Zoning Map Update
Open House / Input Session

More Information
www.cityofmarion.org/zoningmapupdate
Zoning Map Update Website

www.cityofmarion.org/zoningmapupdate

- General News/ Updates
- Upcoming Meeting Dates
- Existing / Proposed Maps
- Relevant Links
- Contact Information
Many properties have a use that is not allowed under the current code and will not be allowed under the proposed code.

- Do Not Panic!!!!
- A non conforming use is “Grandfathered” meaning that if it exists today it can exist after the new map is adopted.
- There are some limits to this.
Basics of Zoning

Zoning is the law that determines how land or property can be used in a city.

• Regulates the activities or uses that can take place on the property.
• Regulates the size of buildings that can be built on a property.
• Promotes orderly patterns to support the public good.
• Property taxes... are based on use not the zoning of the property.
The zoning map gives a zoning designation to each property in the City.

- Residential
- Multi-Family
- Commercial
Zoning carries out the goals and objectives of the Comprehensive Plan

- Must be consistent with the vision of growth established in the City’s Comprehensive plan.
- Directs more growth to some areas.
- Ensures some areas remain stable or preserved for certain uses, like industrial areas.
The Marion City Council directed staff to update the Zoning Code.

- Zoning Code was updated was completed in late 2018, 1st major update since early 1970s.
- New zoning districts were created that now have to be mapped.
- Staff drove almost every street in town to create existing land use inventory.
- Consult with Comprehensive Plan.
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- Consult with Comprehensive Plan.
Every Parcel in the city has a zoning designation.

- 22 Current Zoning Designations
Every Parcel in the city has a zoning designation.

- 31 Proposed Zoning Designations.
- Traditional Residential & New Residential
- Mixed Use / Multi-Family
- Commercial
- Industrial
- Public Lands
Proposed Zoning – Traditional Residential

Traditional Zoning Districts

- Marion's’ Oldest Neighborhoods
- Setback Relief
- Correction of Non-conforming homes
- Design Considerations
- Not for use in new development
Proposed Zoning – Single Family Zoning

New Single Family Zoning

• Rural Residential
• SR-E through SR-5
• Single Family (based on lot sizes)
• Condominiums / Townhomes
Proposed Zoning – Multi Family

Multi-Family Residential

• Two Districts Created based on unit density.
• 1-8 Units and 20+ Units
• Site Plan Review Requirements
Proposed Zoning - Commercial

- Commercial Zoning opportunities throughout the community along major transportation corridors.
- Three Commercial Districts with increasing level of services.
- Corridor Commercial Zoning.
Proposed Zoning - Corridor

• Corridor zoning has been approved in 2018 that creates new opportunities for commercial and mixed use projects while protecting the core of the community with design standards.
Proposed Zoning - Industrial
What’s Next?

• More open houses / info meetings.
• Comments generated at open houses and review against existing and proposed zoning maps.
• Meeting Summary / Comments will be placed on city website.
• Planning & Zoning Commission and City Council Meetings (Late 2019 into early 2020)
• We encourage you to contact us if you have questions.
Upcoming Open House Dates

- **Monday – October 7\(^{th}\)**
  - Marion Public Library 5:00-7:00PM
- **Monday – October 21\(^{st}\)**
  - Marion Public Library 5:00-7:00PM
- **Thursday – October 24\(^{th}\)**
  - Hills Bank 3202 7\(^{th}\) Avenue 5-6:30PM
- **Tuesday – October 29\(^{th}\)**
  - Lowe Park Arts & Environment Center 5:00-7:00PM
If you would like additional information after the open house please contact:

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