

APPLICATION REQUIREMENTS

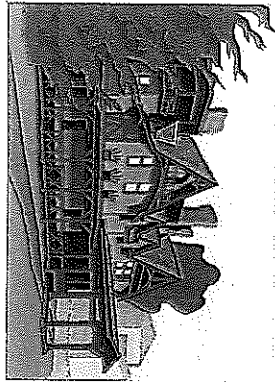
The following items will be required to accompany a building permit Application in Marion County:

1. Boundary survey and plot plan of property showing location, size and placement of proposed structures.
 2. Septic permit letter from The Marion County Health Department.
 3. Estimated cost of construction.
 4. Building plan and square footage for proposed structure.
 5. Driveway permit from County Engineer or township Road Commissioner for properties requiring new driveways.
 6. FEE
- The zoning Administrator may waive any listed requirement or request additional information as needed.

Minimum lot size in Ag (Agricultural) district is 5 acres. A 150' foot of road frontage is required unless lot is a reserve (flag) lot. Road setbacks are: 100' feet from the center of County, State or US highways. Property line setbacks are 30' feet from property lines and 50' from the rear side.

Other Zoning districts have different minimum lot sizes and setbacks requirements. Check with The Building & Zoning Office for the minimum requirements for reserve (flag) lots.

All building permits shall be valid for one (1) year from the date it was issued. The Building official may renew a building permit without any additional fees if reasonable progress has been made in the construction of the project.




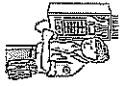
PERMIT & REVIEW FEES

BUILDING PERMIT - \$149 minimum
+ \$25 Certificate of Occupancy

MOBILE HOME - \$100 minimum
permit fee

HVAC PERMITS - \$50 minimum permit
fee


PLUMBING PERMITS - \$50
minimum permit fee


ELECTRICAL PERMITS -
\$50 minimum permit fee

**COPY OF CERTIFICATE OF
OCCUPANCY** - (over 1 year old) \$50

**SIGNS PERMITS (WALL,
CANOPY & GROUND)** - Fee
based on sign size

VIOLATIONS

A person, who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the zoning provisions of The Marion County Zoning Ordinance may be fined up to \$500.00.

Upon evidence that a building violation has been committed the Zoning Administrator may do the following:

1. Notify the property owner of the violation by regular mail, with a determined time for compliance in order to secure a permit and pay a fine.
- (a) The fine will constitute twice the cost of the permit for the building being erected or having been erected.
- (b) Contractors/Builders found to have built without the evidence of a County Building permit having been issued will be fined.
2. Each week violation or failure to comply exists will constitute as a separate offense....

The Building Official is authorized to serve upon any person in violation of this ordinance a complaint of the violation in the form of a uniform non-traffic citation which shall require the violator's appearance before the Circuit Court.

COMMON CODE VIOLATIONS

1) Trash & Debris (section 10-21)

No property shall contain any type of trash or debris. All trash, debris and discarded items shall be properly disposed.

2) Overgrown Grass/Weeds (section 10-21)

Yard shall not be covered with grass or weeds in excess of 12 inches in height.

3) Outside Storage (section 10-24)

Outdoor storage of materials in a commercial district is not permitted unless located in the rear yard and screened from adjoining properties or any public right-of-way with an enclosed opaque barrier at least 8 feet in height.

Outside storage of tires, automobile parts, furniture, appliances, machinery or building materials is strictly forbidden.

4) Inoperable Vehicles (section 10-25)

A motor vehicle, trailer, boat or other water craft is defined as inoperable or in "junk condition" if wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded OR if it does not have a valid license plate attached with a current decal.

REPORT CODE VIOLATIONS

CALL 229-649-5670

GOALS

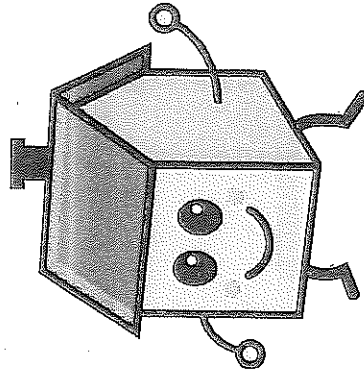
To protect life, safety, and welfare of every citizen

To ensure property maintenance and proper land use.

To protect properties against destruction and depreciation.

To maintain the stability of our neighborhoods.

All property owners and occupants are responsible for maintaining their properties in accordance with applicable regulations. These regulations are designed to maintain desirable living conditions in our community.



PLANNING & DEVELOPMENT DEPARTMENT

Organizationally, the planning and development department has three (3) primary divisions: Administration, Planning and Development. They all work closely together addressing the many aspects of planning, land development and building construction.

PLANNING DIVISION

Strategic planning

Current Planning

DEVELOPMENT DIVISION

Land development

Environmental compliance

Plans review, Permits & Zoning

Structural Inspections

Marion County Building & Zoning Office before you begin any procedures or make any purchases.

BUILDING PERMITS

No building or structure in rural Marion County shall be erected, remodeled or moved without first securing a building permit from The Marion County Building & Zoning Office, provided the building meets the following:

1. New Construction: A permit is required for all new construction for structures larger than 8 ft or 64 square feet.
2. Additions: - Any addition to an existing structure that changes the square footage of that structure, i.e., lean-to, carport, house addition, porch, deck, ect...
3. Floodplain: - Any construction or moving of land in a floodplain.

AGRICULTURAL STRUCTURES

Agricultural structures require a building permit; however, any structure principally devoted to the pursuit of agriculture shall be exempt from paying fees for building permits by Georgia State Statutes.

It is always a good idea to contact the Marion County Building & Zoning Department before beginning any construction or demolition project and ask if a permit is required. Phone Number (229) 649-5670

SPECIAL INFORMATION

- 1) No Mobile Home shall be used for the purpose of a storage structure.
- 2) Only one (1) Mobile Home per lot or 5 acre tract will be permitted.
- 3) Any time a Mobile Home is placed or moved within Marion County, a Mobile Home moving permit will be obtained from The Marion County Building & Zoning Department.
- 4) All Mobile Homes will meet the requirements of the Mobile Home tie down act 210 ILCS 120/1 of Georgia.
- 5) All Mobile Homes will be placed on a permanent slab or foundation which shall reach below the frost line.

1. CHECKLIST OF WHAT I NEED BEFORE I GET A PERMIT

- () Contract or copy of title
- () Property Identification Number or address
- () Plot Plan showing setback from property lines and roadway.
- () Septic Permit or statement of working existing septic.
- () \$100.00 Permit Fee

Minimum lot size for AG zoned land is 5 acres. Contact Zoning Office for other minimum requirements in other districts. This brochure is only a basic overview of the requirements for placement of a mobile home. Please contact The

BASIC REQUIREMENTS FOR MOBILE HOMES

The following are the basic requirements that must be met before a mobile home can be placed or moved within the unincorporated areas of Marion County

- 1) Minimum lot size 5 acres unless the property is located within an approved planned subdivision. More land may be required to meet well and septic standards of the Marion County Health Dept.
- 2) No Mobile Home will be allowed in a flood plain.
- 3) Septic Permit- A permit issued by the Marion County Health Department or a statement from a licensed septic installer indicating that the proposed property has a working septic that is large enough to handle the proposed Mobile Home
- 4) Mobile Home Permit Fee-\$100.00 fee is required for the new placement of a Mobile Home or replacement of an existing Mobile Home on property.
- 5) All Mobile Homes must be skirted within 90 days of placement on the approved site.

STRUCTURE STANDARDS

- 1) Size- Minimum of 840 square feet .
- 2) Age-No Age
- 3) HUD--All Mobile Homes must bear a valid HUD approval sticker or statement from the mobile Home dealer of such.

PERMITS & LICENSES

A Permit is required for:

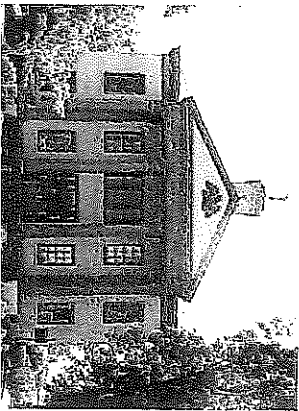
1. Interior remodeling
2. Swimming pool (in ground)
3. Storage Building
4. Building Addition
5. Deck

**FAILURE TO OBTAIN A
PERMIT WILL RESULT
IN CODE
ENFORCEMENT
ACTION**

Note: This is intended as a brief guideline into some of the common questions involved with the building and zoning codes. However there are many more details that apply to this that may not be covered in this pamphlet. If you have any further questions you can call the Building and Zoning office at (229)649-5670.

Call (229) 649-5670

DESIGNED BY: TANYA RIOS



MARION
BUILDING
DEPARTMENT
THOMAS E. K...

A FEW
ABOUT

The Building
before you B

