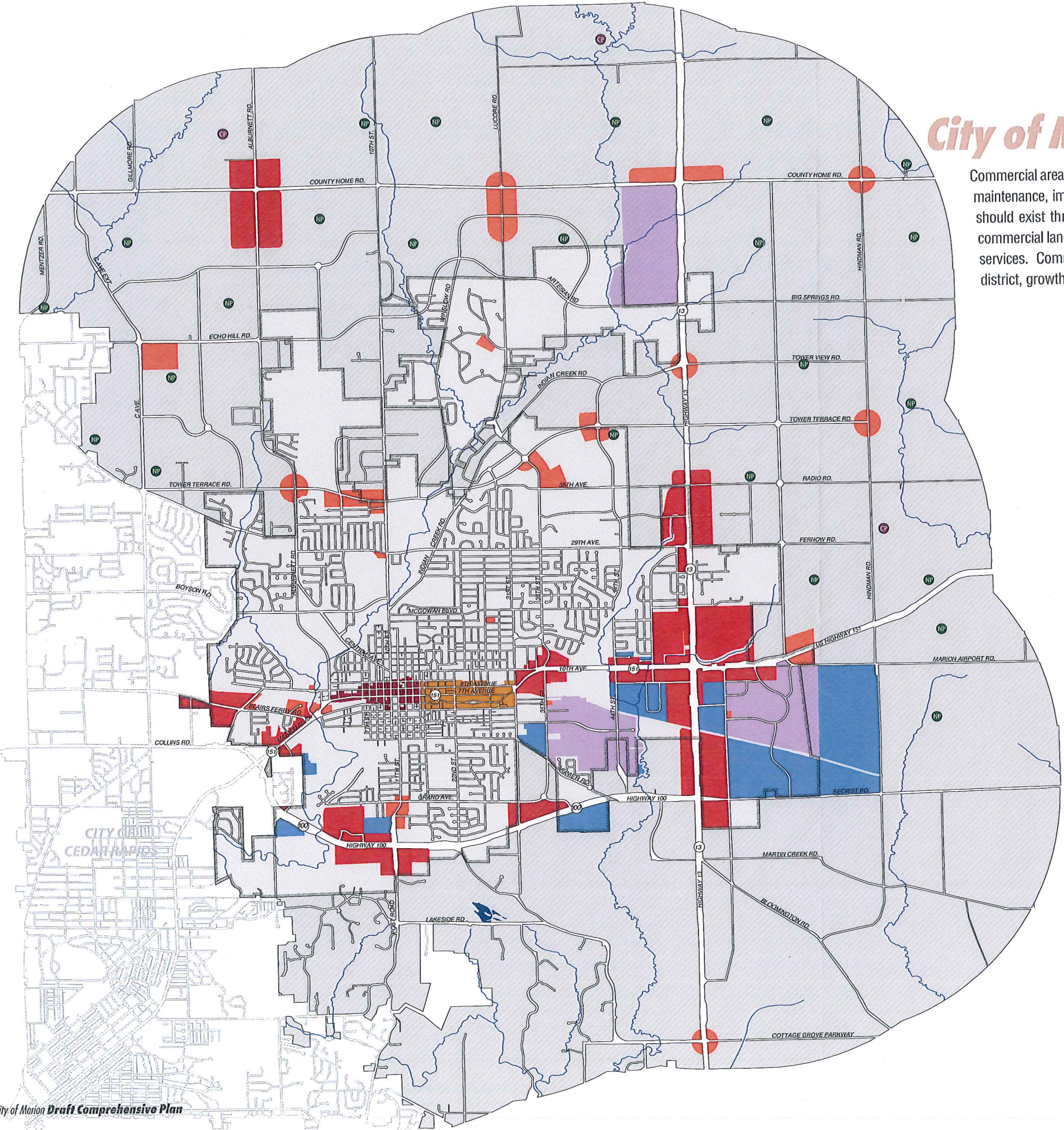


Figure 6

City of Marion Commercial Areas Plan

Commercial areas comprise a vital component of a community's land use and provide a tax benefit that helps pay for maintenance, improvements, and future expansion of City services and infrastructure. Commercial development should exist throughout the City, providing a variety of environments in which to shop, dine, and work. Each commercial land use possesses a unique scale and character of development offering a distinct range of goods and services. Commercial uses within Marion include neighborhood commercial, corridor commercial, the Uptown district, growth area commercial, the Central Corridor district, light industrial, and business parks/office.



Neighborhood Commercial areas should seek to minimize the need for residents to travel long distances to meet day-to-day retail and service needs. Large scale development is discouraged in favor of human-scaled, pedestrian friendly design.

Corridor Commercial areas should consist of larger scale commercial development intended to serve both local and regional needs. These areas are located along the City's primary roadways with connections to the regional transportation network.

Uptown District is characterized by traditional mixed use commercial development in a unique pedestrian atmosphere. The unique character of this commercial district should be protected and enhanced.

Growth Area Commercial uses include both neighborhood and corridor commercial areas within the City's growth areas. While the growth areas should develop primarily as residential areas, small commercial centers should be developed at identified areas to provide for the daily needs of nearby residents.

Central Corridor District consists of the area planned in more detail within the Central Corridor Master Plan.

Light Industrial uses are generally supported, but the current location of some industrial uses are in conflict with adjacent residential neighborhoods. Where possible these uses should be relocated to dedicated industrial areas elsewhere within the City.

Business Parks/Office uses should be located in areas with easy access to the regional transportation network and minimal impact on less intensive uses. There may be opportunities for large scale office or business park development in the future.

Creek/Watercourse

Municipal Boundary

Growth Areas includes the unincorporated areas outside of Marion and within the City's 2-mile planning jurisdiction.