

## Marion County Building & Planning Office

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## Frequently Asked Questions

The information provided in this document applies strictly to **unincorporated** property in Marion County, TN. If the property is located in any of Marion County's cities, that zoning and permitting is thru that city and you will need to contact that city for that information.

Property in **unincorporated** Marion County, TN has no zoning.

Although property in **unincorporated** Marion County, TN has no zoning deeds can be specific to what is and is not allowed on a particular parcel. You are encouraged to check with the Register of Deeds office at 423 942 2573 for any provisions, deed restrictions, covenants or HOA requirements for that specific parcel. You will need to provide the Register of Deeds office with the State Tax Map and Parcel Number of the property which can be found online at [Tennessee Property Data Home Page \(tn.gov\)](http://Tennessee Property Data Home Page (tn.gov)). You may find it necessary to contact a title company who are best equipped to complete a full title search.

This office does not enforce Subdivision Regulations. Subdivision Regulations are under the control of the Developer or Homeowners' Association.

The number of homes that can be built on a property is contingent on what septic can support, which is governed by TDEC and a TN Certified Soil Scientist.

Refer to the link to our page found at the bottom of this document for Septic and Decentralized Systems and Greywater.

Refer to the link to our page found at the bottom of this document for how to obtain a 9 1 1 address.

*We are not responsible for the accessibility or the content of other websites.*

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If considering building multiple homes on one parcel arrangement of the structures can influence the ability to subdivide the property should that be desired in the future. See the Subdivision Regulations of Marion County, Tennessee. Refer to a link to our page found at the bottom of this document for a link to those regulations.

Contingent on the parcel size if the desire is to build multiple residential structures each structure must be within the setbacks but may be further limited by the space needed for the septic system and/or well.

**Minimum Setbacks:** Are measured from the property lines, not the road or right-of-way.

The minimum setbacks allowed are:

**Front – Forty (40') Feet;      Side – Fifteen (15') Feet;      Rear – Fifteen (15') Feet**

TDEC approval is required for all septic. TDEC limits the number of bedrooms that can be built on a parcel based on the size of the parcel and availability of soil that will support septic. Additionally, some parcels require a septic system and well which is also governed by TDEC.

All residential structures must be permitted as well as storage buildings over 200 square feet. All structures must be built in accordance with the 2018 IRC. Minimum setbacks are enforced.

Refer to our website for specific requirements for Metal Building, Barns (including Pole Barns) and Storage Buildings.

You may reference the Marion County website for the Planning & Building page which provides other helpful information.

Information is here: <https://marioncountyttn.net/planning-building>

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