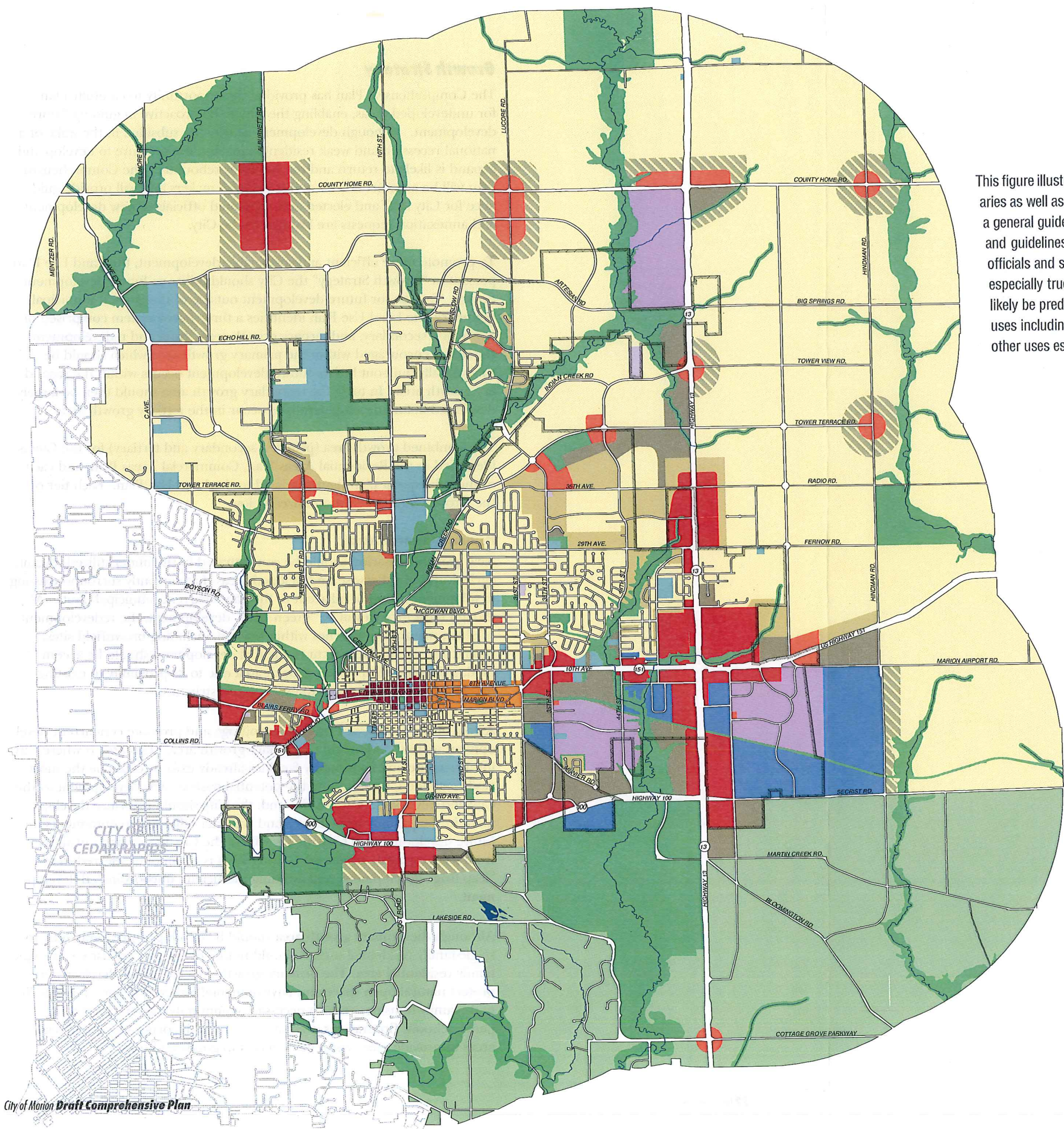


Figure 2

City of Marion Land Use Plan

This figure illustrates the Land Use Plan which identifies desired land uses within the City's current municipal boundaries as well as for parcels within the City's 2-mile extraterritorial jurisdiction. The Land Use Plan is intended to be a general guide to growth and development within Marion and is the physical expression of the long term policies and guidelines included in the Comprehensive Plan. As development occurs, it is important that residents, City officials and staff remain flexible with regard to what land uses are deemed appropriate for a given area. This is especially true of the City's growth areas where the majority of development will occur. While these areas will likely be predominantly comprised of single-family residential uses, they should also contain other types of land uses including multi-family development, commercial centers, schools, park, office development, churches, and other uses essential to meeting the needs of future residents.



- Single-Family Detached Residential** consists of traditional single-family homes.
- Single-Family Attached Residential** includes multi-unit structures such as townhomes, duplexes, and some types of condominiums.
- Multi-Family Residential** includes multi-unit structures such as condominium and apartment buildings, and senior housing.
- Transition Residential** consists of residential development of higher density that serves as a buffer between single family residential uses and areas of intense use such as corridor commercial nodes.
- Conservation Residential** consists of low intensity residential development in areas with varied terrain, sensitive natural areas, or a high cost of providing city services.
- Neighborhood Commercial** consists of small scale commercial centers serving daily needs.
- Corridor Commercial** includes large scale commercial centers and big box retailers serving a community-wide consumer base.
- Uptown District** consists of a mix of residential uses and mixed-use commercial uses.
- Central Corridor District** consists of the area within the Central Corridor Master Plan.
- Light Industrial** consists of low intensity, clean industrial uses with minimal impact on adjacent uses.
- Business Parks/Office** consists of business park development compatible with commercial areas with minimal impact on adjacent uses.
- Public Utilities** include areas owned by community service and utility providers sites such as well sites, pump stations, and utility right-of-way.
- Public / Semi-Public** includes areas open to the public such as schools, civic buildings, churches, and cemeteries.
- Parks and Open Space** includes neighborhood and community parks, Squaw Creek Park, trailways, wetlands, and floodplains.
- Creek/Watercourse**
- Municipal Boundary**