

MARION COUNTY LAND USE PLAN

Critical Area 002

RESOLUTION # XX

This Critical Area is intended to ensure that future development provides appropriate protections to the surrounding neighborhoods and is developed as an integrated center. Any development on the north, east, or south edge of this Critical Area should include a landscaped buffer sufficient in size to substantially mitigate any light, noise, or visual intrusion to adjacent properties.

Added Uses

No Uses are added.

Modified Uses

Heavy Commercial Uses - More intense or taller uses should be placed central to the development. Truck fueling stations are not recommended. Truck parking, docks, and maneuvering areas should be screened from any surrounding use that is not industrial or heavy commercial.

Light Industrial Uses - More intense or taller uses should be placed central to the development. Truck fueling stations are not recommended. Truck parking, docks, and maneuvering areas should be screened from any surrounding use that is not industrial or heavy commercial.

Small-Scale Retailing and Personal or Professional Services - Should be limited to Post Road frontage.

Hotel, Motel, or Hostel - Should be limited to Post Road frontage.

Removed Uses

No Uses are removed.