Marion 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.

Note from DreamStart: A few words arrived garbled in the plain-text copy of this email ("RURALCT", "INSPECTIIFS", "PROPERTTEYANER"); they are shown exactly as received. On our county page we read them as inspections and property owner.

From: Teya Stice, Marion County Coordinator, 100 S. Main Street, Ste. 4, Palmyra, Missouri 63461 · 573-769-5545 (the County Clerk passed our request to her)

Received: October 26, 2026

The County Coordinator typed her answers in capitals after each "What we have" line of our checklist. She also attached the county's revised Land Use Order (signed August 2026), which is not part of this copy.

The county's reply:

See my below answers.

Teya Stice

Marion County Coordinator

100 S. Main Street, Ste. 4

Palmyra, Missouri 63461

573-769-5545

1. County zoning: does the county have zoning for unincorporated land (county-wide, by township, or none)?

What we have: Yes. The county website says "Marion County is a zoned county", with districts A-1, R-1, RR-1, C-1, C-2, C-3, C-4 C-5, M-1 and FP under the Land Use Order.

2. Building permit: is a county building or land-use permit required for a new single-family home outside city limits? If so, what is the fee?

What we have: Required. The building permit application (adopted 8-15-11) sets the fee at the cost of construction x 0.002, and requires the building to be at least 80 feet from the center of the road. The Land Use Order says the fee is set by the County Commission; is 0.2% still current? CORRECT

3. Building code: has the county adopted a residential building code (for example the IRC), and which edition?

What we have: None adopted. The Missouri Department of Economic Development's 2021 county building-code data lists no adopted residential code for Marion County. RURALCT

4. Inspections: which inspections does the county require for a new home (footing, rough-in, final), if any?

What we have: We don't know yet. MARION COUNTY DOES NOT DO ANY INSPECTIIFS SINCE WE DON'T HAVE BUILDING CODES.

5. Owner's own work: may a property owner do their own electrical and plumbing, or is a licensed contractor required?

What we have: We don't know yet. A PROPERTTEYANER CAN DO THEIR OWN WORK.

6. Septic: who issues septic permits (county health department, a county office, or the state), the fee, whether a soil test is required, and whether lots of 3 acres or more are exempt?

What we have: A wastewater application to the Marion County Health Department (573-221-1166) is required before a building permit is issued. We don't know the septic fee. A SOIL TEST IS REQUIRED ON ALL BUILDING SITES. YOU WILL HAVE TO ASK THEM THE FEE.

7. Minimum lot size for a home, if any (and by district, if zoned)?

What we have: From the Land Use Order tables (the headings were unreadable in the scan): one-family dwelling 1 acre with 200 ft width (we believe R-1); single-family dwelling 3 acres with 200 ft width (we believe RR-1). What is the A-1 minimum? RESIDENTIAL ZONED (R-1) PROPERTY CAN ONLY BE ZONED IF THE PROPERTY IS ON CITY SEWER OR HAS A CENTRALIZED SYSTEM. RURAL RESIDENTIAL (RR) IS REQUIRED TO HAVE 3 ACRES. AGRICULTURAL (A-1) ZONED PROPERTY HAS TO HAVE 3 ACRES AS WELL. STRUCTURES HAVE TO BE 80 FEET OFF OF THE CENTERLINE OF THE ROAD, UNLESS SPECIFIED IN SUBDIVISION COVENANTS AND RESTRICTIONS.

8. Minimum home size (square feet), if any?

What we have: We don't know yet. MARION COUNTY HAS NO MINIMUM HOME SIZE.

9. Homes per parcel: how many homes may be built on one parcel?

What we have: In agricultural areas, a farm dwelling plus one other dwelling per farmstead, with the second dwelling on at least 1 acre. ONLY 1 HOME MAY BE BUILT PER 3 ACRES. IF THEY ARE BUILDING MORE THAN ONE HOME AND HAVING MORE THAN ONE (1) THREE ACRE LOT, THEY WOULD NEED TO GET THE PROPERTY REZONED TO RURAL RESIDENTIAL (RR).

10. Dividing land: when must land be platted or surveyed before a home can be built?

What we have: Any parcel sold in a tract smaller than 10 acres must come before Planning and Zoning for possible rezoning. CORRECT

11. Floodplain: does the county take part in the National Flood Insurance Program, and is a floodplain development permit required? Who is the floodplain administrator?

What we have: The county participates in the National Flood Insurance Program; a Floodplain Development Permit (and an elevation certificate in the floodplain) is required under the County Flood Plain Ordinance. CORRECT. TEYA STICE, MARION COUNTY COORDINATOR IS THE FLOODPLAIN ADMINISTRATOR (573-769-5545).

12. Who to call: the best office and phone number for building questions on rural land.

What we have: Teya Stice, Land Use and Capital Improvements Coordinator, (573) 769-5545, [email left out]. CORRECT

If the county has a zoning order, building ordinance or permit packet, a PDF or link is perfect. I WILL ATTACHED OUR LAND USE ORDER.

From: Teya Stice, Marion County Coordinator, 100 S. Main Street, Ste. 4, Palmyra, Missouri 63461 · 573-769-5545

Received: November 2, 2026

Reply to our October 29, 2026 question about item 3 (building code), whose earlier answer reached us as "RURALCT". Our question: we have none adopted (the state's 2021 data lists no residential code for Marion County). Is that right?

The county's reply:

I am sorry if my previous answer wasn't clear. Marion County has NOT adopted residential building code. I answered your question below as well.

3. Building code: CORRECT

Thank you,

Teya Stice

Marion County Coordinator

100 S. Main Street, Ste. 4

Palmyra, Missouri 63461

573-769-5545