



**Marquette**  
www.marquettemi.gov

## Important Property Code References for Residents

---

As a City of Marquette property owner, we ask that you keep this document for your reference, and please read it so that you are familiar with the most relevant codes that are in place to ensure that our community remains an excellent place to live, learn, work, and enjoy life.

Homeowners are responsible for securing required zoning and building permits for many exterior and interior renovations and construction, including fences and walls, driveways, sheds, and enclosures for animals (chickens, rabbits, beehives). There are exceptions.

Most commercial property renovations require zoning permits, and for some the scale and/or type of renovation will *site plans* to be approved.

Construction and other development activity done without relevant permits is a violation of City (zoning), and possibly state building codes, and will require corrective action, so...

**Please inquire with us if in doubt!** Call **906-228-0425** for **Zoning** inquiries/permits, and our staff will assist you in determining your permit needs. **Building** permits are issued by Marquette County Building Codes (ph.# 906-225-8180) and in most cases a building permit cannot be issued until a zoning permit has been issued by the City.

Below you will find answers to typical zoning/development questions that our staff receives.

### Question and Answer:

Q: My fence is falling apart, and I want to rebuild it in the same place it has been for decades, just like it is built now. Why do I need a permit to do that?

A: The fence may have been erected before permits were required and may be partially in the right-of-way or on a neighbor's property. It may also be constructed in a way that does not comply with the current standards. You may replace damaged portions of a fence without a permit, but reconstruction requires verifying that the location and construction are in harmony with the Land Development Code standards for fences in your zoning district, and you must submit a permit application for reconstruction.

Q: My siding and roof need replacement; does that require a permit?

A: No. If you are not altering the building structurally (the structural members will not be altered) you do not need a permit to replace cladding or shingles/roofing materials. Solar panels on a roof do need a permit.

Q: My deck needs some repairs, consisting of a few new planks, new treads on the steps, and replacement of balusters where there are handrails. Does this require a permit?

A: Not if it is a ground-level deck and no structural alterations are being made. If it is on a second-story floor or above it may require a permit from County Building Codes for the baluster replacement, and if it does you will need to get an approved Zoning Compliance Permit prior to eligibility to receive a Building Permit.

Q: I want to expand my concrete driveway a little, just enough to be able to park another car alongside in my front yard. Do I have to get a permit for that?

A: Yes. You need a Zoning Compliance Permit to construct additional hard-surface parking anywhere on your property. Gravel parking also requires a permit and must meet new standards for construction. You will also need a permit from our Engineering office if paving work is to be done in the right-of-way. New driveways must also be separated by  $\leq 12$  in. from adjacent property.

The City of Marquette's Land Development Code and Zoning Map are online here:

<https://www.marquettemi.gov/departments/community-development/zoning/>

Interactive maps of the city are online as well: <https://maps.viewprogis.com/ecp/marquette-mi#>