ORDINANCE 19-16

AN ORDINANCE AMENDING SECTION 176.04, ESTABLISHMENT OF DISTRICTS AND MAP OF THE MARION CODE OF ORDINANCES TO INCLUDE CENTRAL CORRIDOR ZONING DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARION, IOWA:

Section 1. that Section 176.04 be deleted in its entirety and be replaced as follows:

176.04 Establishment of Districts and Map. The City is hereby classified and divided into the following zoning districts:

1. Rural and Residential Districts:
   - A-1, Rural Restricted
   - R-1, Low Density Single-Family Residential
   - R-2, Medium Density Single-Family Residential
   - R-3, Two-Family Residential
   - R-4, Four-Family Residential
   - R-5, Moderate Density Multiple-Family Residential
   - R-6, High Density Multiple Family Residential
   - R-6A, Medium Density Multiple Family Residential

2. Transitional and Commercial Districts:
   - RT-1, Residential Transitional
   - O-1, Office Transitional
   - O-2, Office Park
   - C-1, Neighborhood Commercial
   - C-2, Central Business District Commercial
   - C-3, General Commercial
   - C-3P, Commercial Park
   - C-4, Warehouse Commercial

3. Industrial Districts:
   - I-1, Restricted Industrial
   - I-1P, Industrial Park
   - I-2, General Industrial

4. Special Districts:
   - Planned Development Districts:
     - PD-R, Planned Development-Residential
     - PD-C, Planned Development-Commercial
     - PD-I, Planned Development-Industrial
     - PD-S, Planned Development-Special
     - PD-MH, Planned Development – Manufactured/Mobile Home

5. Agricultural and Rural Residential Districts:
   - AG, Agricultural Holding
   - RR-1, Rural Restricted
6. Suburban Residential Districts:
   SR-E, Suburban Residential Estate
   SR-1, Suburban Low-Density Single-Family Residential
   SR-2, Suburban Medium-Density Single-Family Residential
   SR-3, Suburban Medium-Density Single-Family Residential
   SR-4, Suburban Two-Family Residential
   SR-5, Suburban Three and Four Family Residential

7. Traditional Residential Districts:
   TR-1, Traditional Low-Density Single-Family Residential
   TR-2, Traditional Medium-Density Single-Family Residential
   TR-3, Traditional Two-Family Residential
   TR-4, Traditional Four-Family Residential

8. Multiple-Family Residential Districts:
   MR-1, Medium-Density Multiple Family Residential
   MR-2, High-Density Multiple Family Residential

9. Business and Mixed-Use Districts:
   BL, Local Business
   BC, Community Business
   BR, Regional Business

10. Office/Service and Manufacturing Districts:
    OS, Office/Service
    M-1, Light Manufacturing
    M-2, General Manufacturing

11. Public Institutional and Recreation and Open Space Districts:
    PI, Public Institutional
    ROS, Recreation and Open Space

12. Central Corridor Districts:
    U-1, Uptown 1
    U-2, Uptown 2
    UTR-1, Urban Transition Residential 1
    UTR-2, Urban Transition Residential 2
    UTC-1, Urban Transition Commercial 1
    UTC-2, Urban Transition Commercial 2
    UC-1, Urban Commercial

Section 2. That all other chapters shall remain unchanged by this ordinance.

Section 3. That all ordinances and parts of ordinances in conflict with the same are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.
Passed and approved this 10 day of June, 2019.

Nicolas AbouAssaly, Mayor

ATTEST:

I, Rachel Bolender, City Clerk of the City of Marion, Iowa hereby certify that at a meeting of the City Council of said City, held on the above date, among other proceedings the above was adopted.

Rachel Bolender, City Clerk

CERTIFICATE OF SERVICE

The undersigned City Clerk of Marion, Iowa certifies that the Ordinance shown immediately above was published in the Marion Times on the 13 day of June, 2019.

Rachel Bolender
City Clerk