

**MARION COUNTY
PLANNING & ZONING**

**Guide to Building in
Marion County**

DISTRICT	Maximum Height of Building		Minimum Yard Requirement in Feet			Minimum Lot Dimensions in Feet		Minimum Lot Area in Square Feet
	Feet	Stories	Front Yard	Side Yard	Rear Yard	Width	Depth	Min Lot Area in Sq Feet
"A" Agricultural			75 (A)	50 (A)(B)	50 (A)	660	660	40 Acres (C)
"RR" Rural Residential	35	2 ½	75	50 (B)	50	330	330	435,600
"SR" Suburban Residential	35	2 ½	50	30 (B)	50	165	250	43,560
"R-1" Single Family Residential	35		30	15 (B)	20	100	150	20,000
"ES" Marion Reservoir Eastshore Residential District	35	2 ½	30/50 (D)	6 (B)	10/20 (D)	40	40	1,600
"LL" Marion County Lake Lot Residential District	35	2 ½	20	8 (B)	10			1,600
"V-1" Village District	35	2 ½	20	8 (B)	10			

- (A) On major roads and highways only.
- (B) A side yard shall be provided on each side of the lot. The dimension given is for one side only.
- (C) Lots may be smaller than 40 acres only when approved through an Agricultural Lot Split under the Marion County Subdivision Regulations.
- (D) In the "ES" District, different lots have difference yard requirements based on the plat.
- (E) No building is permitted to be constructed in any easement.



230 E Main
Marion, KS 66861
Phone: 620-382-2945
Fax: 620-382-8823
Email:
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When a Building Permit is Required

A building permit is required prior to the start of new construction, any additions to existing structures or the moving of a structure onto property.

Building permits are not required for driveways, sidewalks, fencing below 6 feet, provided the use of the structure will not change.

Manufactured homes located outside of a mobile home park are required to be placed on a permanent foundation and require a building permit, HUD certification, and age requirements.

Areas of Marion County That Require a Permit: County building permits apply to all areas outside the city limits; unincorporated areas include Canada, Aulne, Antelope, and Pilsen.



When will my building permit expire?

Your building permit will expire one (1) year from the date it was issued. Construction must commence within three (3) months, otherwise the permit becomes invalid.

Other Permits

A wastewater and water well permit if applicable are required from the Marion County Health Department when water and/or sewer services will be used on the property. The health department is located at 230 E Main, Marion, KS 66861 and may be reached at 620-382-2945.

Building in a floodplain

To obtain a building permit in the floodplain, the application should be accompanied by a floodplain development plan and an Elevation Certificate. In the case of non-residential buildings, the elevation to which it has been flood proofed must be provided.



Fees

Residential Building Package	\$ 200
Primary Residential	\$ 100
Accessory	\$ 50
Ag Exempt (permit required)	\$ 0

Building Permit Checklist

Application is made in the Marion County Health Dept. at the Planning & Zoning Office.



_____ Zoning Permit Application

Permit # _____ Date Issued _____

_____ Wastewater Permit Application

Permit # _____ Date Issued _____

_____ Soil Profile

_____ KS Onecall Locate prior to dig

_____ Water Well Permit Application

Permit # _____ Date Issued _____

_____ Copy of deed

_____ Distance from property lines for new building

_____ Copy of Survey provided if applicable

_____ Building Plans Included

_____ Coordination of Roadway Systems

_____ 911 Address

_____ Paid taxes receipt

_____ @ County Lake; Improvement District has been contacted @ 620-382-5503