



Marion County Public Works

Building Inspection Division

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Building Inspection

Policy & Procedure

No. 107

P&P 107

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RESIDENTIAL SITE PLANS

Policy Purpose:

Outlines criteria for when a site plan is not required for a residential building permit application.

Background:

Site plans are used by a number of different divisions responsible for reviewing applications for compliance with building code, septic, driveway, land-use, and zoning requirements. Because these site plans are utilized by different divisions it is necessary to develop a policy to clarify when a site plan is not necessary.

Policy:

Marion County will not require a site plan to be submitted with applications for building permits when the project meets all the following criteria:

1. The affected building is a one-or-two family dwelling, or a structure that is accessory to a one-or-two family dwelling.
2. The footprint of the structure does not change.
3. The project does not create a new exterior wall in a location where one did not already exist (For example, enclosing an existing carport or patio cover would require a site plan).
4. For homes connected to an onsite septic system, the number of bedrooms does not increase.