehensive Plan Change Applications

## **Rezoning**

Rezoning is a mechanism to amend the Official Zoning Map of Lincoln County on the parcel level. Rezones usually serve to increase the development potential of properties by changing permitted uses and the allowable scale of development. However, in rare instances, a rezone may achieve the opposite by reducing potential development. Rezones may be filed by any property owner in the area affected by the proposed amendment, the town board of the town in which the map amendment is proposed, any member of the County Board, or the [Land Services Committee](#). Should the rezone request not align with the Comprehensive Land Use Plan a request to amend the plan will also need to be submitted.

## **Why Rezone?**

Property owners naturally have an interest in getting the best value out of their property. In many instances, properties are not zoned to the highest uses and intensity as envisioned by the Lincoln County Comprehensive Land Use Plan. Rezoning a site may be economically advantageous to the individual property owner while also helping to realize the goals of the Comprehensive Plan.

## **Comprehensive Plan Change**

The County's Comprehensive Plan includes a Future Land Use Map, with map designations for all property in Lincoln County Towns that are participating in county zoning. These designations limit what you can and cannot do with your land. But the designations can be modified through the Comprehensive Plan Amendment process.

Rezones and Comp. Plan Changes are first heard by the Lincoln County Land Services Committee (see button below.)

**\*\*Applications, Instructions, and Information are listed below under "supporting documents."\*\***

[Land Services Committee](#)

[Process for Rezones and Comp Plan Changes \(Ordinance\)](#)

## **Supporting Documents**

Rezone Application and Procedures 96.16 KB

Rezone Application (Fillable Form) 55.09 KB

Comprehensive Plan Change Application 29.75 KB

Comprehensive Plan Change Application (Fillable Form) 45.71 KB