

ZONING ORDINANCE

MARCH 26, 1974

MARION, ARKANSAS

Manes and Associates
Planning Consultants

THE PREPARATION OF THIS REPORT WAS FINANCED
IN PART THROUGH AN URBAN PLANNING GRANT
FROM THE DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT, UNDER THE PROVISIONS OF SEC-
TION 701 OF THE HOUSING ACT OF 1954, AS AMEND-
ED. PROJECT NO. HCPA-1025-7413.

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I CITATION, PURPOSE, NATURE AND APPLICATION OF ZONING ORDINANCE	
Section 1 - Citation	1
Section 2 - Purpose	1
Section 3 - Nature and Application	1
Section 4 - Establishment of Zoning Districts	1
Section 5 - Interpretation of District Boundaries	2
Section 6 - Classification of Annexed Lands	2
Section 7 - Vacation of Public Easements	3
Section 8 - Lot of Record	3
ARTICLE II SPECIFIC DISTRICT REGULATIONS	
Section 1 - R-1 Single-Family Residential	4
Section 2 - R-2 Two-Family Residential	4
Section 3 - R-3 Low Density Multiple-Family	6
Section 4 - R-4 Medium Density Multiple-Family	9
Section 5 - C-1 Neighborhood and Quiet Business District	11
Section 6 - C-2 General Commercial District	14
Section 7 - C-3 Highway Commercial District	16
Section 8 - I-1 Industrial District	18
<i>12-5 ZERO LOT LINE (ADD 181 212/05)</i>	20
	14A
ARTICLE III ADDITIONAL DISTRICT PROVISIONS	
Section 1 - Area Not to be Diminished	22
Section 2 - Accessory Buildings	22
Section 3 - Completion of Existing Buildings	22
Section 4 - Height Requirements	22
Section 5 - Automobile Wrecking and Junk Yards	22
Section 6 - Child Care Centers	23
Section 7 - Fences	24
Section 8 - Flammable Liquids and Gases	24
Section 9 - Service Station Pumps	24
Section 10 - Storage and Parking of Trailers and Commercial Vehicles	24
Section 11 - Swimming Pools	25
Section 12 - Mobile Homes and Mobile Home Parks	25
ARTICLE IV OFF-STREET PARKING AND LOADING REQUIREMENTS	
Section 1 - Off-Street Parking Requirements	28
Section 2 - Off-Street Loading and Unloading Requirements	28
Section 3 - Other Requirements	30
	30

	<u>Page</u>
ARTICLE V SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES	32
Section 1 - General	32
Section 2 - All Districts	32
Section 3 - Additional Regulations in Residential Districts	33
Section 4 - Additional Regulations in Commercial Districts	34
Max Height Signs within 400' of I-55 (Ord 226 1/23/90)	34A
ARTICLE VI SPECIAL PERMIT USES	35
Section 1 - Nature and Description	35
Section 2 - Uses	35
Section 3 - Procedure for Authorizing	36
Section 4 - Fees	36
ARTICLE VII NON-CONFORMING STRUCTURES AND USES OF LAND AND STRUCTURES	37
Section 1 - Non-conforming Use of Land	37
Section 2 - Non-conforming Structure	37
Section 3 - Non-conforming Use of Structure	38
ARTICLE VIII ADMINISTRATION AND ENFORCEMENT	39
Section 1 - Administrative Official	39
Section 2 - Building Permit	39
Section 3 - Certificate of Occupancy and Compliance	39
Section 4 - Penalty for Violation	39
Section 5 - Amendments	40
Section 6 - Notice	41
Section 7 - Hearing and Approval	41
Section 8 - Fees	42
ARTICLE IX BOARD OF ADJUSTMENT	43
Section 1 - Creation and Appointment	43
Section 2 - Organization	43
Section 3 - Powers and Duties	44
Section 4 - Procedure for Appeals	45
ARTICLE X DEFINITIONS	47
ARTICLE XI VALIDITY AND REPEAL	53
Section 1 - Validity	53
Section 2 - Repeal	53

E. Height Regulations

No building shall be constructed with a height in excess of three stories or forty-five (45) feet.

F. Parking Regulations

Off-street parking shall be provided in accordance with the provisions of Article IV.

Section 8
I-1 INDUSTRIAL DISTRICT

A. General Description

This district is intended to provide space for manufacturing activities, wholesaling, warehousing, storage, assembling, packaging, and similar uses. It is an area where general manufacturing activities can take place.

B. Uses Permitted

Property and buildings in the I-1 District shall be used only for the following purposes.

- (1) Any use permitted in the C-3 District except dwellings, hospitals, institutions, or other buildings used for permanent or temporary housing of persons except as described in Item 2 below.
- (2) Dwellings for resident watchmen and caretakers employed on the premises.
- (3) Any business, commercial or industrial uses which do not create hazards of fire, explosions, noise, vibration, dust, lint, or the emission of smoke, odor, or toxic gases.

C. Special Permit Uses

The following uses may be permitted on review in accordance with the provisions contained in Article VI.

- (1) Automobile junk or salvage yards, in accordance with the provisions contained in Article III, Section 5.
- (2) Sanitary fill for the disposal of garbage or trash.
- (3) Industrial uses having accompanying hazards, such as fire, explosion, noise, vibration, dust or the emission of smoke, odor, or toxic gases may, if not in conflict with any law or ordinance in the

City or the State of Arkansas, be located in the I-1 Industrial District only after the location and nature of such use shall have been approved by the City Council after public hearing and report by the Commission as provided in Article VI. The Council shall review the plans and statements and shall not permit such buildings, structures or uses until it has been shown that the public health, safety, and general welfare will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons. The Council in reviewing the plans and statements shall consult with other agencies created for the promotion of public health and safety.

D. Area Regulations

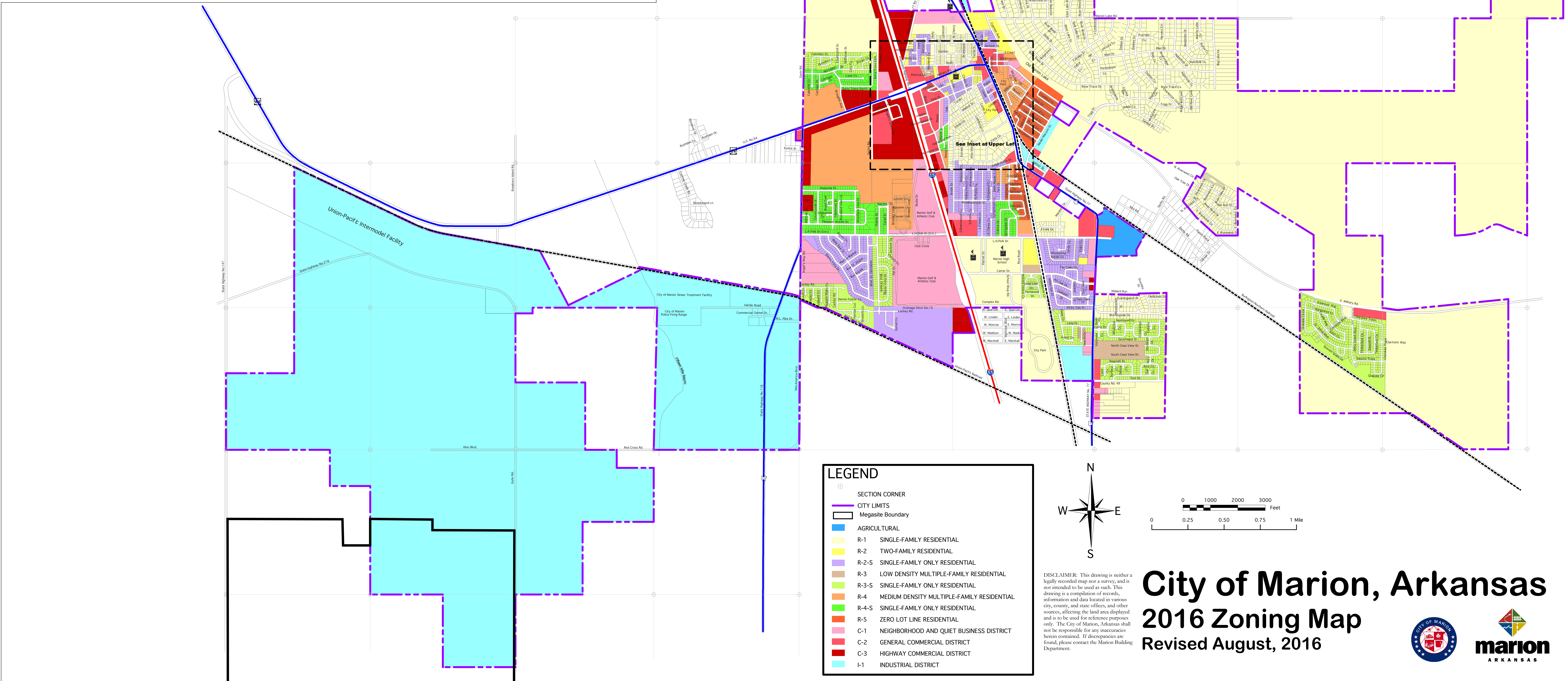
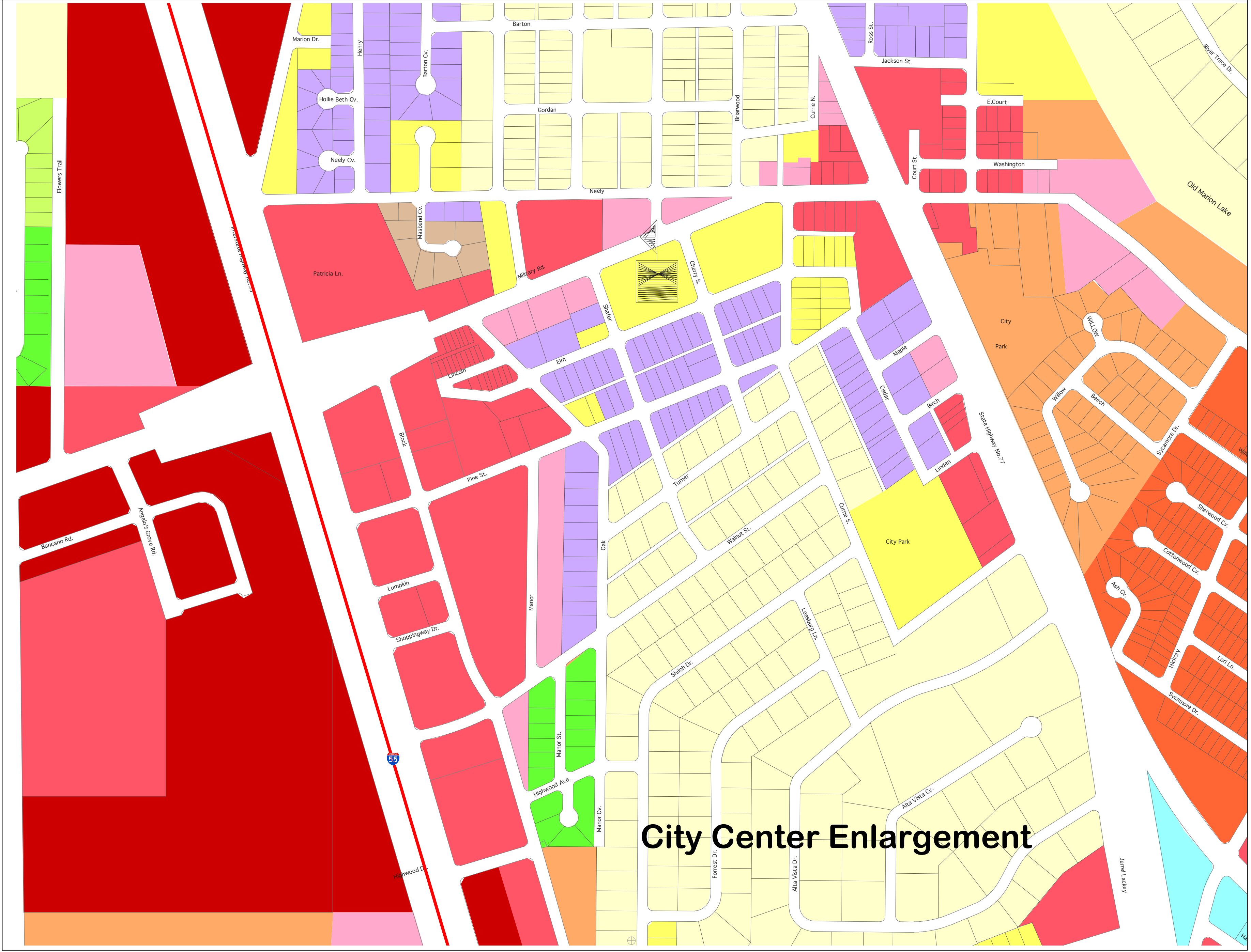
1. All structures shall be built at least twenty-five (25) feet from all property lines.
2. Where property abuts a railroad where siding facilities are utilized, structures may be built up to the railroad property line.
3. Maximum lot coverage shall not exceed thirty-three and one-third percent ($33 \frac{1}{3}\%$) of the lot area.

E. Height Regulations

The maximum height of a structure shall be two (2) stories or thirty-five (35) feet.

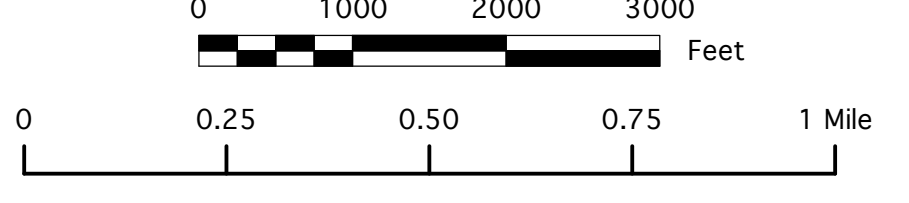
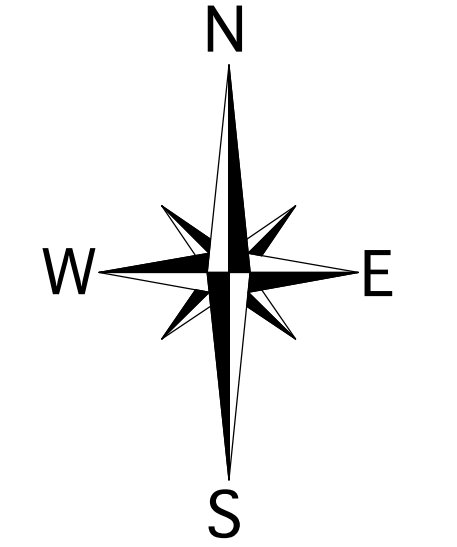
F. Parking Regulations

Off-street parking shall be provided in accordance with the provisions of Article IV.



LEGEND

- ⊕ SECTION CORNER
- CITY LIMITS
- ▭ Megasite Boundary
- AGRICULTURAL
- R-1 SINGLE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-2-S SINGLE-FAMILY ONLY RESIDENTIAL
- R-3 LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-3-S SINGLE-FAMILY ONLY RESIDENTIAL
- R-4 MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL
- R-4-S SINGLE-FAMILY ONLY RESIDENTIAL
- R-5 ZERO LOT LINE RESIDENTIAL
- C-1 NEIGHBORHOOD AND QUIET BUSINESS DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 HIGHWAY COMMERCIAL DISTRICT
- I-1 INDUSTRIAL DISTRICT



DISCLAIMER: This drawing is neither a legally recorded map nor a survey, and is not intended to be used as such. This drawing is a compilation of records, information and data located in various city, county, and state offices, and other sources, affecting the land area displayed and is to be used for reference purposes only. The City of Marion, Arkansas shall not be responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Marion Building Department.