

## Building Guide for uses in Cannon County

**Single Family Residential**-permitted in all districts with the exception of I-1 Industrial. If located in the R-1 Residential, C-1 Commercial or A-1 Agricultural zones, the steps are as follows: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If located in an I-1 Industrial district, the steps are as follows: apply for a special exception permit with the Cannon County Board of Zoning Appeals at the County Executive's Office. If denied: **Use not permitted.** If approved: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.**

**Mobile Home or Mobile Home Park**-not a permitted use in any district. If located in an R-1 Residential District: **Use not permitted.** If located in a C-1 Commercial District: **Use not permitted.** If located in an I-1 Industrial district or an A-1 Agricultural District: apply for a special exception permit with the Cannon County Board of Zoning Appeals at the Cannon County Executive's Office. If denied: **Use not permitted.** If approved: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If approved, a mobile home park (3 or more units on a single parcel) must submit a site plan to the Land Use Administrator for approval. A site plan is not required for two or fewer units on a single parcel.

**Multi-family (Duplex, Triplex or Apartment) Residential**-permitted in the C-1 Commercial District and by appeal in the I-1 Industrial District and A-1 Agricultural District. If located in an R-1 Residential District: **Use not permitted.** If located in a C-1 Commercial District: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If located in an I-1 Industrial district or an A-1 Agricultural District: apply for a special exception permit with the Cannon County Board of Zoning Appeals at the Cannon County Executive's Office. If denied: **Use not permitted.** If approved: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If approved, an apartment (4 or more units in a single building) must submit a site plan to the Land Use Administrator for approval. A site plan is not required for a duplex or a triplex on a single parcel.

**Commercial Uses-** permitted in the C-1 Commercial District and by appeal in the I-1 Industrial District and A-1 Agricultural District. If located in an R-1 Residential District: **Use not permitted.** If located in a C-1 Commercial District: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If located in an I-1 Industrial district or an A-1 Agricultural District: apply for a special exception permit with the Cannon County Board of Zoning Appeals at the Cannon County Executive's Office. If denied: **Use not permitted.** If approved: visit County Clerk's office and obtain a building permit. Pay fee at the County

Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If approved, all commercial uses must submit a site plan to the Land Use Administrator for approval. Also, all commercial uses must pay a compliance fee in addition to the impact fee mentioned above.

**Industrial Uses**-permitted in the I-1 Industrial District and by appeal in the C-1 Commercial District and the A-1 Agricultural District. If located in an R-1 Residential District: **Use not permitted.** If located in an I-1 Industrial District: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If located in a C-1 Commercial district or an A-1 Agricultural District: apply for a special exception permit with the Cannon County Board of Zoning Appeals at the Cannon County Executive's Office. If denied: **Use not permitted.** If approved: visit County Clerk's office and obtain a building permit. Pay fee at the County Executive's office. Wait for call from State Building Inspector to set up inspection. **Use completed.** If approved, all industrial uses must submit a site plan to the Land Use Administrator for approval. Also, all industrial uses must pay a compliance fee in addition to the impact fee mentioned above.

**Agricultural Uses**-permitted in all districts.

**Rezoning**-If a particular use is prohibited in a certain zoning district, then the parcel could potentially be rezoned to another zone in which the use is either permitted or permitted by appeal. The process for rezoning is as follows: apply for rezoning at the Cannon County Executive's office. Present rezoning request to the Planning Commission. The Planning Commission will recommend that the County Commission either approve or deny the rezoning request. Public hearing is held at the next applicable County Commission meeting. County Commission either approves or denies the rezoning request. If denied: **Use not permitted.** If approved: **Use either permitted or permitted by appeal.**

**For all questions regarding any of the aforementioned procedures, please call Cannon County planner Tommy Lee at 931-979-2170 or email at [tlee@ucdd.org](mailto:tlee@ucdd.org)**