

# Applying For An Improvement Location Permit and Building Permit

**Ralph Booker (Plan Director) 935-8540**

**(Building Inspector) 935-8531**

Structure Type	Driveway	Recorded Deed	Site Plan	Septic or Sewer Permit	Purchase Agreement	Fee \$	Electric Permit	Plumbing Permit	Grand Total
Type A (Single Wide)	X	X	X	X	X	\$75	\$40	\$30	\$145
Type B (Double Wide)	X	X	X	X	X	\$75	\$40	\$30	\$145
Modular	X	X	X	X		\$75	\$40	\$30	\$145
Conventional Home (< 2000 sq ft)	X	X	X	X		\$125	\$40	\$30	\$195
Conventional Home (= >2,000 sq ft)	X	X	X	X		\$175	\$40	\$30	\$245
Home Addition < or = 1000 sq ft			X	X		\$75	\$40	\$30	\$145
Home Addition > 1000 sq ft			X	X		\$125	\$40	\$30	\$195
Accessory Structures			X			\$40	\$40	\$30	\$110
Decks, Carport, Open Porch,			X			\$40			\$40
Swimming Pool In Ground			X			\$100			\$100
Above Ground			X			\$50			\$50
Roof (Structural Change)			X			\$30			\$30
Sign						\$40			\$40
Re-inspection fee						\$30	\$30	\$30	
<b>COMMERCIAL PERMIT FEES</b>									
New Building State Release	X	X	X	X		\$250	\$40	\$30	\$320
Additions - Renovations State Release			X	X		\$250	\$40	\$30	\$320
Upgrade, New Service, Relocation of Service, Replacement of Service Panel							\$40	\$30	
Re-Inspection Fee						\$30	\$30	\$30	
<b>TOWER PERMIT FEES</b>									
Communication Tower						\$300			
WECS Tower => 1 megawatt						\$1,750	per	megawatt	
WECS Tower 401 kilowatts <1 megawatt						\$600	per	tower	
WECS Tower 50-400 kilowatts						\$400	per	tower	
WECS Non-Commercial (private)						\$40	per	tower	
Meteorological Tower						\$100	per	tower	

## REQUIRED SETBACKS

Zoning District	From R-O-W	From Back	From Sides	From Ditch	Maximum Height
A-1	50/60/75	20 ft	15 ft	75 ft	no maximum
A-2	50/60/75	20 ft	15 ft	75 ft	no maximum
A-3	40/50/60	20 ft	10 ft	75 ft	35 ft
T-1	30 ft	15 ft	10 ft/10%	75 ft	35 ft
L-1 (OFF WATER)	30 ft	20 ft	10 ft/10%	75 ft	35 ft
L-1 (ON WATER)	30 ft	45 ft	10 ft/10%	75 ft	35 ft
C-1	25 ft	20 ft	0 ft/20 ft**	75 ft	45 ft
C-2	50 ft	20 ft	20 ft	75 ft	45 ft
I-1	50 ft	25ft/50ft**	25ft/50ft**	75 ft	45 ft
I-2	50 ft	25ft/50ft**	25ft/50ft**	75 ft	45 ft
MH	30 ft	20 ft	20 ft	75 ft	25 ft

\*\*\*\* See Codes  
R-O-W = NOT THE EDGE OF ROAD

\*\* When adjoining a similar zone/when not adjoining

# Applying For An Improvement Location Permit and Building Permit

Where do you get these documents

<u>Septic Permits</u>	<u>Marshall County Health Dept., 1st Floor, County Bldg., 574/935-8565</u>
<u>Deed Copies</u>	<u>Marshall County Recorders Office, 2nd Floor, County Bldg., 574/935-8515</u>
<u>Site Plans</u>	You may draw this yourself on an 8 1/2 x 11 sheet of paper. Or perhaps a friend or relative can help you. Show the dimensions of the lot. Show all buildings. We do not need the dimensions of the existing buildings. Then add the building you wish to construct, showing the dimensions of that structure, and how far it is from all the lot boundaries. If the structure is near a home, indicate the distance from the new structure to the home.
<u>Driveway Permit</u>	<u>Marshall County Highway Dept., 9675 King Rd., Plymouth 574/936-2181</u>
<u>New Address</u>	<u>Marshall County Plan Commission, 3rd Floor, County Bldg. 574/935-8540 Your address will be assigned when your building permit is approved.</u>

## Understanding the Marshall County Land Split Rule

### New Split Rules

#### Density Regulations for A-1 Agricultural, A-2 Agricultural Conservation and A-3 Agricultural Residential Zones.

The lot width minimum will be 210 feet and depth minimum would be 207.5 feet. These dimensions equal 43,575 square feet, just over the 43,560 square feet needed for the one acre minimum requirement for building lots in any of the above zones.

All new parcels must meet the 1 to 3 width to depth ratio.

This rule would apply to parcels of record upon the enactment of this rule.

#### A-1 Zoning District Density

<u>Parcel size</u>	<u>Number of splits before a subdivision is required</u>
40 acres or less	2
41 to 80 acres	3
81 acres to 120 acres	4
121 acres to 160	5
161 acres or more	6

After the above allowable splits are made any parcel of forty (40) acres or more split from the original parcel would be exempt the subdivision rule. Any smaller parcel splits beyond the above numbers would require a subdivision plan approval.

All lots must be contiguous. No more than one residential home per every five (5) acres.

#### A-2 Agricultural Conservation.

This is an elective zone that would allow a land owner to voluntarily restrict the future usage of a parcel of land to primarily agricultural activities. Plan commission approval is required.

If any splits are to be made from the original parcel only one (1) road cut would be allowed. If more than one (1) house per road cut is proposed then subdivision approval will be required. An owner could sell one (1) acre parcel for each forty (40) acres owned but access must be with these road cuts.

#### A-3 Agricultural Residential

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