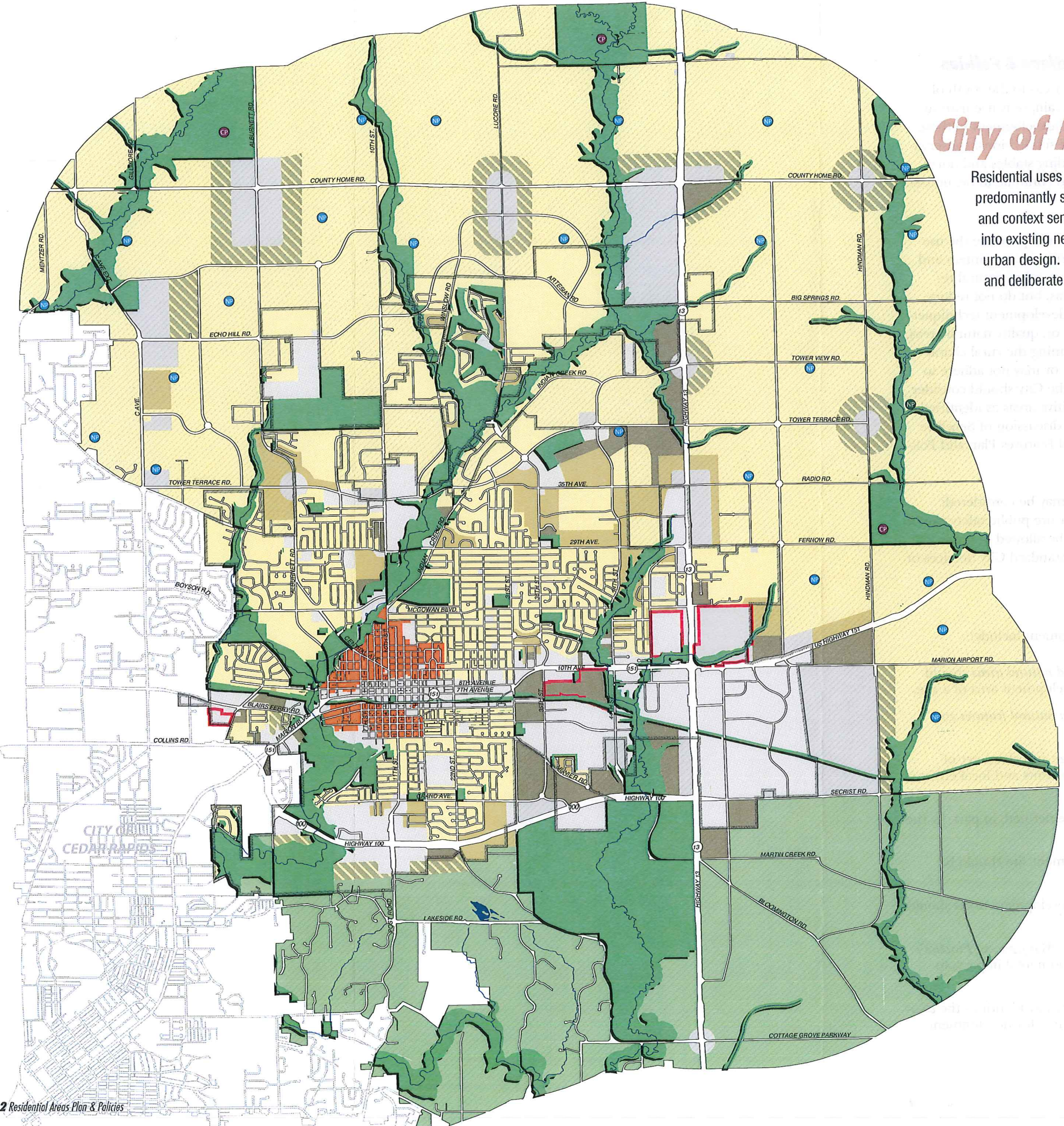


Figure 4

City of Marion Residential Areas Plan

Residential uses occupy the majority of the land within the City's incorporated areas and Marion is a community of predominantly single-family homes. Residential neighborhoods should be protected from incompatible land uses and context sensitive infill development should be encouraged. New residential development should be integrated into existing neighborhoods with respect to roadway and pedestrian connections, architecture, green space, and urban design. The City should minimize outward growth and leap frog development and plan for the controlled and deliberate extension of city infrastructure and services.



- Single-Family Detached Residential.** The majority of Marion's single family areas are low-density, established neighborhoods. These areas should be enhanced with new parks, sidewalks, street lighting, and other amenities where possible.
- Single-Family Attached Residential.** Single-family attached (i.e. townhomes or duplex) developments are located throughout the City, often located in the same areas as single family homes. These areas should be enhanced with new parks, sidewalks, street lighting, and other amenities where possible.
- Multi-Family Residential.** Some isolated multi-family residential development has occurred throughout the City. Multi-family residences should be used as a transitional land use in residential areas adjacent to areas containing commercial, industrial, and other non-compatible uses.
- Transition Residential.** These areas consist of residential development of higher density that serves as a buffer between single family residential uses and areas of intense use such as neighborhood and corridor commercial nodes.
- Manufactured Housing.** No new manufactured housing development should occur and existing manufactured housing communities should be well-maintained. The appearance, connectivity, screening and buffering in these areas should also be enhanced where possible.
- Uptown Residential.** These areas are characterized by single-family detached residences, a dense grid system of streets, and the use of alleys.
- Conservation Residential.** Areas containing significant environmental features or significant changes in elevation should not be extensively developed. Residential and limited agriculture uses are most appropriate should development occur in these areas.
- Parks and Open Space** includes neighborhood and community parks, Squaw Creek Park, trailways, wetlands, and floodplains.
- Creek/Watercourse**
- Municipal Boundary**
- Growth Areas** includes the unincorporated areas outside of Marion and within the City's 2-mile planning jurisdiction.