

Frequently Asked Questions

- **How can my property be developed?**

Development of your property depends on several factors such as your zoning district, size of property, available infrastructure, etc. Please contact the Planning Department for more information.
- **Besides building, sanitation and entrance permits, what else should I check into in order to develop my property?**

On undeveloped property, you should contact the utility companies to make sure service is available to your property (rural water is not available to all areas of the county). You should also check for any easements or deed restrictions that may affect the property (utility, drainage, ingress/egress, etc.).
- **Can I build an apartment in my barn?**

The majority of the county is zoned for single-family residential use, meaning that only one residence is allowed per tract of land. A residential area built in a barn will be considered the house and must meet the same minimum requirements as a house. No other residential structures will be allowed on the same property except as provided for in the regulations. An accessory dwelling may be constructed as defined and outlined in the zoning regulations. Duplexes and multiple-family dwellings are only allowed in the Planned Development District, which would require rezoning on most properties in the county.
- **Can I place a mobile home on the property while I build my house?**

No. There is however, a provision for temporary use of a Recreational Vehicle during construction of your house. A permit is required for this use.
- **How much land do I need to build a house?**

Countywide zoning and subdivision regulations went into effect in 1991, and the minimum requirements have varied since that time. The county recognizes the legal descriptions of deeds and surveys that were recorded in the Register of Deeds Office prior to January 1, 1992. Any change in the legal description or size of the property since that date would require county approval as outlined in the zoning and subdivision regulations that were in place when the lot was created or changed.

For written confirmation as to whether an existing lot or tract is “buildable”, a [Zoning Verification](#) application can be submitted for the property in question. This will verify whether the property was legally created, and whether or not the lot/tract is eligible to receive building permits per the zoning and subdivision standards that were in place when the lot was created. The [Zoning Verification](#) application can be submitted free of charge if submitted in conjunction with a [Soil Profile Analysis](#) application (soil test for sanitation purposes), a [Building Permit](#) application, or an [Entrance Permit](#) application (driveway entrance from the county right-of-way). If the Zoning Verification is submitted without another application, a \$50.00 fee will be charged.

Please keep in mind that other factors such as entrance standards, sanitation requirements, floodplain, etc., may restrict a lot from being developed. The Zoning Verification only verifies the legality of the lot for zoning purposes.

- **Can I build in the floodplain?**

Although it may be possible to build in a designated flood zone, development in such areas is restricted and the county highly encourages you NOT to do so. In accordance with Federal, State and County regulations, a [Floodplain Development Permit](#), must be obtained for ANY development in a designated flood zone, including houses, barns, accessory structures, ponds, culverts, bridges, utilities, etc. Other permits may also apply. Please contact the [Planning Department](#) for detailed information.

- **Do I need a permit to build a pond?**

Unless a pond is proposed to be constructed in the floodplain, no permit is required by the county. Please note however, that no part of the pond can be located within the right-of-way. Please contact the [Planning Department](#) or [Road and Bridge Department](#) to determine the right-of-way width. Permits may be required through the state for pond construction. Please contact the [Kansas Department of Agriculture, Division of Water Resources](#) for information and state permitting procedures. For helpful advice on pond construction and soil conservation, please contact the local Natural Resources Conservation Service at 913-294-3751, extension 3, or robert.allen@ks.nacdnet.net.

- **Can I run a business from my home or property?**

Business activity in a residential zoning district is prohibited except for certain home occupations or conditional use permits that may be allowed under specific conditions. Please contact the Planning Department for more information.

- **What uses are allowed on my property?**

The uses allowed vary by zoning district. Agricultural, single-family residential structures and certain home occupations are among the more common uses allowed in the Countryside and Agricultural zoning districts.

- **What uses are NOT allowed on my property?**

In residential zoning districts commercial and industrial uses are typically prohibited. These can include, but are not limited to the following:

Contractor's shops and/or yards; boat and recreational vehicle storage; trucking facilities; public or private airports or landing fields; horse boarding facilities; dog kennels; the keeping of wild animals; preschool nurseries or daycares; junk yards; salvage yards; junked, dismantled, inoperable or abandoned vehicles; quarries; dump or dumping ground; landfills; commercial feedlots, semi-truck trailers or shipping containers; manufactured homes not used as a residence; a second residence, guesthouse or apartment; etc.

Certain commercial/business type uses may only be permitted via conditional use permit. Please refer to the Zoning Regulations and contact the Planning Department for details.

- **How many horses can I have?**

Although the county does not restrict the number of horses allowed on a property for personal use, zoning restrictions do apply to commercial uses such as boarding, training, etc. Please contact the Planning Department for a definition of commercial stables.

Please contact the local [Extension Office](#) at 913-294-4306 for help in determining an adequate amount of land area needed per horse to properly care for the animal and to avoid destruction of grass and soil.

- **How many dogs and/or cats can I have?**

There is no restriction on the number of dogs or cats someone can own for personal use, but the county does have laws regarding vicious and/or dangerous dogs. Zoning regulations do apply to commercial kennels used for breeding, boarding, training and distribution, animal shelters and pounds. Please contact the Planning Department for more information.