

ZONING

308 Attachment 2

Town of Marion

Schedule II

Zoning Area and Coverage Requirements

[Amended 11-11-1991; 10-12-1993; 12-3-1993; 7-10-1997 by L.L. No. 1-1997]

ABBREVIATIONS:

D.U. = Dwelling Unit

NP = Not Permitted

W/O = Without

W/ = With

District	Land Use	Minimum Lot Area* (square feet)		Minimum Lot Width* (feet)		Minimum Yard Size (feet)* for Buildings and Structures						Maximum* Building Height (feet)	Maximum* Lot Coverage (%)
						Principal				Accessory**			
		W/O Water W/O Sewers	W/Water ^a W/Sewers	W/O Water W/O Sewers	W/Water ^a W/Sewers	Front	Rear	Side		Rear	Side		
								One	Total				
A-C	One D.U.	40,000	25,000 ^b	175	125 ^b	50	20	12	30	5	5	35	30
	Two D.U.	50,000	30,000	175	125	50	20	12	30	5	5	35	30
	For each additional D.U.	Add 10,000	Add 7,000	Add 20 feet (to a maximum of 300 feet)	Add 10 feet (to a maximum of 200 feet)	50	20	12	30	5	5	35	30
	Nonresidential	50,000	30,000	175	125	50	20	12	30	5	5	35	30
L-R	One D.U.	30,000	20,000 ^b	150	125 ^b	50	20	12	30	5	5	35	30
	Two D.U.	40,000	30,000	150	125	50	20	12	30	5	5	35	30
	For each additional D.U.	Add 10,000	Add 5,000	Same as AC	Same as AC	50	20	12	30	5	5	35	30
	Nonresidential	40,000	25,000	150	125	50	20	12	30	5	5	35	30

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						Principal				Accessory**			
		W/O Water W/O Sewers	W/Water ^a W/Sewers	W/O Water W/O Sewers	W/Water ^a W/Sewers	Front	Rear	Side		Rear	Side		
M-R	One D.U.	25,000	20,000 ^{b,d}	125	100 ^b	35	20	12	30	5	5	35	50
	Two D.U.	35,000	30,000 ^d	125	100	35	20	12	30	5	5	35	50
	For each additional D.U.	Add 7,500	Add 3,000	Add 10 feet (to a maximum of 250 feet)	Add 10 feet (to maximum of 200 feet)	35	20	12	30	5	5	35	50
	Nonresidential	35,000	25,000	125	100	35	20	12	30	5	5	35	50
H-R	One D.U.	NP	10,000	NP	100	25	15	8	20	5	5	35	60
	Two D.U.	NP	10,000	NP	100	25	15	8	20	5	5	35	60
	For each additional D.U.	NP	Add 2,000	NP	Add 5 feet (to a maximum of 150 feet)	25	15	8	20	5	5	35	60
	Nonresidential	NP	10,000	NP	100	25	15	8	20	5	5	35	60
B-1	Dwelling	40,000	10,000	175	100	25	15	8	20	5	5	35	60
	All other	40,000	10,000	175	75	0	20 ^c	0 ^c	0 ^c	5	5 ^c	35	70
I-1	All uses	1 acre	1 acre	250	250	75	25 ^c	25 ^c	60 ^c	5 ^c	5 ^c	35	50

NOTES:

* When the general requirements of this Schedule II are inconsistent with specific requirements set forth in Article IX for “Special Conditions” or “Special Permits” uses, such specific requirements shall take precedence. See also Article III, Permitted Modifications.

** Rear and side setback requirements for minimum yard size (feet) for accessory buildings and structures for A-C, L-R, M-R, H-R, I-1, and B-1: one foot property setback for every one foot of vertical height above or below grade, whichever is greater with a five-foot minimum setback for all structures.

a. When a lot has water or sewer service available.

b. Cul-de-sac lots may reduce frontage to 70 feet, and shall maintain a minimum of 17,500 square feet for lot area.

c. Improved fire lanes must be provided. [See § 308-45H(8) through (10) for other requirements.]

d. A lot reduction of 5,000 square feet may be permitted if both Town sewer and water are provided. (Note: Cul-de-sac lots are excluded.)