

P R E F A C E

When someone decides to leave the city and build a home in the country, it is easy to get caught up in the excitement and anticipation of the move. The attraction of the privacy, prestige and aesthetic beauty of life in the country often blinds the buyer to problems which may arise after the purchase has been made. The purpose of this brochure is to point out some of these problems so they can be dealt with by the buyer before it's too late. There are many instances where the buyer moves into a new home, or applies for a permit to build a new home, only to have a problem crop up which might have been avoided with a little foresight.

CONDITIONS OF THE SITE:

When viewing a home site, avoid being taken in completely by the natural setting. A quiet pastoral setting might be harboring unseen catastrophe. Many Californians experienced this after building beautiful cliff side homes only to see them destroyed by mudslides. While mudslides do not represent a major problem in Crawford County, there are difficulties with flooding, water run-off, and mine shafts.

Crawford County participates in the National Flood Insurance Program (NFIP) and is therefore required to manage all flood plains. The County has a set of floods maps showing all rural property in flood hazard areas. **IT IS HIGHLY ADVISABLE TO CHECK THESE MAPS BEFORE YOU PURCHASE LAND TO BUILD UPON.**

Flood plain regulations require such things as elevation certificates, flood proofing certificates, and no-rise certificates. All of these

certificates must be completed by a licensed surveyor, engineer, and/or architect, and can be very expensive. It may prove to be much cheaper to avoid building in Flood plain area.

Another factor, which must be considered is the conditions of the soil surrounding the proposed home site. Some soils are better suited for septic tank installation than others. **IN FACT**, certain types of soils are **TOTALLY UNSUITABLE** for such uses as sewage and waste disposal. For this reason, percolation tests must be done when so ordered by the Environmental Director or when dealing with less than two (2) acres. This is one requirement that must be done prior to the issuance of a building permit.

Another consideration in purchasing property is the water supply. There are three factors which must be taken into consideration with regards to water: **AVAILABILITY, POTABILITY, AND ABUNDANCE.** Instances have occurred where a buyer purchases rural property only to discover that water is not present, or not suitable for drinking from a existing well or is not present in large enough amounts to be useful.

In some locations, it may be possible to hook onto a public water supply, but **DON'T** take this possibility for granted. Check with the appropriate water supply district serving the area. As there may not be the capacity to add any more customers. If you are purchasing a lot within a subdivision, be sure to check on whether it has public waster supplied to it or if it is served by rural water. And depending on a lot size, if you are considering drilling your own well, this may not be allowed as well.

REGULATIONS

Zoning:

An area which is often overlooked by the average land buyer is that of local regulations. These ordinances can affect any future plans that the buyer may have. Each city or county has their own set of regulations, so **DON'T** assume that all regulations are the same. Please check with the Zoning Office to find out what regulations apply to the land you are purchasing.

No one especially likes the idea of regulations, but the purpose of land use regulations are to protect the health, safety, welfare of the general public. These regulations are to prevent conflicts developing between residential, industrial, or agricultural uses.

If you have a specific use in mind, be sure to check the land use maps and zoning designations to see if it is permitted.

Sometimes it may be necessary to rezone land for your intended use, especially before a building permit can be issued, so please check first on the zoning designation of the property before you purchase it. If zoning is required, please allow 30 to 60 days for this to occur as a public hearing before the Planning Commission is required by State Statues.

Also, a buyer would need to check with the Zoning Office when consideration is being done for the placement of a single wide mobile home or manufactured home. Each city or county may have restrictions, conditions and designated sites which

single wide are allowed or dis-allowed.

These are required for all construction prior to commencement of new buildings, alterations, additions, foundations, and even agriculture used structures. Exclusions are small portable access structures. However, before any building permits can be issued that may require sanitation, a wastewater permit will need to be obtained from the local Environmental Office or the Zoning Office.

Wastewater Permits:

These permits are required for all the rural un-incorporated areas of Crawford County. Environmental Regulations were adopted in 1995.

For single family residence, a requirement of two (2) acres is required.

General information maybe obtained through the Environmental Office at 620-724-7088.

SUBDIVISION REGULATIONS:

If you are purchasing land within a subdivision for building purpose, no building permit can be issued unless the subdivision has acquired the proper zoning and has been official filed with the Register Of Deeds Office. No building permit will be issued unless the roads are in place and approved by the specifications set by the Board of County Commissioners.

UNLESS, the developer has indicated on the filed and registered plat map that the developer or a homeowners association is responsible for the roads. Also, a buyer should check with the Register of Deeds Office to see if any “restrictive covenants” have been placed on that designated subdivision by the developer.

Subdivision regulations are for the purpose of preventing the land from being split into numerous tracts with no thought to adequate roads, utility easements, proper drainage, fire

protection and adequate sanitation.

Restrictive Covenants are between the seller and the purchaser and are private agreements, which are not enforced by the county or city. If a purchaser is thing of buying a lot in a rural subdivision, be sure to check to see if any restrictive covenants are filed. These covenants may regulate the type of structures, accessory ~~structures, livestock, set backs, or even ban any~~ type of business within the home or on the lot.

If land is being purchased to be subdivided into lots, subdivision regulations will have to be followed. It is unlawful for any owner, agent, representative, person, corporation or association to sell, convey, or auction any lot, parcel, tract of land for the purpose of development by splitting or dividing without reference to a valid, signed, and recorded plat. Also, there are minimum lot sizes allowed in the rural areas if municipal sewer is not available.

Utilities & Public Service:

Utilities should be a consideration in choosing a home site. It should be remembered that natural gas is not available in all locations of the County. A buyer should also look into fire protection. All rural fire protections is handled by volunteer fire fighters. Crawford County has an ENHANCED 9-1-1 system which requires all structures be addressed with a physical site address and not a route & box. It would be wise to check with Road & Bridge Dept. or Register of Deeds to see if the roads are public or private. The county only maintains public roads.

Building Permits:

FOR YOUR
INFORMATION

**“LOOKING TO PURCHASE
LAND IN CRAWFORD COUNTY,
KANSAS?”**

**ASK QUESTIONS
OBTAIN INFORMATION
FOLLOW REGULATIONS**

INFORMATION
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