Franklin County, Missouri: written reply to a public-records request

Copied word for word from the county's email to DreamStart Building Company. Personal phone numbers and email addresses are left out.

From: Franklin County Building Department, 400 East Locust, Union, MO 63084 · 636-583-6384

Received: October 23, 2026

The Building Department typed its answers in capitals after each "What we have" line of our checklist and referred the zoning items to Planning & Zoning.

The county's reply:

Good morning,

I will answer the questions related to the Building Department. For the others, you will need to wait for their reply or contact them directly.

[County answers are in capitals after our "What we have" text.]

1. County zoning

What we have: Yes. The Zoning Regulations "apply to all unincorporated land in Franklin County, Missouri." PLEASE CONTACT PLANNING AND ZONING

2. Building permit

What we have: Required; the Building Department issues permits and inspects new construction. We found a $150 minimum calculated permit fee and a $25 application fee, but no line for a new home. How is the fee for a new single-family home calculated? IT IS CALCULATED BY SQUARE FEET AND THERE IS NO FIXED AMOUNT

3. Building code

What we have: The 2021 International Residential Code (with Appendix Chapters E and J), 2020 National Electrical Code and 2021 International Plumbing Code, in effect as of April 23, 2024. CORRECT

4. Inspections

What we have: Footing and pier pad (formed and steel tied, before concrete), foundation wall, drywall and final occupancy inspections; call in by 2:30 pm the day before. WE ALSO REQUIRE UNDER FLOOR PLUMBING OR SEPTIC ROUGH-IN AND FINAL, IN WALL ROUGH-IN INSPECTIONS, AND ELECTRIC SERVICE

5. Owner's own work

What we have: The application allows the homeowner as electrician, and a homeowner may install their own septic system by signing an affidavit. What about plumbing? HOMEOWNER MAY DO ALL WORK; THE ONLY ONE THAT NEEDS FURTHER DOCUMENTATION AND A MEETING WITH AN INSPECTOR IS SEPTIC INSTALLATION.

6. Septic

What we have: The Building Department issues septic permits ($135 + $200 escrow for a new residential system); percolation test or soil evaluation results, a complete design and the installer choice are required at application. WE DO NOT ACCEPT PERC TESTS ANY LONGER. THE REST IS CORRECT

7. Minimum lot size

What we have: 3 acres for lots without central water and sewer (Article 7). INCORRECT. WE HAVE NO LOT SIZE REQUIREMENT UNLESS THE ONLY SEPTIC SYSTEM ABLE TO BE INSTALLED (PER SOIL TEST) IS A SHALLOW FIELD. THAT REQUIRES 3 ACRES

8. Minimum home size

What we have: We don't know yet. 75 SQ FT OF LIVING SPACE IN THE BEDROOM AND ALSO IN THE LIVING ROOM.

9. Homes per parcel

What we have: On an unsubdivided lot, up to two site-built or modular dwellings per lot, at a maximum density of one single-family dwelling per three acres. PLEASE CONTACT PLANNING AND ZONING

10. Dividing land

What we have: Divisions into parcels of 20 net acres or more are exempt; a Large Lot Exemption covers 10 to 20 net acres.

PLEASE CONTACT PLANNING AND ZONING

11. Floodplain

What we have: The county participates in the National Flood Insurance Program; the Zoning Enforcement Officer administers floodplain rules, and a Floodplain Development Permit and Elevation Certificate cost $250.

PLEASE CONTACT PLANNING AND ZONING

12. Who to call

What we have: Building Department 636-583-6384; CORRECT

Planning: Nichole Zielke, Planning Director, 636-583-6369. PLEASE CONTACT PLANNING AND ZONING

Thank you,

Franklin County Building Dept

400 East Locust

Union, MO 63084

P: 636-583-6384

From: Nichole Zielke, Planning Director, Franklin County Planning & Zoning, 400 E. Locust Street, Room 6B, Union, MO 63084 · (636) 583-6369

Received: October 26, 2026

Her answers to the four items of our October 25, 2026 follow-up.

The county's reply:

Mr. Norton,

1. Yes, per Article 1, Section 3
2. If you are creating a new lots in Franklin County that do not have access to central water and sewer, they would be subject to the 3-acre limitation.
3. Yes, per Article 7. However, there are caveats in the form of temporary agreements or the Accessory Dwelling regulations (all found in Article 10), depending on the circumstances.
4. Yes, dividing an unplatted parcel into 20+ acre tracts is exempt; yes, a Large Lot Exemption is a partial exemption that covers unplatted properties that are being divided to create properties between 10 and 20 acres in size; yes, the floodplain application fee, if required, is currently $250.

Sincerely,

Nichole Zielke

Planning Director

Franklin County Planning & Zoning

400 E. Locust Street, Room 6B

Union, MO 63084

(636) 583-6369

** We apologize for the inconvenience, but our office will be closed all day on November 18, 2026 for maintenance activities**

What we asked:

Our follow-up of October 25, 2026:

1. Zoning: the Zoning Regulations apply to all unincorporated land in Franklin County.

2. Minimum lot size: we read 3 acres for lots without central water and sewer (Article 7). The Building Department says there is no lot size requirement unless the only septic system possible is a shallow field, which requires 3 acres. Which is right for a new home?

3. Homes per parcel: up to two site-built or modular dwellings on an unsubdivided lot, at no more than one dwelling per three acres.

4. Dividing land: divisions into parcels of 20 net acres or more are exempt; a Large Lot Exemption covers 10 to 20 net acres. Floodplain: a Floodplain Development Permit and Elevation Certificate ($250) from the Zoning Enforcement Officer.

From: Nichole Zielke, Planning Director, Franklin County Planning & Zoning, 400 E. Locust Street, Room 6B, Union, MO 63084 · (636) 583-6369

Received: October 30, 2026

Emailed in reply to our request.

The county's reply:

Mr. Norton,

We have no square footage minimums except in the case of an Accessory Dwelling (Article 10, 227 (C)(5)).

Whether or not a Floodplain Development Permit is required is dependent on home location in relation to floodplain. Yes, our Zoning Enforcement Officer, Anthony Cromer, is also our Floodplain Administrator and can help with questions about floodplain: [email on file]