



Comprehensive Land Use Plan

City of Marion

Prepared By:
City of Marion
Planning & Development Department
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City of Marion
2012 Comprehensive Land Use Plan

Community Vision Statement

Marion's vision is to preserve, enhance, and sustain the best qualities of the built, social and natural environment, and effectively and efficiently address our community needs, giving positive direction to the changes and growth we can anticipate, and finding knowledge-based solutions to overcome future challenges.

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INTRODUCTION

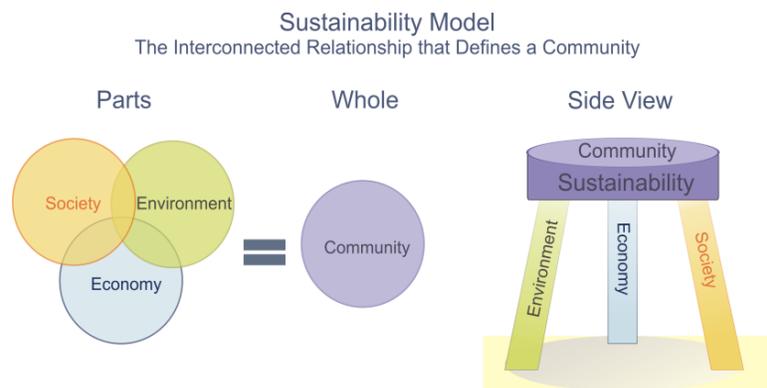
What Is a Comprehensive Land Use Plan?

A comprehensive land use plan is an inclusive yet broad-based method for identifying the interconnected relationship of parts that together influence the function of the whole, and includes a set of actions necessary to reach a desired outcome. The City's Comprehensive Land Use Plan, hereinafter referred to as "the Plan", is based on a sustainability model that suggests that all parts must balance so that the whole will flourish as it continues to grow and evolve. The plan, while addressing many parts that influence the whole, focuses on the balance between three essential elements that include society, environment, and economy. As seen in Figure 1-1.1, utilizing the analogy of a three-legged stool to illustrate the importance of an interconnected relationship that each part or leg can have on a whole or stool, if one leg fails the whole stool will collapse. Similarly, if a community ignores one of its interconnected parts a negative outcome is likely to occur.

Planning ahead for sustainability allows decisions to be made with the best available information to create most optimal outcome and long-term community balance. This Plan is a community-based tool, which provides the best available information and guidance for reaching long-term goals while maintaining social, environmental, and economic

balance as day to day decisions are being made that result in growth in and around the City.

Figure 1-1.1: Sustainability Model



This Plan replaces Marion's Land Use Plan adopted in 1972 and subsequently revised in 1978. Like the preceding plan, this Plan is long-range, and intended to serve the community for the next twenty years or as it no longer represents the future but becomes a reflection of the present. It focuses on physical development in and around the city, anticipates changes that are likely to occur, and provides specific guidance for decision-making and administrative actions. It is the reflection of civic engagement, technical analysis, and stated commitment by the community's governing body.

This plan explores the type of growth that is likely to occur in and around Marion over a long period of time based on societal, environmental, and economic changes that can be anticipated through current information and knowledge. For the purpose of this plan, growth is simply defined as the community's evolution over time. That process can result in the increase, decrease, and/or modification of any characteristic that shapes or defines the community. Growth is certain to occur at variable rates over time. Therefore, it may not be easily discernible how daily individual societal, environmental, or economic decisions are impacting the long-term success of achieving the Plan's goals. As such, the success of this Plan relies on the continual evaluation and modification of goals, objectives, and administrative policies to stay on course or to modify the course in order to carry out the community's vision for Marion.

Purpose and Scope

The purpose of this Plan is to formulate a comprehensive overview of changes that are likely to occur within the community based on existing and future growth patterns and provide guidance for informed-decision making and effective management.

The Plan is an official public document, adopted by Marion City Council who serves as the chief legislative body for the community. State statute provides the enabling power for the City of Marion to plan for future growth and for shaping how that growth will occur through infrastructure improvements and other public services that are provided community-wide. The document contains a collection of policies that guide land use and development decisions that have an impact on the health, safety, and general welfare of the public. The policies of the Plan provide the private sector, municipal staff, and elected officials with guidance in making informed decisions that will guide growth and development overtime. Deviation from a policy within the Plan should always be possible – although should require thoughtful discussion to insure that such change will not be in conflict with the long-term vision and goals. This Plan is not a zoning plan, although it does contain policies that recommend changes to existing zoning regulations within the City Code that if enacted would bring the necessary changes needed to achieve the community vision and sustainable growth.

The Plan serves as a guide for those who make decisions on behalf of the City of Marion every day; a tool for private industry who are interested in the City's desired path towards future growth and development; and a commitment to the public for how and when anticipated changes are likely to occur within their community.

More specifically, this Plan provides:

- (1) A summary of the public's desired path for future growth and development;
- (2) The community's vision for Marion and recommendations to achieve that vision;
- (3) An evolutionary account of the community's growth and development over time and anticipated changes that will occur in the future;
- (4) An analytical tool for estimating future infrastructure facility and service needs;
- (5) A geographic reference for organizing and balancing competing interests for future land use needs;
- (6) A set of goals, objectives and policies to direct action that will have the greatest positive impact on the future; and
- (7) Supporting documents within the appendices including terms and acronyms used throughout the Plan.

Plan Focus and Organization

Environment and Natural Resource Protection. This focus area identifies the natural resources located within and immediately adjacent to the City of Marion. Highlighting the specific resources that are essential to public health and well-being, provide a source of recreation and enjoyment to the public, and contribute the community's overall economic stability.

History and Heritage. This focus area provides a summarization of Marion's unique history and the heritage that continues to define the community. As the community grows, the protection, conservation and enhancement of the community's historic resources and the preservation of its traditional small southern town character, which is valued by both long-standing residents and newcomers alike, can provide a secure and familiar foundation while other aspects of the community change overtime.

Economic Development. This focus area provides a brief summary of the major industry groups in Marion, commercial property values by industry, and occupation by industry for those who live in Marion. The new land use designations (LBCS Codes) and planned future infrastructure improvements that will both support and attract commercial and industrial development, tourism and hospitality-based development, workforce readiness, and economic renewal by directing growth to targeted cluster areas is considered in both the future land use categories and recommended zoning changes.

Housing. This area focuses on the mix and diversity of housing types ranging from duplexes to upper-floor residential in the downtown area. It considers access to housing and other needs as the aging housing stock diminishes, the stabilization and protection of neighborhoods that have been well-maintained overtime, and future growth of housing within Marion and within the study area.

Parks and Open Space. This is a recap of the recently adopted City of Marion Parks and Recreation Plan, and integrates new parks and recreational facilities and programs, greenways, and other open space and recreational amenities that enhance the city by making it a more enjoyable place to work, live, and play.

Public Services and Facilities. This focus area highlights existing infrastructure and capacity to serve the current need and future development growth, and services that are and will be required to provide effective and efficient public services that contribute greatly to the community's public health, safety, and general well-being.

Transportation. This focus area highlights key recommendations made to the North Carolina Department of Transportation to keep pace with the growing demand for improvements and expansions needed as a result of community growth and development. This focus area also provides tools that can be used by the City to address access and capacity on local streets, as well as recommending land use improvements that improve the integration between land use and the city's multi-modal transportation system, including access for pedestrians and bicycles, transit, rail, and automobiles.

Land Use. This focus area considers all of the focus area to better project future growth and development. It also makes recommendations to zoning changes that will help to address needs and carry forward the goals of this Plan in a well managed way so that as new growth and redevelopment occur, it does so in a logical and functional manner that does not erode the foregoing elements essential to being a sustainable community.

Plan Implementation

Adopting the Plan is the first step toward achieving the Community's vision. The City's zoning code, along with other City policy documents and plans should be revised accordingly to insure the Plan's implementation. The policy recommendations included herein go beyond identifying future areas of growth, it includes strategies to protect the environment, preserve historic resources and existing community character, design guidelines to improve transition between land uses, and strategies that will improve economic viability.

The final chapter provides a timeline of implementation, which is set based on resources, funding, and the building blocks of preceding achievements. Updates to the Plan will occur to address emerging needs and opportunities, as state law requires, and as local conditions change. Such updates will be presented to the City of Marion Planning Board, who will in turn provide recommendations to the Marion City Council for review and adoption.

The Planning Process

The Plan evolved under the umbrella of the North Carolina Small Towns Economic Prosperity (NCSTEP) program. The program was part of an initiative by the North Carolina Rural Center to help bring greater prosperity and improved quality of life to small towns throughout North Carolina. The program provided both financial and technical assistance to help communities plan and implement strategies for greater economic prosperity. In March 2006, Marion was one of 33 communities chosen to participate in the three-year program.

In entering into the STEP program, Marion identified downtown revitalization as the primary catalyst for economic prosperity. The City also recognized that the success of downtown could not be achieved independently, but rather through a cohesive and interconnected plan that was tied to the entire community. Given the technical and financial resources provided by the Rural Center through the STEP program, the City saw a unique opportunity to join the program together with the revision of this Plan. The intent was to strengthen and affirm the purpose of each initiative through an interconnected set of goals, objectives and policies that would provide a clear direction for achieving a prosperous future community-wide.

The planning process gave the public the opportunity to consider and express what kind of community it would like to have by anticipating what changes might occur, capitalizing on opportunities, and determining the actions that must be taken now in order to minimize unwanted or unforeseen outcomes in the future.

Citizen Engagement

The Plan was developed through the collaborative effort of citizens, civic organizations, leadership members, consultants, advisory boards, elected officials and city staff to fashion a reliable guide for future decision-making to effectively and efficiently manage changes over time.

A diverse group of citizens representing all ages, ethnicities, and income levels established a leadership team and engaged in activities that helped identify a vision for the future, and determine the goals that

needed to be accomplished in order to make that vision a reality. The leadership team worked effortlessly to identify important elements that needed to be included in the Plan and organized them into ten specific focus areas. These focus areas established the organizational framework for this document.

Once these areas were established, each member facilitated a number of community workshops and activities to obtain citizen input on the ten focus areas. Citizen involvement and participation was impressive. Information was collected from over 30 workshops held around the community, and has helped to formulate a solid foundation for drafting the policies included in this Plan. It is the intent of this Plan to articulate the community's collective voice within the vision and goals and develop policies and objectives that reflect that voice. A complete list of the goals, objectives, and policies are located in Chapter 4 and can be referenced back to the input provided by the community.

Community Survey

As part of the planning process, the leadership team organized a group of over forty citizens to participate in an activity to document their thoughts on Marion's strengths, weaknesses, opportunities, and threats. Citizens representing a cross-section of the community participated in the activity. Each person, equipped with a disposable camera, was asked to take pictures and document their thoughts about the community based on one of the four areas. Their comments and visual references were collected and compiled into the following summary:

Good Design and Architecture

Citizens appreciated and valued the historic buildings of the downtown area the most. "good design" and "historic architecture" were the commonly noted references. Also mentioned were buildings that are beautiful in their historic nature but are underutilized and/or not being utilized to their full potential. Newly constructed buildings were appreciated for their effort to fit into the context of the community and the historic character of downtown. Modern structures were welcomed as a sign of progress and economic growth. Several participants commented on examples of well-designed signage as well as other elements that make businesses look more attractive. A few comments related to applying design standards and façade grants to help guide and improve commercial areas. Other vacant buildings were noted as opportunities for adaptive reuse.

Vacant & Underutilized Buildings

On the same level of concern, participants expressed the need to address problems with vacant and underutilized buildings. Citizens noted that several businesses were not an appropriate use in their current location and especially noted that industrial uses should not be located in commercial areas.

Quality Housing

Many participants commented on good quality housing as well as safe and attractive neighborhoods noting that this fosters a strong sense of community.

Dilapidated & Poor Housing Conditions

Dilapidated housing and poor housing conditions were commonly referred to as "eye sores". Some noted that mobile homes and mobile home parks did not fit into the community.

Public Improvements

Citizens noted many public improvements that have taken place including the evening and weekend music events, upgraded street lighting and underground utilities downtown as well as recent renovations to the Marion Depot, which now serves as the Downtown Economic Development Office and community building.

Downtown Revitalization

There were multiple responses regarding the appearance downtown and the need for revitalization. Many citizens commented on the need to paint street light poles to match decorative lampposts, repair sidewalks and potholes, improve traffic circulation in problem areas, improve parking, and pedestrian safety.

Community Assets & Amenities

Many citizens identified several important community assets and amenities including outdoor dining, the YMCA, Hospice Center, the McDowell Senior Center, and the Chamber of Commerce. Other citizens identified churches as good examples of describing community assets. Many also commented on their design, place of importance, and a place to gather with like-minded people. Several citizens commented on educational training opportunities provided within Marion including the McDowell Arts Council, Ford Miller Training Center, the Library, and the Marion Elementary School.

In addition, citizens took pictures of people within the community with statements such as civic mindedness, good neighborhoods, safe community, positive and friendly atmosphere.

Desirable Businesses

Each citizen commented on the need for more desirable businesses, more restaurants and retail in downtown, and more locally owned businesses. Of all the photographs taken an overwhelming majority identified Wine Ruelz (now under new ownership as Low Country Dining) as an example of a desirable business for the downtown and an asset to the community.

Lack of Economic Development

Many of the citizens had very strong opinions about economic development. Lack of economic development was portrayed in a variety of ways from a loss of jobs to limited economic opportunities as well as a lack of economic activity to bring people to the downtown. Lack of public infrastructure along Sugar Hill Road and poor entrances into the City Limits were indicated as barriers to economic growth. Lack of retail businesses and quality restaurants were noted. It was suggested by many of the citizens to develop design guidelines for the downtown area and make façade grant money more available in order to spur economic growth. “Trashy” auto repair businesses, abandoned vehicles and too many car lots were specifically noted as negative attributes of the City and discouraged new auto-related businesses from being permitted within the City.

Public Spaces and Public Buildings

Based on the pictures returned, many citizens appreciate the many public spaces Marion has to offer including the gazebo downtown, the skate park, courthouse lawn, the community building, the Depot, Oak Grove Cemetery (for walking), the community ball field and Main Street. Several citizens commented on the attractive appearance of several public building including the Marion City Hall, Marion Police Department, County Courthouse, Marion’s Community Building, and the Depot.

Many commented on several public spaces that were in need of improvement such as traffic circulation downtown and the Marion Post Office parking lot. The power station on Rutherford Road was listed as not appropriate location. The McDowell County Administration Building was noted as “ugly” and looked out of place among the historic buildings in downtown.

Undesirable Signage & Trash

Citizens expressed concern with outdated and worn signage, and signs for closed businesses. Pictures included a range of signs, but generally referred to each as “ugly” and “unattractive”. A problem with trash and blight were also commonly referenced in many of the pictures taken.

Landscaping

All of the citizens commented on well-maintained landscaping and provided examples of beautiful landscaping suggesting the need for additional landscaping throughout the community. Many examples

included private plant beds at the entrance to neighborhoods and businesses as well as the decorative hanging baskets that line the downtown during the spring and summer months.

Poor Landscaping and Overgrown Vegetation

Equally as important as good landscaping, citizens commented on poor landscaping and inappropriate landscaping. An overwhelming majority commented on how much they disliked the holly trees downtown and suggested shade trees as a replacement. Better pruning was suggested for the Crepe Myrtles. More landscaping was suggested for parking lots. Many photos of vacant lots and buildings overgrown with vegetation were taken suggesting that the City appears unclean and an unsafe place to visitors.

Community Values: A Prologue to the Vision Statement

After 30 community workshops and a wealth of citizen input, the leadership team whittled the information down into fifteen central values that were of the most interest to citizens, and categorized those components into four core themes, which were used to create a vision statement for the community.

Community Values:

Preservation

- Protect community assets
- Preserve small town values
- Maintain and improve historic downtown & mill villages
- Conserve natural resources

Civic Involvement

- Build diverse citizen participation
- Allow open-minded discussions and be receptive to new ideas
- Create public and private partnerships to build a stronger community

Economic Prosperity

- Create development guidelines to protect and strengthen property values
- Be small business and entrepreneurial friendly
- Reduce barriers to sustainable growth
- Encourage more mixed-use throughout the community

Government Resolve

- Build stronger tax base to better the community
- Engage in strategic investments that better the community
- Support and participate in public and private partnerships
- Promote the "Main Street" philosophy community wide

Community Vision Statement

Marion's vision is to preserve, enhance, and sustain the best qualities of the built, social and natural environment, and effectively and efficiently address our community needs, giving positive direction to the changes and growth we can anticipate, and finding knowledge-based solutions to overcome future challenges.

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MARION: A COMMUNITY PROFILE

Preparing a meaningful plan for the City of Marion, hereinafter referred to as “the City”, requires a thorough understanding of the community’s unique characteristics and qualities. This chapter focuses on a summary of Marion’s geographic location and climate, historic occupation and growth patterns, and demographics. Of particular importance is an understanding of the past and present in order to identify opportunities and constraints for achieving the goals of this Plan as well as establish a framework for periodic evaluation of progress made. Because the Plan is to be utilized as a working document and conditions are in constant state of change it will be essential that the data be updated as appropriate to ensure correct interpretation and evaluation of changes as they occur over time.

Location & Setting

The City is ideally located in the foothills of the picturesque Blue Ridge Mountains of Western North Carolina, and serves as a gateway to many of the region’s most spectacular natural resources and cultural attractions including Linville Gorge “the Grand Canyon of North Carolina”, Mount Mitchell (elev. 6,684ft.) the highest peak in eastern United States, Lake James and the headwaters of the Catawba River, Pisgah National Forest, the Blue Ridge Parkway, and more.

Marion is approximately five and half square miles in size and is bound by the Catawba River to the north and US Interstate 40 to the south. It is largest of two municipalities located in McDowell County, and serves as the county seat and center of commerce for the area. The City is situated at the crossroads of three other major transportation corridors including US Highway 70, US Highway 221, and US Highway 226 that serve as routes between the mountains and piedmont regions of North Carolina and beyond. Marion is in close proximity to several large metropolitan areas and within a day’s drive from Nashville TN, Columbus OH, Panama City Beach FL or Washington, DC.

Map 2-1.1: City of Marion’s Geographical Location



Table: 2-1.1: Proximity to Metropolitan Areas

City	Miles	Population
Asheville	40	70,000
Hickory	43	40,000
Charlotte	96	600,000
Greensboro	140	230,000
Raleigh	218	313,000
Knoxville, TN	150	174,000
Atlanta, GA	265	+424,000

Marion is also within close proximity to several major airports including Charlotte International Airport, located within an hour’s drive, offering service to destinations around the world; and Asheville Regional Airport (AVL) offering frequent non-stop flights from New York, Atlanta, Cincinnati, Nashville, Charlotte, Washington DC, and Orlando. Other nearby airports include Greenville-Spartanburg, SC (GSP), Greensboro (PTI), Johnson City, TN (TRI) and Knoxville, TN (TYS).

families, retirees, and seasonal residents. More than 50,000 residents call Marion home with just over 8,000 living within the city’s municipal limits and approximately 48,000 residents living within the unincorporated area of McDowell County. Each year these figures continue to increase as more people

Marion’s small town qualities, pristine natural setting, accessibility, and low property tax make it an ideal setting for More than 50,000 residents call Marion home with just over 8,000 living within the city’s municipal limits and approximately 48,000 residents living within the unincorporated area of McDowell County. Each year these figures continue to increase as more people

discover the beauty and affordability of this area. Marion’s growth is attracting diverse new development and economic opportunities, but it is also an indicator that Marion needs a plan that adequately addresses future growth if it intends to preserve and protect the qualities that make it a special place to work, live, and play.

Climate

Climate is an important element and a deciding factor in many of the activities and opportunities enjoyed by both residents and visitors. The area’s temperature and precipitation greatly influence recreation and tourism potential, water supply, agriculture, and commerce.

The climate in Marion is classified as a warm temperate with mild winters. The summers are long and warm with an average temperature of 75 degrees Fahrenheit (24°C) and average daily maximum temperature of 86 degrees (30°C). The highest recorded temperature of 106 degrees occurred in Marion on July 28, 1952. In winter, the average temperature is 46 degrees (8 °C) with an average daily minimum temperature of 29 degrees (-2°C). The lowest temperature ever recorded was -7 degrees (-22 °C), which occurred on February 18, 1958. The average annual temperature is a mild 58 degrees (14°C).

Figure 2-1.1: View of City from Grants Mountain



The total annual precipitation in Marion is about 56 inches. Of this, 29 inches, or 51 percent, usually falls between April and September. The growing season for most crops falls during this period, which along with fertile soils, makes Marion a suitable location for agricultural activity. The major rain-causing factor in Marion is associated with conflicts of contrasting air masses, which create the cyclonic storms and fronts that accompany weather changes. The average seasonal snowfall is about 13 inches, but the number of average snow days varies greatly from year to year. The following table illustrates the average monthly, seasonal and annual temperatures, and average monthly and seasonal rainfall and snowfall.

Table 2-1.2 Average Temperature and Precipitation

Month	Temperature			Precipitation	
	Average daily maximum	Average daily minimum	Average	Average rainfall	Average Snowfall
	°F	°F	°F	Inches	
January	49.8	28.1	39.0	4.06	4.8
February	53.7	29.8	41.8	4.61	3.9
March	62.2	36.8	49.5	5.74	3.1
April	73.0	45.9	59.5	4.54	.0
May	79.0	53.7	66.4	4.63	.0
June	84.6	61.0	72.8	5.24	.0
July	87.3	64.8	76.1	4.53	.0
August	86.5	64.1	75.3	5.29	.0
September	80.6	58.4	69.5	4.51	.0
October	71.2	46.8	59.0	4.63	.0
November	61.3	37.3	49.3	4.09	.2
December	51.0	28.0	39.0	4.35	2.9
Yearly	52.1	30.5	41.3	4.69	1.2
Average	70.1	46.4	58.3	4.67	1.1
Total	-----	-----	-----	56.22	14.9

Table 2-1.3: Freeze Dates and Average Growing Season (10 Year Average)

	Temperature		
	24 °F	28°F	32 °F
Last Freeze	March 30	April 6	April 23
First Freeze	October 31	October 23	October 14
Days of Growing Season	253	229	205

The average relative humidity in mid-afternoon is about 60 percent. Humidity is higher at night and average humidity at dawn is about 90 percent. The sun shines 70 percent of the time in summer and 55 percent in winter. The prevailing wind is from the southwest and average wind speed is highest (12 miles per hour) in the spring.

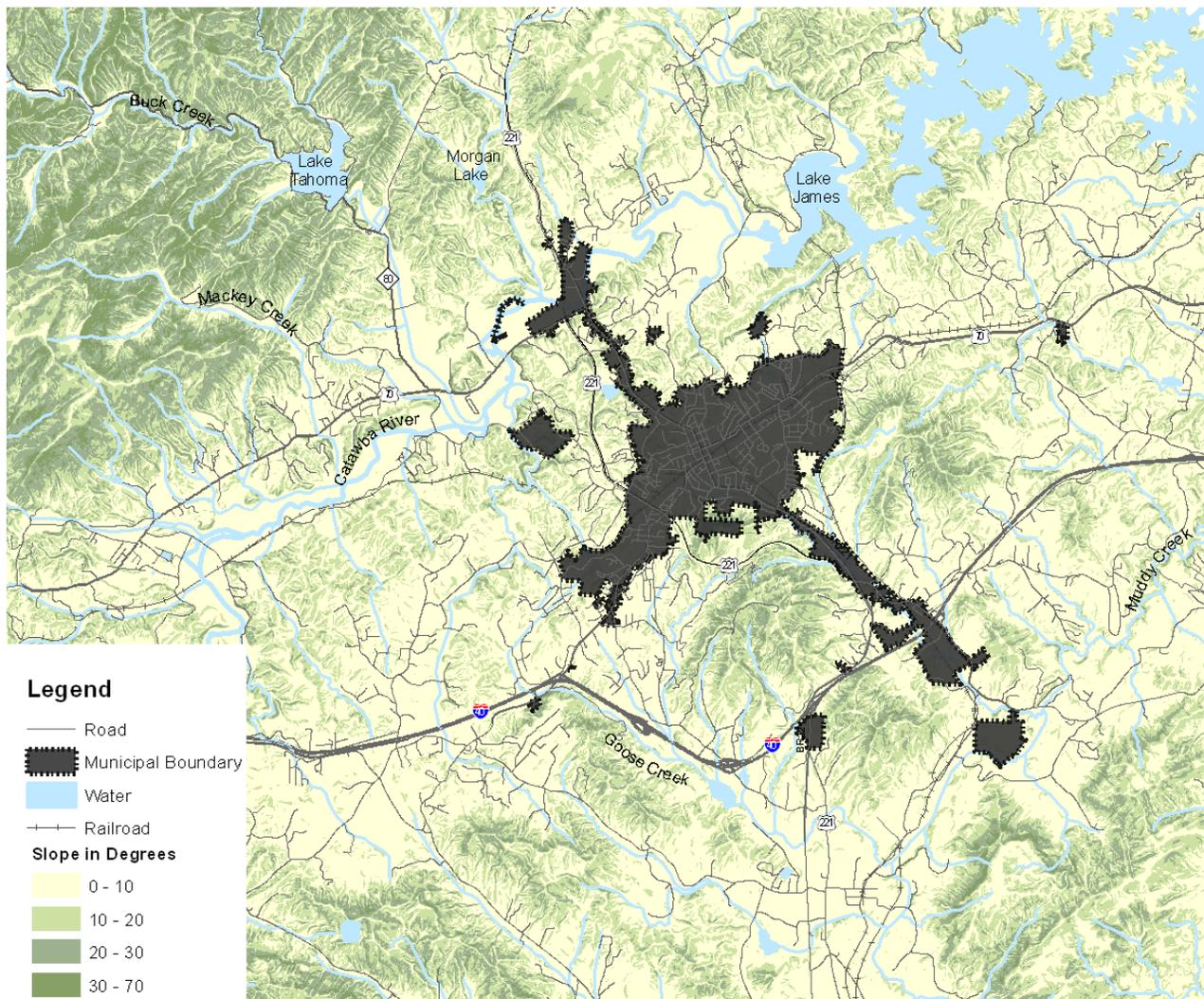
Every few years in winter, heavy snow covers the ground from a few days to a week; and every few years in the summer or in autumn, a tropical storm moving inland from the Atlantic Ocean or Gulf of Mexico cause extremely heavy rains for 1 to 3 days.

Topography

The topography of Marion is characterized as primarily gently rolling upland, with more extreme higher and lower elevations to the north and south of the City. Surface elevations within the City range between 1220 feet to 2040 feet. The average elevation within the City is 1400 feet with the highest elevation of 1956 feet at top of Mt. Ida, which is the landmark vista to the south of Main Street in downtown. Low lying areas within Marion are located along the banks of the Catawba River and Corpening Creek. The Catawba River travels along the City’s northern edge before emptying into nearby Lake James. Young’s Fork meanders south along Rutherford Rd before converging into Corpening Creek, which is part of the Muddy Creek Watershed.

The City does not have the same problem with steep slope development like many other mountain communities since most land with slopes in excess of 20 percent are located outside the city limits. The City does have a hillside subdivision ordinance in place that helps to regulate steep slope development where significant grades do exist. The City is also fortunate that the mountain vistas to the north are located within the Pisgah National Forest and are therefore protected from development, which helps to preserve the scenic beauty that draws many visitors to the area.

Map 2-1.2: General Topography Area-Wide Outside the City of Marion

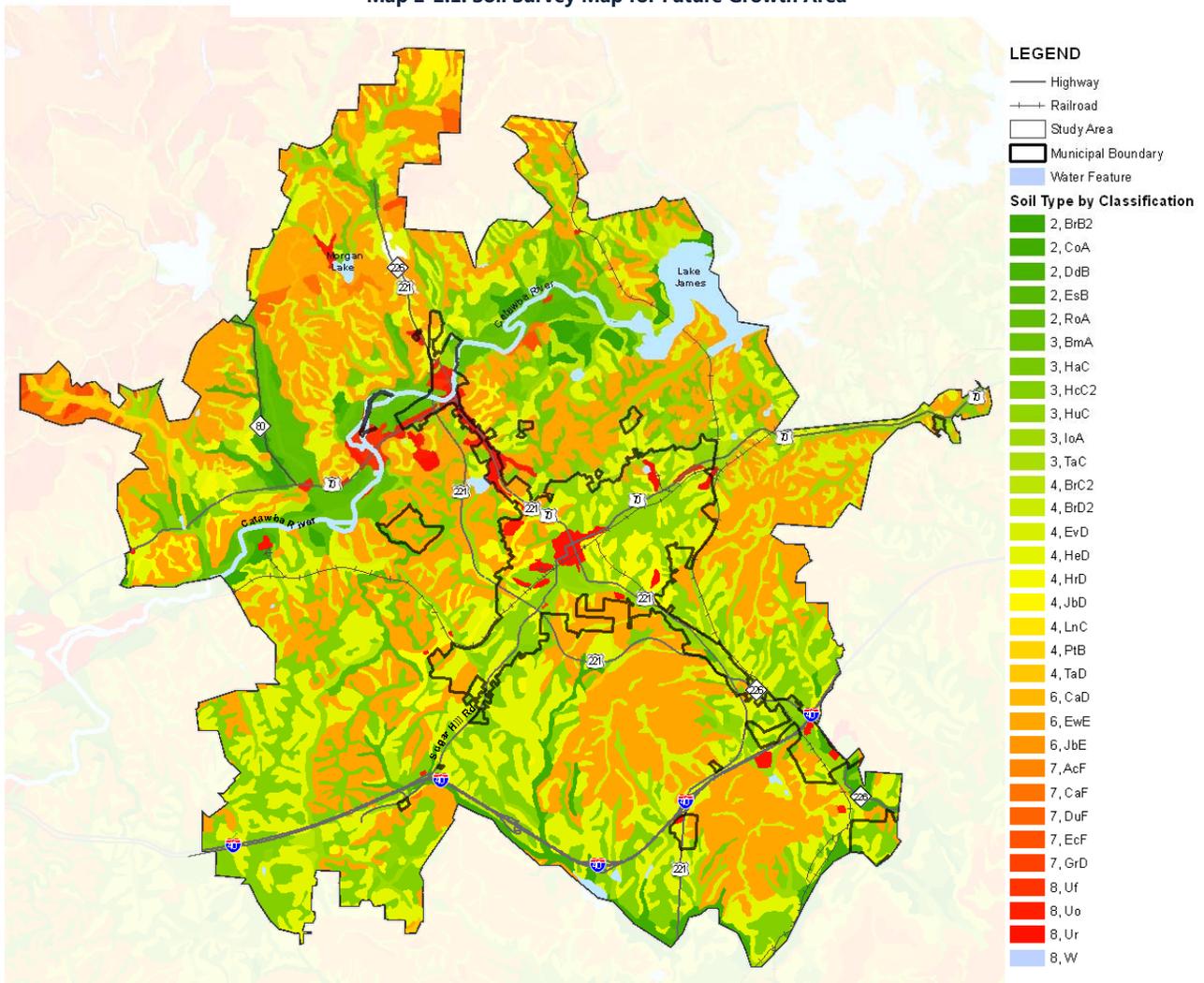


ENVIRONMENT & NATURAL RESOURCES

Soils

Soil Characteristics for McDowell County have been identified and mapped in the form of a soil survey published by the US Department of Agriculture in cooperation with the US Forest Service, NC Department of Environment and Natural Resources, North Carolina Cooperative Extension Service, and the McDowell Soil and Water Conservation District. The criteria used to define local soil types was developed in accordance with the National Soil Survey Handbook published by the U.S. Department of Agriculture, Natural Resources Conservation Service. Individual characteristics that makeup a soil's composition helps identify locations for suitable and unsuitable land uses within the study area. Each soil type can then be further grouped based on similar behaviors, properties, or other factors to help determine the suitability of different types of land uses. Slope, wetness, permeability, depth of bedrock, and susceptibility to erosion are common characteristics that are evaluated when determining the best use of land. Soil information can help determine the location and/or expansion of infrastructure; protect or conserve environmentally sensitive areas for farming, habitat protection, future growth, or public safety; evaluate the cost of development for commercial, industrial, or other forms of development.

Map 2-2.1: Soil Survey Map for Future Growth Area



CHAPTER TWO

The purpose of providing soil data in this Plan is to identify the major soil types located within the study area, provide information about each of their specific characteristics to help with future decision making, and to identify future land uses to a higher degree of probability within the study area. Soil types delineated on Map 2-2.1 are based on the greatest concentration of one major soil type or areas dominated by two or three dominate types of soil. The soil survey does not suggest that other soils are not located in the same general area only that they exist to a lesser degree. These soils are commonly referred to as minor soils. The information provided in this Plan does not identify site specific soil information or identify minor soils within the study area. For more detailed information on soils refer to the McDowell County Soil Survey or contact the McDowell County Soil and Conservation District Office.

There are forty-five different soil types in McDowell County representing 277,451 acres, not including urban land and water classifications that make up another 5,999 acres. Of those soils found, there are 32 different soil types within the study representing 32,700 acres and an additional 398 acres of urban land and water for a combined total of 33,095 acres or 11.68% acres of the county total. This Plan provides information on only those soils found within the study area and how each soil type may influence future land uses. The table listed below provides a list of each soil type, a brief description of characteristics, and a percentage of land cover in both the county and the study area.

Table 2-2.1: McDowell County Soil Types

Map Unit Symbol	Soil Name	McDowell Acres	County Percentage	Study Area Acres	Percentage of soil in county	Percentage in Study Area
AcF	Ashe-Cleveland-Rock outcrop complex, 60 to 95 percent slopes	5,456	1.9	27	0%	0.08
BmA	Biltmore loamy fine sand, 0 to 3 percent slopes, occasionally flooded	1,408	0.5	6859	48.7%	2.05
BrB2	Braddock clay loam, 2 to 6 percent slopes, eroded	1,836	0.6	413	22.49%	1.24
BrC2	Braddock clay loam, 6 to 15 percent slopes, eroded	2,151	0.8	433	20.13	1.30
BrD2	Braddock clay loam, 15 to 25 percent slopes, eroded	182	*	93	51.10	0.28
CaD	Chestnut-Ashe complex, 10 to 25 percent slopes, stony	1,920	0.7	37	1.93	0.11
CaF	Chestnut-Ashe complex, 25 to 80 percent slopes, stony	44,186	15.6	85	0.19	0.25
CoA	Colvard loam, 0 to 2 percent slopes, occasionally flooded	1,390	0.5	651	46.83	1.95
CrF	Craggey-Rock outcrop complex, 40 to 90 percent slopes	256	*	173	67.58	0.52
DdB	Dillard loam, 1 to 4 percent slopes, rarely flooded	1,452	0.5	173	11.91	0.52
DuF	Ditney-Unicoi complex, 25 to 80 percent slopes, very stony	3,901	1.4	45	1.15	0.13
EcF	Edneyville-Chestnut complex, 25 to 80 percent slopes, stony	22,593	8.0	20	0.09	0.06
EsB	Elsinboro loam, 1 to 4 percent slopes, rarely flooded	1,672	0.6	358	21.41	1.07
EvD	Evard loam, 10 to 25 percent slopes	10,557	3.7	933	8.84	2.79
EwE	Evard-Cowee complex, 25 to 60 percent slopes	72,149	25.5	10,392	14.40	31.10

CHAPTER TWO

GrD	Greenlee very cobbly loam, 6 to 25 percent slopes, very bouldery	2,885	1.0	10	0.35	0.03
HaC	Hayesville loam, 6 to 15 percent slopes	3,825	1.3	812	21.23	2.43
HcC2	Hayesville clay loam, 6 to 15 percent slopes, eroded	22,531	7.9	3920	17.40	11.73
HeD	Hayesville-Evard complex, 15 to 25 percent slopes	29,397	10.4	6932	23.58	20.75
HrD	Hayesville-Evard-Urban land complex, 15 to 25 percent slopes	958	0.3	840	87.68	2.51
HuC	Hayesville-Urban land complex, 6 to 15 percent slopes	1,876	0.7	1597	85.13	4.78
IoA	Iotla sandy loam, 0 to 2 percent slopes, occasionally flooded	8,003	2.8	2325	29.05	6.96
JbD	Junaluska-Brasstown complex, 6 to 25 percent slopes	1,790	0.6	70	3.91	0.21
JbE	Junaluska-Brasstown complex, 25 to 60 percent slopes	5,741	2.0	176	3.07	0.53
LnC	Lonon-Northcove complex, 6 to 15 percent slopes	2,338	0.8	95	4.06	0.28
MaD	Maymead fine sandy loam, 10 to 25 percent slopes, stony	373	0.1	147	39.41	0.44
PtB	Ostin cobbly loamy sand, 1 to 5 percent slopes, frequently flooded	2,923	1.0	13	0.44	0.04
RoA	Rosman loam, 0 to 3 percent slopes, occasionally flooded	3,400	1.2	915	26.91	2.74
TaC	Tate loam, 6 to 15 percent slopes	2,425	0.9	147	6.06	0.44
TaD	Tate loam, 15 to 25 percent slopes	2,695	1.0	150	5.57	0.45
Uf	Udifluvents, sandy, frequently flooded	901	0.3	126	13.98	0.38
Uo	Udorthents, loamy	471	0.2	224	47.56	0.67
Ur	Urban land	586	0.2	310	52.90	0.93
W	Water	5,413	1.9	88	1.63	0.26
Source: USDA McDowell County Survey Area Version 11 7/21/2009						

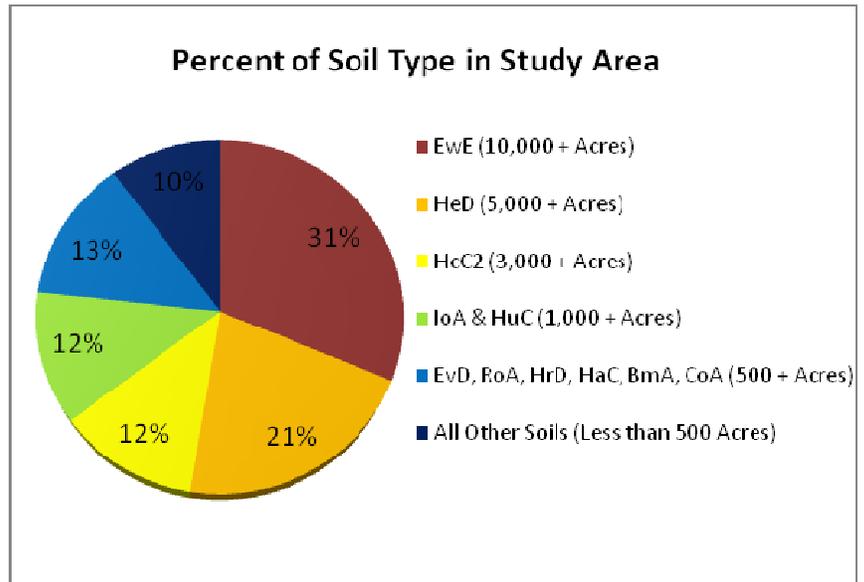
The most predominant soil in McDowell County is Evard-Cowee complex. This soil type is also the most predominant soil type in the study area (31%), as indicated in graph below. This soil is classified as soil found on moderately steep and steep terrain on narrow, winding ridge tops separated by steep soils on long mountain side slopes. Slopes range from 10 to 60 percent, most roads are constructed parallel to the contours of the side slopes. This soil is associated with woodland areas well drained with a loamy subsoil.

There are three predominate soil types:

- **Evard-Cowee** complex, 25 to 60 percent slopes
- **Hayesville-Evard** complex, 15 to 25 percent slopes
- **Hayesville clay loam**, 6 to 15 percent slopes, eroded

Hydric soils are soils defined by the USDA as soil that forms under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper levels. Hydric soils along with hydrophytic vegetation and wetland hydrology are used to designate wetland areas.

Figure 2-2.1: Percent of Soil Type in Study Area

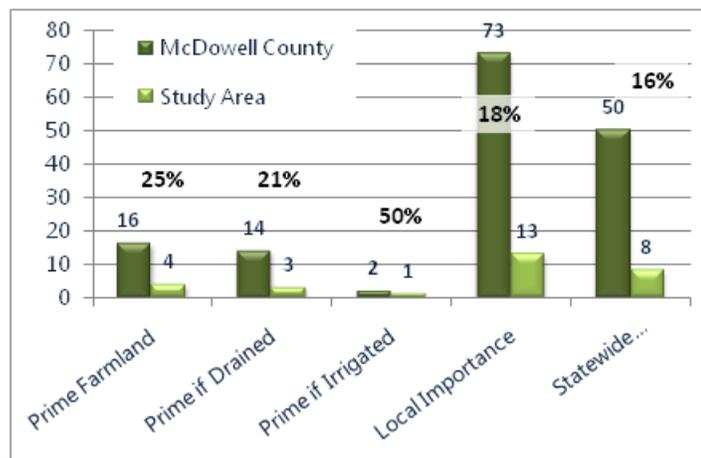


Approximately 18,652 acres or 6.58% of soil within McDowell County is classified by the USDA as hydric soil, of which 3,817 acres or 20.45% is within the study area.

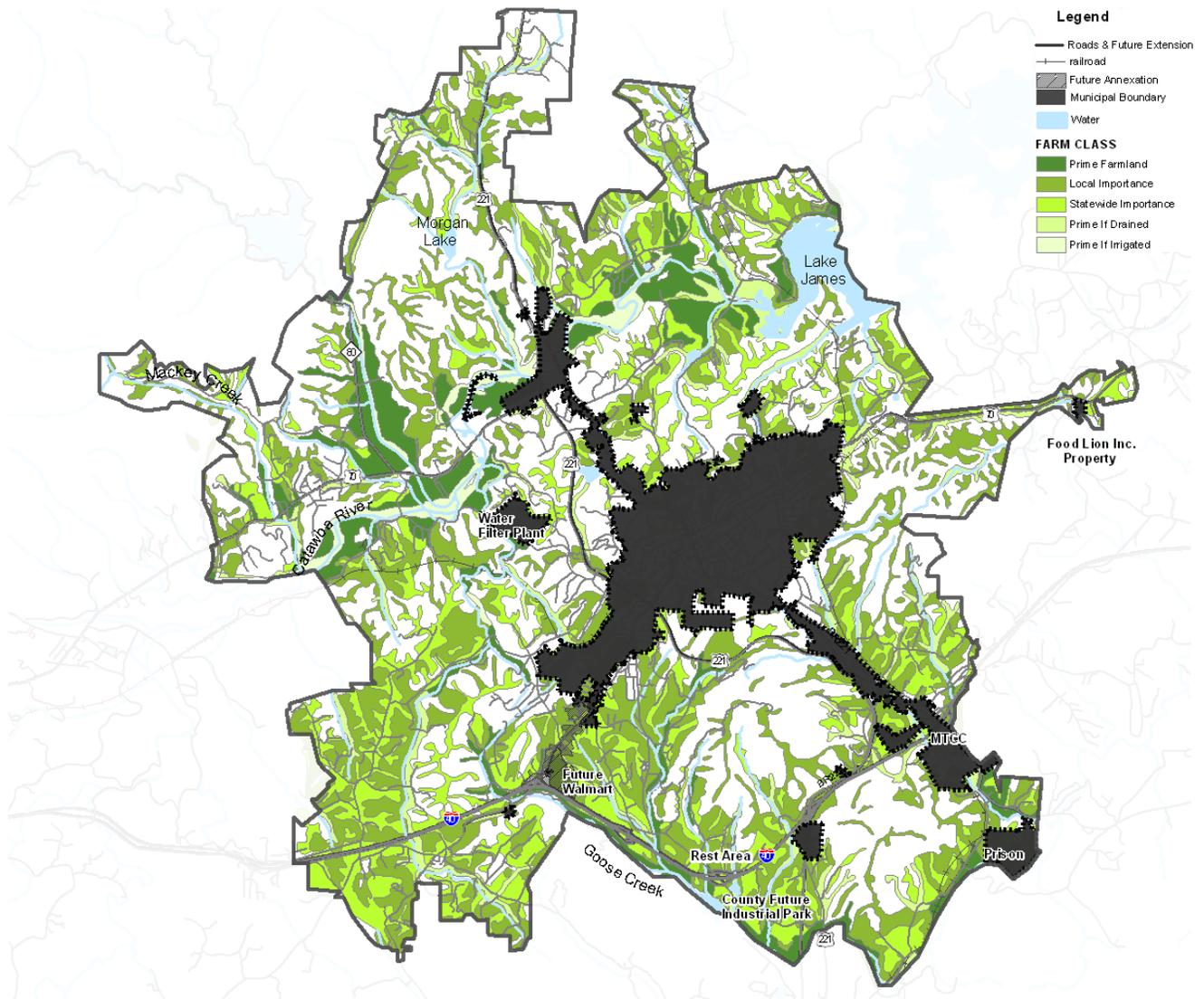
Farmland

The USDA defines "Prime Farmland" as land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including best practices in water management and farming methods; and "Farmlands of Statewide Importance" as land other the Prime Farmland which has good combination of physical and chemical characteristics for the production of crops. These areas are often overlooked as areas in need of preservation to sustain long-term food supply. Currently, there are no specific county regulations in place that support the preservation of prime farmland. While this may not be current public concern, as population continues to grow and prime farmland is converted to other residential and non-residential uses the food supply will diminish and costs will increase.

Figure 2.2.2: Acres of Suitable Farmland in Study Area



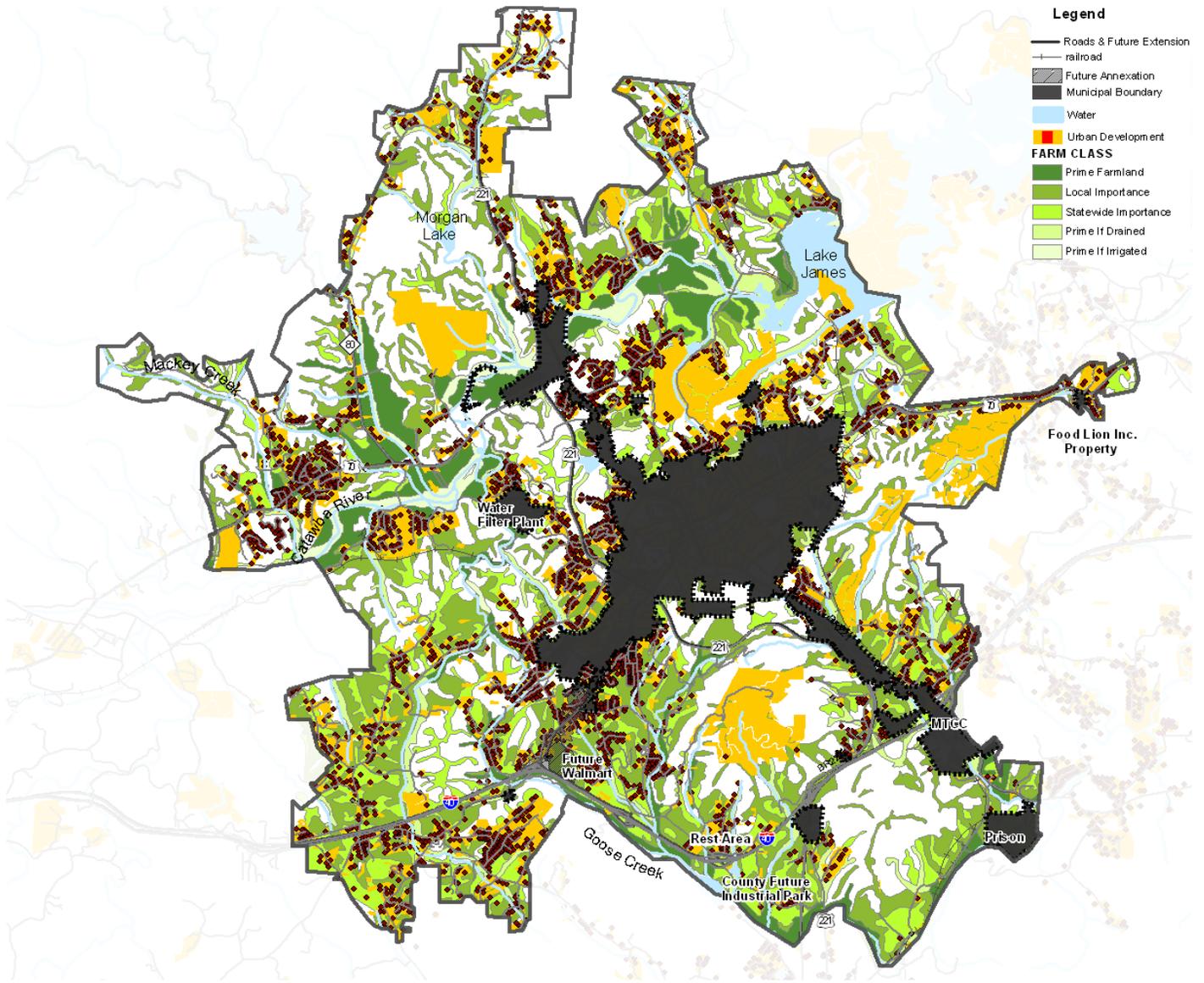
Map 2-2.2: Farmland in Study Area: 2009 USDA Soil Survey



Farmland as a Land Use & Transitional Characteristics

- 155 square mile (98,992 Acres)
- USDA Reports 383 Operational Farms in McDowell County in 2007 up from 282 farms (36% increase) since 2002.
- Average size farm has decreased 31% with avg. farm size of 60 acres with the largest portion of farms averaging between 10-49 acres.
- A total of 22,968 acres of land is utilized for farming in McDowell County generating a market value of products sold of \$24,401,000 up 7% since 2002.
- 5,258 acres (30%) of farmland has been converted into land for development purposes.
- 2,129 acres converted into platted subdivisions.
- 3,872 acres subdivided into lots three acres in size or smaller.

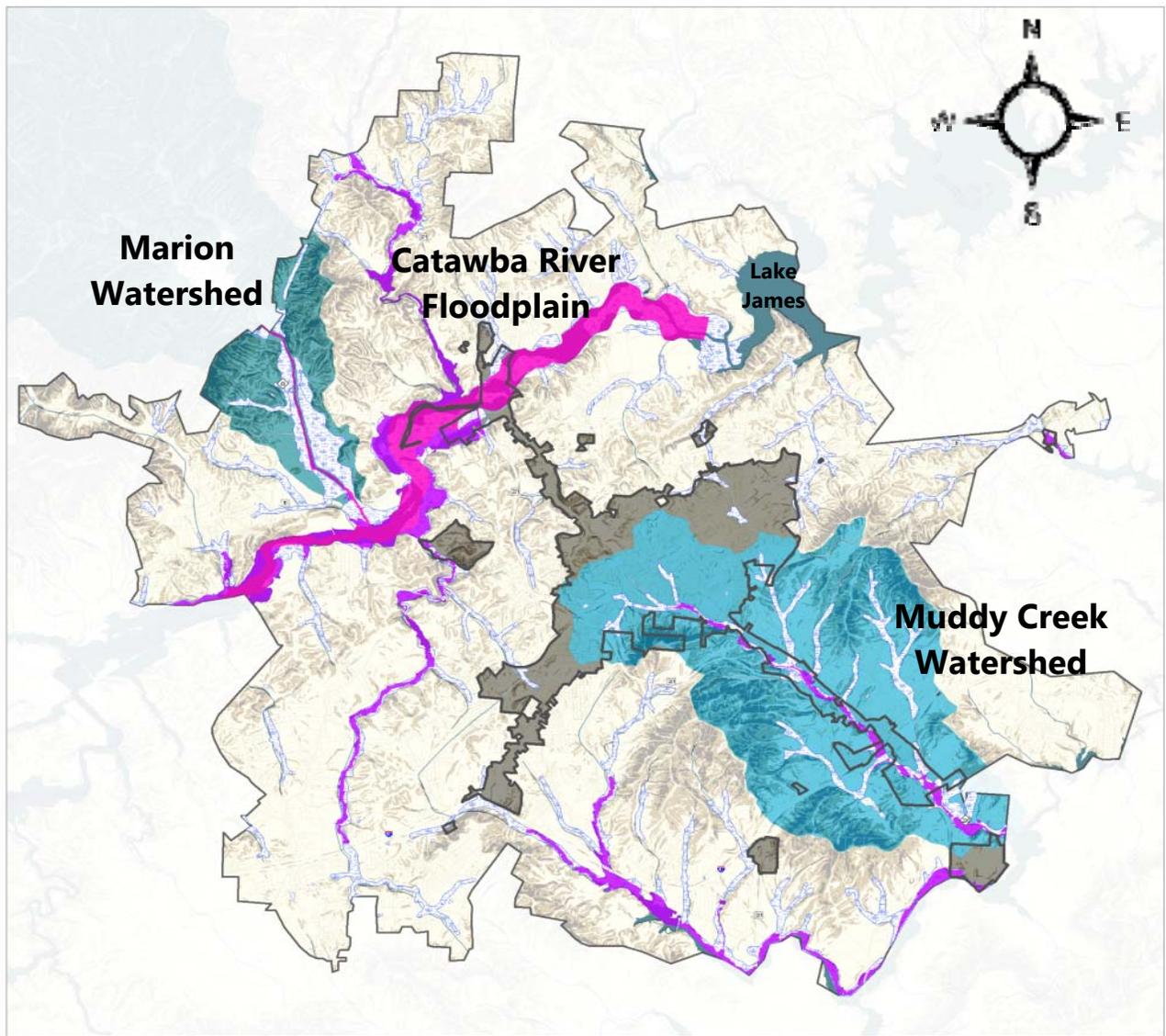
Map 2-2.3: Farmland Area Transitioning into Other Land Uses



Water Resources

Marion is located at the headwaters of the Catawba River Basin, one of seventeen river basins in North Carolina. The basin begins on the eastern slopes of the Blue Ridge Mountains slopes west of the Town of Old Fort. It is named for the Catawba Indians who first settled the river's banks, no doubt to utilize the valuable resources that the river had to offer. The Catawba Indians and their ancestors have lived in the Catawba Valley for more than 10,000 years. In their language, Yap Ye Iswa (yap-yay-ishwong), means "people of the river", a name given to them by European traders. Today, the City boasts that it has some of the cleanest and most abundant water in country if not the world. In fact, water-dependant industries are attracted to the area because of its abundance of quality water. It is therefore, not only a valuable natural resource but an economic commodity that not all communities share, and as such worth protecting.

Map 2-2.4: Hydrological Functions Area-Wide



With the abundance of food, water, and other resources, it is easy to see why the Catawba Indians, their ancestors, and early pioneers first settled in the Catawba River Basin. Today, more than one (1) million people live in the Catawba River Basin, including those who live in Charlotte the largest metropolitan area in the state. Population in the basin reached nearly 1.4 million by 2010. This will most certainly have an impact on the demand for basin resources and make pollution control increasingly difficult. American Rivers, a national conservation organization, named the Catawba River an “Endangered River” and placed it on its watch list in 2001. This is particularly significant because Marion is dependent on the Catawba River and its tributaries not only for water supply but also as resource for economic growth and sustainability.

Watersheds

There are two watersheds of importance to the City. These areas are indicated in bright blue on Map 2-2.4, along with special flood hazard areas indicated in purple (AE) and fuchsia (floodway). The Buck Creek Watershed is located just outside the city limits to the north which includes Buck Creek, Mackey Creek, and Clear Creek. This Watershed covers nearly thirty square miles of which two square miles are located with the Plan’s study area. The City obtains its drinking water supply from these three creeks. And while Mackey and Clear Creeks are in undeveloped and completely protected WS I watersheds, Buck Creek is a WS II watershed where development and recreational land use activities are permitted, and therefore vitally important to the City that Buck Creek is protected. To insure the protection of the Watershed, the City in partnership with McDowell County and the NC Rural Water Association adopted the Buck Creek Watershed Management Plan in 2010.

The second watershed that borders the southern and eastern end of the City is the Muddy Creek Watershed, which extends east in to Burke County. This Watershed area covers 110 square miles and contains two creeks and encompasses more land area within the City than the Buck Creek Watershed. While the Buck Creek watershed’s protection is important for sustaining the City’s water supply, the Muddy Creek Watershed has the potential of being equally important in terms of human land use activities that over time have impaired waters in the Muddy Creek Watershed. The continued degradation of water quality of this watershed not

QUICK FACTS

Hydrological Characteristics

5,921 acres (18% Study Area) are identified as having one or more hydrological characteristics that impact land use and services within the study area.

Hydric Soil

3,817 acres (6 sq. mi) or 11% of the Study Area

Special Flood Hazard Areas 922 acres (1.44 sq. mi.) 3% of the study area. SFHA within the City 214 acres.

Buck Creek Watershed

Total area 18,993 acres (29.68 sq. mi.). Area within Private Ownership 5,979 Acres (9.34 sq. mi.). 1,334 Acres (2 sq. mi.) within the study area equivalent to 4% of the total study area.

Corpening Creek Watershed

Total area 5,760 Acres (9 sq. mi.). Area within the City 1,645 acres (2.57 sq. mi.).

Residential Characteristics (*does not include residential in commercial areas*): Estimated population: 3,082, average household size 2.27, average dwelling units per acre 3, 1,360 single-family residential dwellings and 1,540 residential parcels.

Commercial & Industrial Characteristics: Total land area 678 acres (1.06 sq. mi.), 538 Parcels (*including vacant land in commercial areas*)

Flood Prone Areas

AE Flood Zone 123 Acres, 120 properties, 33 buildings or structures with a 2011 taxable value of \$35.8 million.

AE Floodway: 96 Acres, 11 properties, 63 properties including 31 residential with a 2011 taxable value of \$5.3 million.

only makes the community susceptible to future state and federal regulatory mandates, it hurts the local economy, puts both public and private property at risk, and is a potential public health safety concern.

As a result of MCRP's efforts over the last thirteen years, the Partnership has restored 27 miles of stream, installed four (4) large-area stormwater systems, and has had an economic impact of \$18 million. Recently, the Partnership has turned its efforts to the Corpening Creek Watershed, which is on the northern end of the Muddy Creek Watershed. The City has become a more active member of the Muddy Creek Restoration Partnership, which recently completed a plan to improve impaired streams in this watershed. The Corpening Creek Watershed Plan is a voluntary-based approach to stream restoration and water quality improvement through community-outreach and education.

The Corpening Creek Watershed is approximately nine square miles, of which 2.57 square miles covers the City encompassing a total of 2,078 publicly and privately owned land. Residential land uses within the Watershed include 33 neighborhoods that have a combination of single-family, multi-family, and institutional residential occupying 514 acres (0.80 sq. mi.) with an estimated population of 3,082. This accounts for 72% of the neighborhoods located within the City. The commercial and industrial land uses are combined to include all non-residential land uses and vacant lands. These areas account for 678 acres (1.06 sq. mi.) or roughly half of the total Watershed area located inside the City's municipal boundaries. Public right-of-way account for the remaining 453 acres (0.71 sq. mi.) is covered by the Watershed.

Flood Prone Areas

The City of Marion is a participant in the Federal Emergency Management Agency's National Flood Insurance Program. The City revised its Flood Hazard Ordinance in 2008 to comply with new state and federal regulations as well as adopt newly revised National Flood Insurance Rate Maps (NFIRM). Based on the new NFIRM, the City has two flood zones areas including the AE Flood Zone and the AE Floodway zone designation. The AE Flood Zone is a designated geographical area that based on topography and hydrology has a high probability of experiencing a flooding event. While the AE Flood Zone is often referred to as the "100-year flood", it does not mean that a flood is likely only once every century. Flooding events in these areas can occur on a more reoccurring and unpredictable basis, therefore protection of personal property and public safety is particularly important in these areas. The AE Floodway designation is given to channels of water and adjacent lands that should remain unobstructed in order to give adequate room for flood waters to discharge over an area during a flood event without creating an increase in the level of water over more than one foot. When obstructions do exist in these areas, the water discharging during a flood event move beyond the AE Flood Zone and into areas not designed to handle flood water, and which places a greater risk to public safety and personal property.

Designated flood zones cover approximately 219 acres (0.34 sq. mi.) making up six percent of the City's total land area. There are 123 acres of AE designated flood zone lands, and 96 acres of lands within the AE Floodway. The AE Flood Zone covers a larger area and number of properties, which translates into a higher taxable value or personal property that is at risk. There are 120 individual properties with the AE Flood Zone, 33 of which have buildings and or structures totaling \$35,786,520 in 2011 county assessed tax value. Additionally, there are eleven individual parcels within the AE Floodway, which include 63 buildings or structures including 31 residential dwellings all totaling \$5,330,040. According to a 2010 Community Assistance Report by FEMA the most current insurance policy information was provided as follows:

Table 2.2.2: Flood Insurance Policies 2010

Flood Insurance Policies Held in Marion 2010	
Total Number of Policies Held	5
Total Premiums	\$6,759
Insurance in Force	\$1,799,300
Total Number of Paid Losses	1
Dollar of Closed Paid Losses	\$56,415
Number of Substantial Damage Paid Losses	0

If this information is accurate, that would mean that only four percent (4%) of buildings and structures located within a flood hazard area have flood insurance leaving another \$39.3 million of uninsured property.

Other Water Resources

Other valuable water resources include Lake James, which is drawing a growing seasonal population to the area, and one with greater wealth. During the building boom of the previous decade, the area around Lake James saw a significant increase in subdivision and second home development. While this has trickled off in the current recession there is no doubt that residential development will continue to grow around the lake as more people chose Marion as their base camp to be close to regional amenities. Protecting this resource for scenic and recreational enjoyment is in the community's best economic interest.

Other Natural and Scenic Resources

Marion is blessed with an abundance of natural and scenic resources that provide many socio-economic opportunities for the community. Marion is located in the foothills of the Blue Ridge Mountains and is designated as part of the Blue Ridge National Heritage Area (BRNHA), a designation enacted by the United States Congress in 2003.

Lake James, located just a few short miles from Marion, offers boating, fishing, swimming and other water-based activities. Lake James is the first of seven man-made lakes located in the Catawba River Basin. Around the lake there are several state and local recreational facilities that offer hiking, biking, and camping.

In addition to parks located around the lake, Marion is in close proximity to the Pisgah National Forest, Linville Falls, Linville Gorge, and the Blue Ridge Parkway. In route to the Parkway, people can enjoy a visit to Linville Falls, one of the most beautiful and popular water cascades in the Appalachian Mountains or visit Linville Gorge, one of the deepest canyons in the eastern United States. Just west of these natural wonders is Mount Mitchell the highest peak east of the Rocky Mountains reaching 7,000 feet in height. Mount Mitchell can be accessed by the Blue Ridge Parkway, which runs along the northern edge of the county and is a scenic motor route that draws thousands of visitors each year during the spring, summer and fall seasons. From the Parkway, motorists can enjoy spectacular views of Mt. Mitchell, the Blue Ridge Mountains, fall leaf colors, wildlife and take advantage of many other active recreational opportunities that the area has to offer.

Wildlife Resources

Primarily because of the vast amount of unspoiled forestland surrounding Marion, a wide variety and abundance of wildlife can be found. Approximately 82,000 acres of public and quasi-public lands are open to hunting, fishing and other recreational activities. Almost all of these lands are in the northern part of McDowell County, north of U.S. Highway 70, and are a part of the Pisgah National Forest. Within the National Forest there are two wildlife management areas. The largest area, Curtis Creek is part of the Mt. Mitchell Management Refuge and is located in the northwestern part of the county. A small portion of the Daniel Boone Management Area lies along the northeastern tip of the county. Both areas contain large game, small game, and trout streams, with hunting and fishing regulated by the State Wildlife Resources Commission.

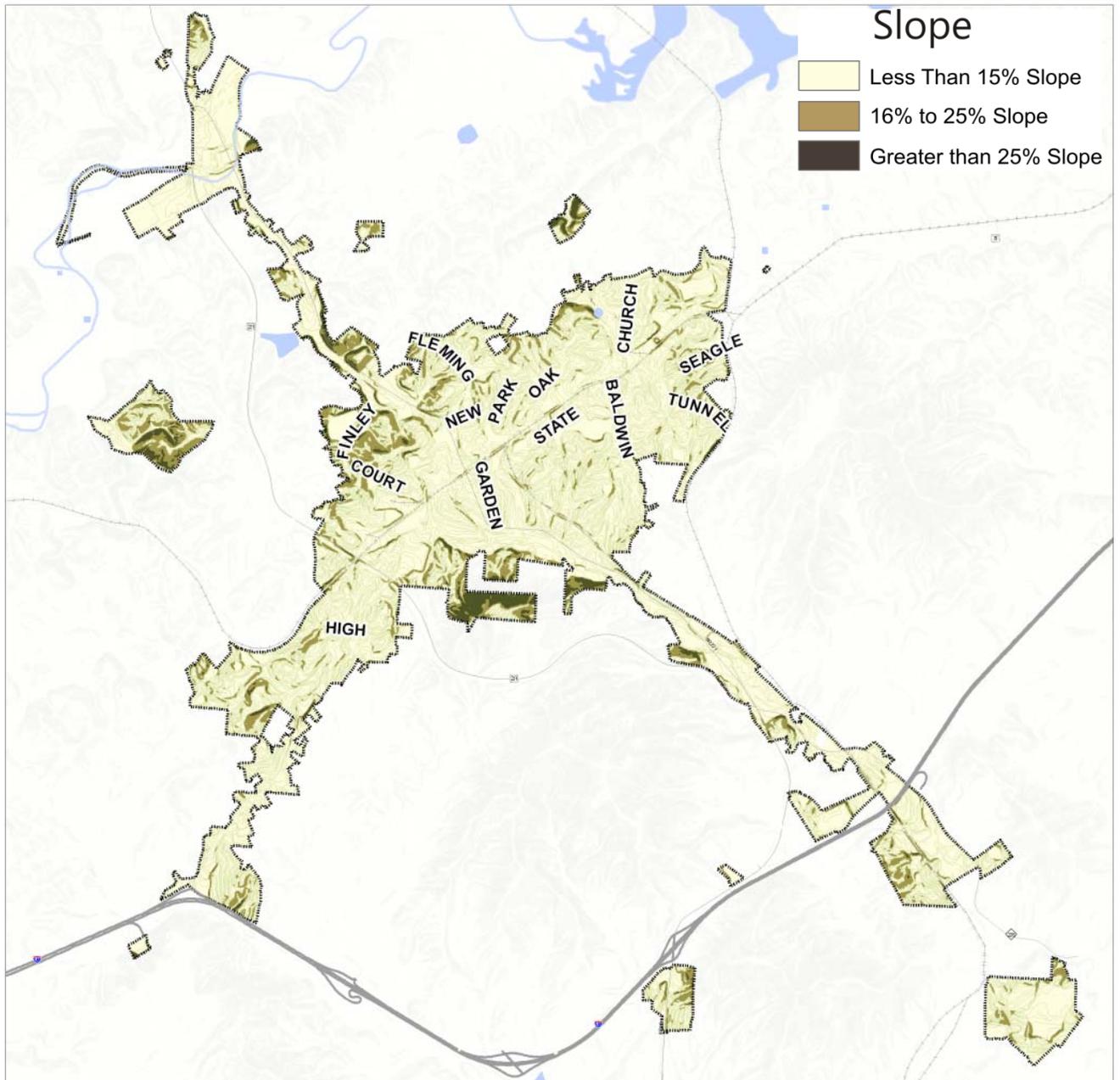
Outside the management areas are several designated public mountain trout waters. These streams and Lake James offer fishing, bird watching and other recreational activities.

The preservation of public land has been assured to a large extent by the National Forest Service, thus assuring that both residents and visitors to Marion will have access to natural recreational areas with an abundance of wildlife and scenic beauty.

Steep Slope

The City is fortunate to have very few areas with slopes greater than 25 percent as indicated in Map #.#. However, where they do exist caution should be given to the type of development that occurs including not only the construction of buildings and structures, but also to grading and construction of access roads for natural resource extraction or other activities. Such development can have a negative impact on adjoining land. Where development does occur attention should be given to areas with moderate to steep slopes as well as soil type. One way to determine the land's stability is to study the SMORPH model, short for surface morphology, which evaluates both the slope angle and curvature of the land surface. The model weighs slope angles according to the surface curvature to determine the potential for a landslide. This information together with guidance from a geotechnical engineer is essential to making land use decisions that can help protect the public and property from a potential land slide or structural failure.

Map 2-2.5: Slope Analysis for the City of Marion



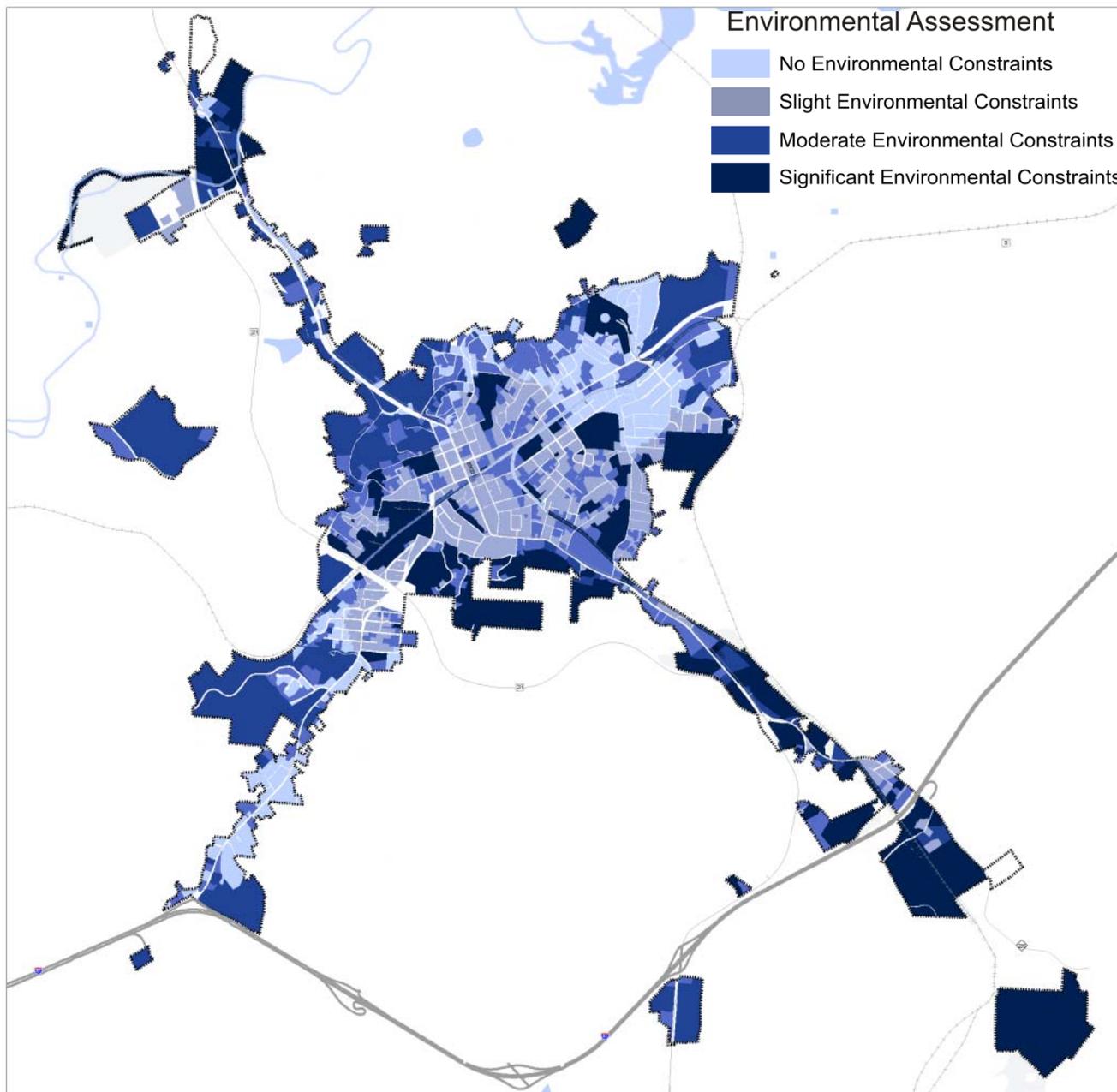
Environmental Assessment

An environmental assessment was completed for all properties within the City to determine, from an environmental perspective, which properties were more suitable for development than others. The assessment looked at several different factors and weighted those factors on a scale from least significant to most significant environmental factors. Map 2-2.6 is a geographical representation of the degree of environmental constraints that have the potential to limit land use activity either on level of regulatory environmental protection or development costs associated with construction. Table: 2-2.3 shows how each individual environmental characteristic was weighted.

Table 2-2.3: Environmental Analysis of Parcels within the City of Marion

Level of Environmental Constraint	None	Slight	Moderate	Significant
None	X			
Watershed Protection Area		X		
Steep Slope 16% to 25%			X	
Steep Slope 25% or greater				X
Floodplain			X	
Stream or Creek within Watershed Protection Area			X	
SFHA, Stream or Creek, and Steep Slope				X

Map 2-2.6: Environmental Assessment of Land within the City of Marion



HISTORY & CULTURAL HERITAGE



Figure 2-3.1: General Francis Marion, Courtesy of City of Charleston

Marion and the surrounding area is rich in history and cultural resources, which attract visitors from all over the world. Archaeological evidence indicates that Paleo-Indians first inhabited North Carolina and the western region as far back as 8000 B.C. These early inhabitants lived a nomadic lifestyle, traveling in small groups in search of food and fresh water. However, a shift in behavior began occur after the end of the last Ice Age as climate changes produced warmer temperatures making the environment more hospitable to support a wider variety and greater supply of food resources. As such, Paleo-Indians gradually adapted to a more semi-nomadic lifestyle, moving from coastal areas to the mountains between seasons. With an abundance of food, populations increased dramatically during this period. This gave rise to the Woodland period (1000 B.C. – A.D. 1550), when agricultural practices first developed, reducing the need for travel and allowing larger concentrations of settlement along rivers and other sources of fresh water. As populations grew, organizational structures were

The Mississippian Indians created political units called chiefdoms and are also well known for their construction of mounds, which still exist today including several in Marion along the Catawba River. It is the Mississippian Indians that first came into contact with Spanish explorers. One documented site is the Berry site in adjacent Burke County, which is thought to be the site of Juan Padro's 1566 Fort San Juan. Additional evidence indicates that large populations of Native Americans had already abandoned the upper Catawba River Valley opening the way for early European settlement in the area.



Figure 2-3.2: General Francis Marion Inviting a British Officer to Share His Meal, by John Blake White,

Early Settlement in the Western Frontier



Figure 2-3.3: McDowell Cemetery Marker at Little Round Hill, City of Marion

By the later part of the 18th century, a new migration of people moved into the western region of North Carolina. Early Scotch, Irish, and German settlers migrated west from Pennsylvania through Virginia and eventually traveled south into western North Carolina along the expanding frontier boundary. Early settlers found profit in developing frontier land along the main wagon route into the mountains, and selling it to those less interested in wilderness pioneering. One account is the migration of the Cathey family who settled in McDowell County at Pleasant Gardens and Cathey's Fort in 1755 before moving on to Haywood County in 1798. Another account is the McDowell's, Bowman's, and Greenlee's who came from Virginia to Burke County. Joseph McDowell, Sr., father of "Hunting" John McDowell, acquired a land grant for Quaker Meadows to the east in present day Morganton in 1749. Hunting John McDowell later laid claim to Pleasant Gardens in present day Marion.

Settlement in the new frontier did not come easy. Many early pioneers of present day McDowell County spent time in battle with the Cherokee and British during the Revolutionary War. Two such accounts include the Rutherford Trace Expedition in 1776 and the Battle of Kings Mountain during the fall of 1780. At the time, McDowell County was part of adjacent Burke and Rutherford Counties. As such, early

historical documents refer to Pleasant Gardens, the home of “Hunting” John McDowell, as being located in Burke County. This was true until 1842 when county boundaries were redrawn creating what is today McDowell County, which was named in honor of Colonel Joseph McDowell, son of “Hunting” John, who fought as a patriot against the Cherokee in 1776 as part of General Rutherford’s Campaign and led a regiment of troops in the Battle of Cowpens; Ramsour’s Mill, and King’s Mountain.

Incorporation

The City was incorporated in 1843 with the donation of a 50-acre tract of land provided by Jonathon L. Carson. Mr. Caron donated the land for the purpose of establishing a county seat in McDowell. The City was named in honor of South Carolinian General Francis Marion, a Revolutionary War hero, who had fought beside many of the patriots from McDowell County including Col. Joseph McDowell.

It is believed that Gen. Marion fought in a battle in the northern portions of the county and may have united with other patriots at Pleasant Gardens during that time.



Figure 2-3.4: Downtown Marion, Source Unknown

Industrialization

After incorporation, the City began to experience growth and development and by the late 1800’s the City was well on its way to becoming a highly productive industrial town. The Southern Railway constructed a railway line westward through Marion to Asheville to help link the Greensboro-Knoxville line. By 1908, the Clinchfield Railroad had completed the construction of its track through the Blue Ridge Mountains to Marion. Marion was at the junction of two railroads linking north to south and east to west.

In 1894, a fire partially destroyed Marion, and much of the town had to be rebuilt. Industrial development had a big influence in the redevelopment. Several mills located in Marion in the early 1900’s. These include Marion Manufacturing, Clinchfield Mill, and Cross Mill. Each industry supplied housing to its workforce and their families. Today these neighborhoods are referred to as the mill villages. Most of these neighborhoods have small wooden-plank single-family homes with covered front porches, on small lots, sidewalks, unopened alleys and narrow streets. The mill villages have significant historical meaning to many residents because their ancestors came to Marion to work in the mills. Many who worked in the mills or their families still live in the same homes. These areas are unique in character and add an irreplaceable charm to the community.



Figure 2-3.4: Marion Manufacturing, Source: Revis Group

CHAPTER TWO

DEMOGRAPHICS

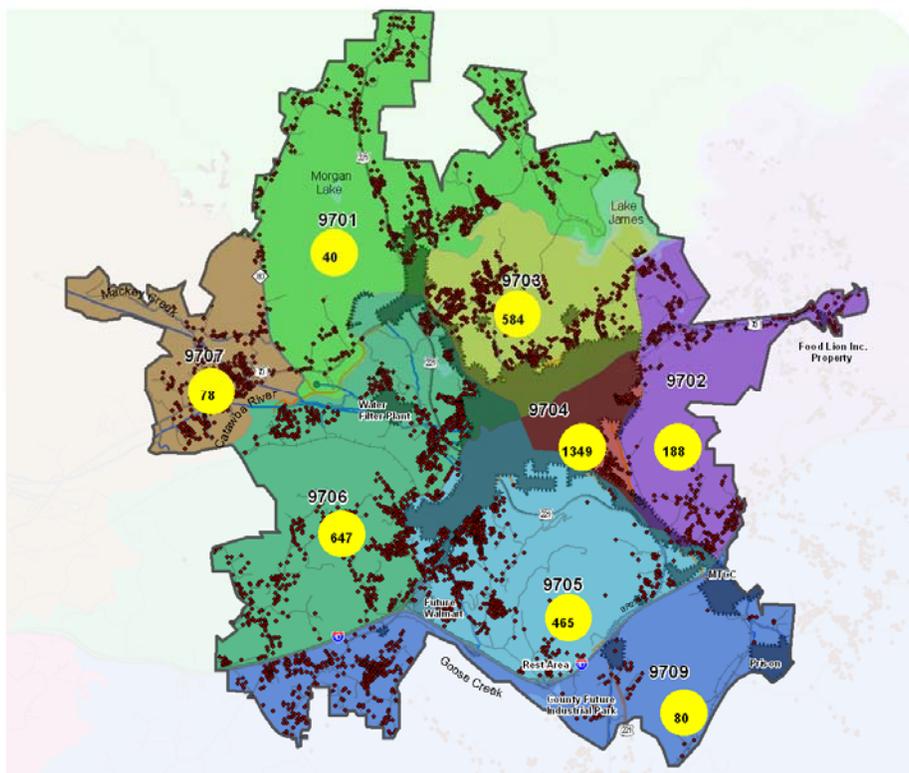
Population

According to the 2010 U.S. Census, the City has an estimated population of 7,838 residents. This represents a 59 percent increase in population since the 2000 U.S. Census, which recorded a population of 4,943. This places Marion in the top ten (10) percent of municipalities experiencing growth in the State. In part, the increase in population figures is the result of annexation and modest growth of new residential development. The following table is the U.S. Census count for the City over the last half century.

Table 2-4.1: Total Population

1970	1980	1990	2000	2010
3,335	3,675	4,765	4,943	7,838

Map 2-4.1: Persons Per Square Mile- 2000 U.S. Census



The map above shows persons per square mile by census tract within the study area. The yellow circles indicate the number of persons per square mile while the small red dots indicate where the concentration of development is occurring outside the city limits. As indicated in the map, persons per square mile in five of the census tracts (9702, 9703, 9704, 9705, 9706) are greater than the 100 persons per square mile in McDowell County as reported by the NC Office of State Budget and Management. It is safe to assume that these census tracts will continue to outpace county growth figures as a result of the employment, education, and proximity to goods and services located within the City and more urban areas located just

beyond its boundary. Aside from the most densely populated Census Tract 9704 with 1349 persons per square mile, 9706, the second largest tract has 647 persons per square mile and is predominately outside of the existing city limits. Previous plans, including the 1978 Land Use Plan and the City Water & Sewer Study, both indicated significant future growth in the area of 9706 Census Tract. An explanation for this growth pattern was not specifically provided in previous plans. However, it can be assumed that in addition to employment, education, and proximity to goods and services that generate greater density, the availability of land with fewer environmental constraints make new development more feasible and therefore more probable that future growth will occur at a faster rate than in other more constrained areas. That said, the same environmental factors that make development difficult also attract it for the benefit of scenic vistas, proximity to water, and other natural amenities. These areas will also continue to grow but at a slower rate and more expensive cost. These areas are also vital to the sustainability of the community and it will therefore be important moving forward to be thoughtful about how such growth and development occurs.

Ethnicity

According to 2010 U.S. Census figures, the City continues to be a predominantly White/Caucasian, with Black/African-American and Hispanic/Latino representing a majority of the remaining ethnic population. Both the 2000 and 2010 figures show a continued trend in greater racial diversity with the number of Hispanic and Latino figures out numbering the Black/African American population for the first time and becoming the largest racial minority represented in the community. In comparison to both McDowell County and State, Marion more closely resembles the ethnic diversity of the state with a marginal difference of no greater than five percent with the exception of the Black/African American segment slightly higher statewide.

Figure 2-4.1: Ethnicity Percent Change 1980-2010

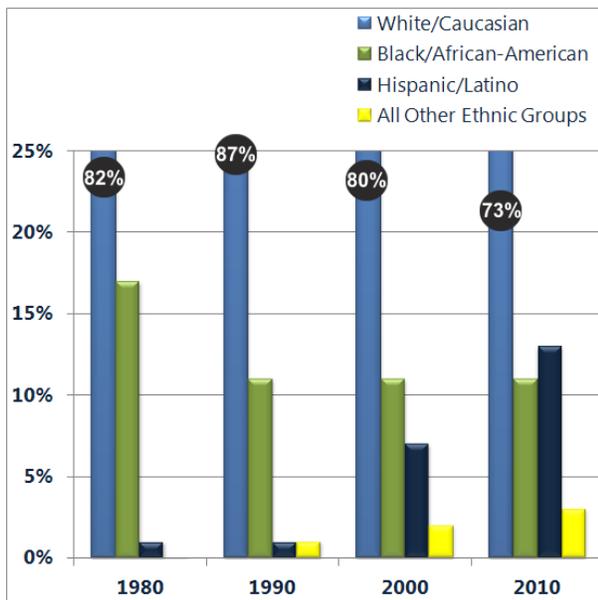
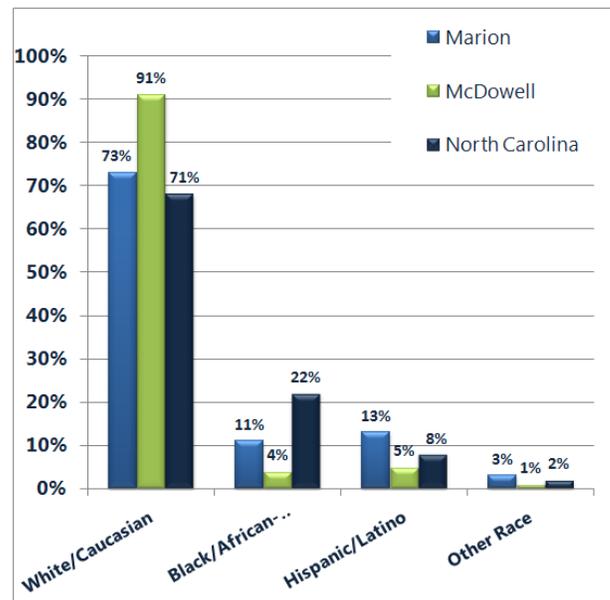


Figure 2-4.2 Ethnicity Comparison 2010



Age and Gender

The City's population distribution by age and gender compared to the County and the State is useful in determining current and projected service needs. The 2010 U.S. Census reported that the median age in the City was 37.5. This figure is only slightly higher than the County median age of 41.6 and nearly identical to the State average of 37.4. In addition, it represents a slightly lower median age of 40, which was reported in both the 1990 and 2000 Census.

As seen in Figures 2-4.3 and 2-4.4, one of the most significant observations of the age distribution that will have an impact on public services is the proportion of retirement-age individuals and those that are reaching retirement age. Over the last decade, this age cohort has represented over 40 percent of the City's total population, and is projected to be the largest segment of the population for at least the next ten years if not longer. Not only is it the fastest growing in the City, it is the fastest growing age group in the state, and nation. While it is no surprise that Marion has an aging population like many other communities, it does support the need to consider this segment of the population when making community wide decisions, including access to health care, daily goods and services, transportation, and safe and adequate housing.

Socio-Economic Characteristics of an Aging Population

- ❖ Live on a fixed income;
- ❖ Have limited mobility options and greater degree of isolation;
- ❖ Have self-care limitations; and
- ❖ Are more dependent on support services.

Figure 2-4.3: Total Population by Gender & Age 2000 Census

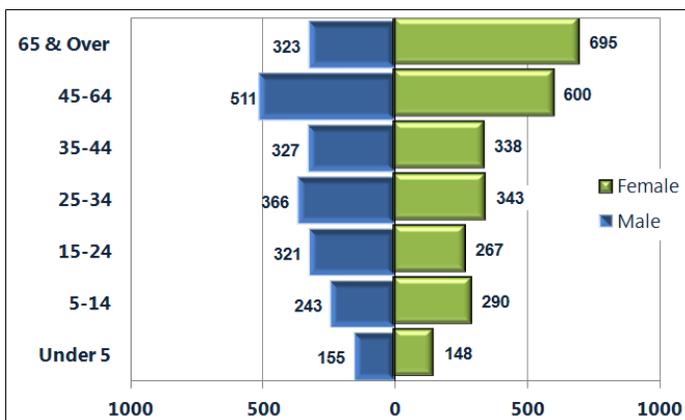
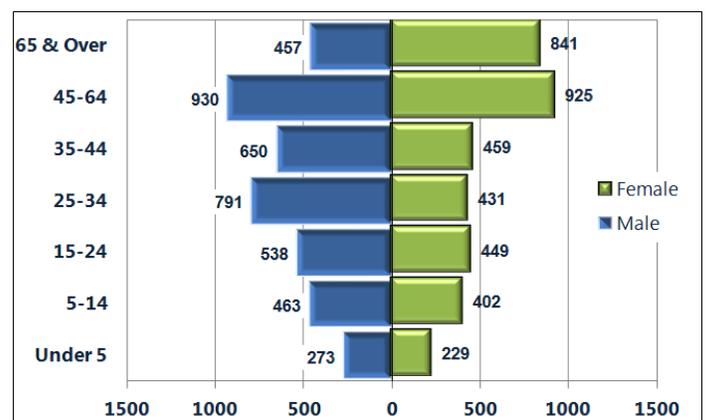


Figure 2-4.4: Total Population by Gender & Age 2010 Census



Marion's gender distribution changed very little in the last half century with slightly more females to males keeping trend with the national average. Then in 2010, the distribution of males to females shifted as seen in Figure 2-4.5 above. Based on Figure 2-4.4 and not taking in-migration into account, this trend is likely to continue. However, keeping with national trends, it is likely that females will continue to exceed the number of males as supported by the numbers in the 65 and older segment identified in Figure 2-4.4.

Figure 2-4.5: Percent Distribution by Gender

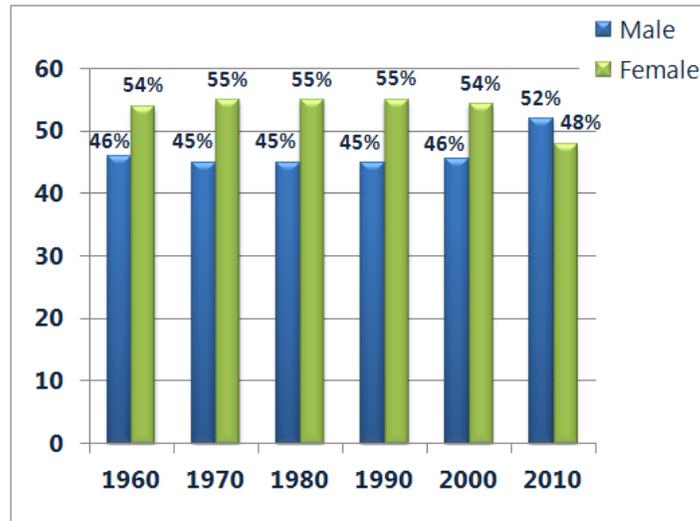


Table 2-4.2: Percent of Population by Age Group

Age Group	1970	1980	1990	2000	2010
Under 14	24%	20%	17%	17%	17%
15-24	14%	16%	14%	12%	13%
25-64	48%	48%	48%	51%	53%
65 & Over	14%	16%	21%	21%	17%

Health

Health is a significant community indicator that until recently was overlooked in the comprehensive planning process. However, with more research focused on health and the built environment correlations are being made about the way communities are designed. Health and quality of life are linked in many ways, and higher levels of community-wide substandard health can have a devastating impact on the local economy and strain public health services. Likewise, a healthy community has a greater opportunity to be economically prosperous and be less of a strain on public services. Additionally, while one recreational amenity may not attract a lucrative industry to the community, a community that has many social amenities that promote a healthy active lifestyle, such as entertainment, cultural enrichment, quality education, recreation, and well-cared for community appearance will attract a labor force that appreciates a community’s social qualities which in turn will attract entrepreneurs and industries seeking a healthy, educated, and socially robust community in which to do business.

2010 U.S. Census figures have not been released for disability, though the 2000 U.S. Census figures show that 31 percent of Marion residents over the age of five have a disability. This is much greater than either the state (21%) or the national average (19%). In 2011 the McDowell Health Department in coordination with the McDowell Health Coalition released the State of the County Health Report for McDowell County. The report indicates that the leading cause of death in McDowell County is cancer, and diseases of the heart, chronic lower respiratory disease and cerebrovascular disease. Many of these diseases can be prevented through behavioral changes, such as eating healthy, bring physically active and avoiding tobacco use.

Table 2-4.3: Leading Causes of Death in 2009

McDowell County	North Carolina
Cancer	Heart diseases
Heart diseases	Cerebrovascular disease
Chronic lower respiratory diseases	Atherosclerosis
Cerebrovascular diseases	Cancer
Alzheimer's disease	Diabetes mellitus
Influenza and pneumonia	Influenza and pneumonia
Diabetes mellitus	Chronic lower respiratory diseases
All other unintentional injuries	Chronic liver disease and cirrhosis
Nephritis, nephritic syndrome and nephrosis	Nephritis, nephritic syndrome and nephrosis
Septicemia	Septicemia

According to the McDowell Health Department, the Health Resources and Services Administration, HHS ranked McDowell County as a medically underserved community along with a majority of the state, which included predominately smaller urban areas and rural areas. The designation is based on an index of four variables, the ratio of primary care physicians per 1,000 in population, infant mortality rate, percent of population with incomes below the poverty level, and the percent of population 65 and over. In a 2008 community survey, the McDowell Health Coalition selected obesity, substance abuse, and teen pregnancy as the top three health priorities within the community. In 2009, access to health care was added as an additional concern. Land use and transportation policies greatly influence two of the four priorities identified in the community survey. The City should work with the McDowell Health Department and the McDowell Health Coalition to identify and expand opportunities to all ages and ability levels for healthier living community-wide.

Education

As indicated in Figure 2-4.6, in 2010 Marion residents fall just below the State average on education. In Marion 45% percent of persons 25 years of age graduated from high school as compared with the 49% percent statewide average. The most significant statistical disproportion was the number of those in Marion who did not obtain a high school diploma or its equivalent, which was much higher than any other cohort. However, in comparison to previous years, the percentage of those obtaining higher educational attainment has appeared to stabilize and has begun to increase as seen in the percent change between 1980 and 2010. One of the most significant changes is the increase in the number of those who have obtained a high school diploma or higher education to those who have not.

Figure 2-4.6: Educational Attainment 25 Years of Age and Older: Local, State, & National Comparison: 2010 U.S. Census

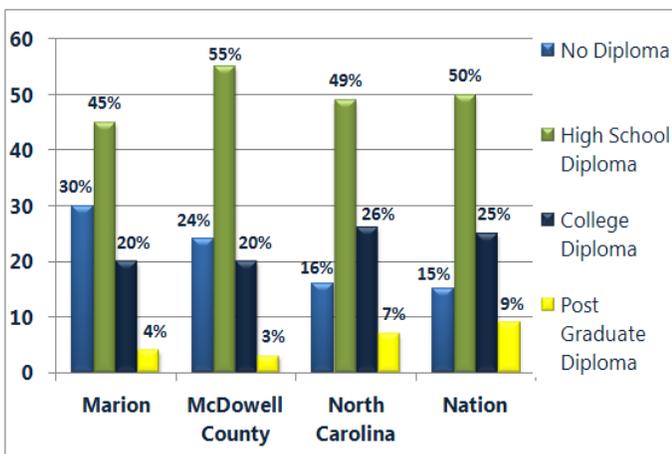
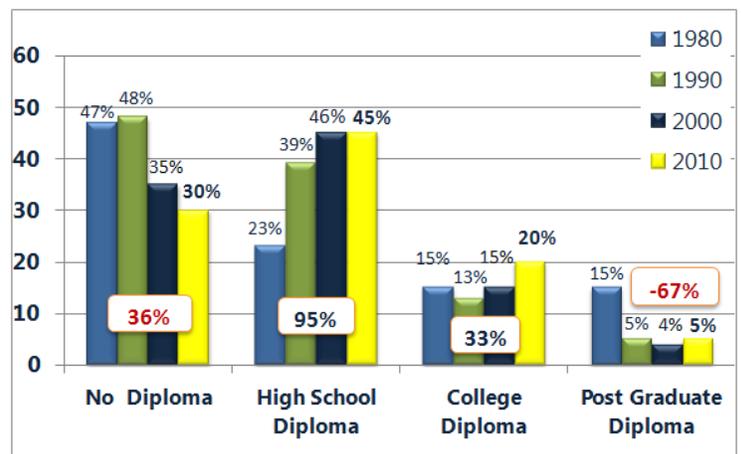


Figure 2-4.7: Educational Attainment 25 Years of Age and Older 1980 - 2010 U.S. Census & Percent Change 2000 to 2010



Sources: U.S. Census Bureau
 2010-2011 NC Schools Report Card
 2012 McDowell Community College: An Institute of Excellence Report

There has been a modest increase between 2000 and 2010 in the proportion of those 18 years and younger, which directly correlates to a higher percentage of students enrolled at primary and secondary schools located within or in close proximity to Marion. McDowell County High School (grades 10-12) is the only high school located in the county, and while not in the city limits it is contiguous to the City. Both junior high schools (grades 7-9) are also located within Marion, or contiguous to the City. Therefore, all students grade 7th through 12th attend public school in Marion. According to the NC Schools Report Card for the 2010-2011 academic year, there were 2,620 students enrolled in grades 7 through 12 with the exception of Eastfield School. Eastfield School is the only year-round public school in the county, and it too is located in the City with 403 students attending. Of the eight elementary schools, two are located in Marion including Eastfield Elementary and Marion Elementary with 414 students.

Table 2.4-4 2010-2011 Public School Enrollment

Public Schools	Students
McDowell High School	2,620
West McDowell Junior High School	746
East McDowell Junior High School	608
Eastfield Elementary	402
Marion Elementary	414

The McDowell County School System has plans to shift ninth grade students to the high school and convert both junior high schools into grades sixth through eighth middle schools. This restructuring will increase the number of county-wide students attending school within the City since all sixth grade students from the county will be attending one of two middle schools. The following table indicates that an average of nearly 120 new 6th grade students currently attending elementary schools located elsewhere in the county will be attending one of two middle schools in the city. While this restructuring will provide area schools with room to expand and increase the potential to reduce class size, it will increase vehicle trips and decrease level of service of roads. Moving forward, the City should work with the School System and NC DOT to make sure that adequate measures have been taken to accommodate school access and safety.

Table 2.4-5: 6th Grade Enrollment Forecast Students from County Schools

Academic Year	6 th Grade Students From County Elementary Schools
2013-2014	129
2014-2015	109
2015-2016	126
2016-2017	120
2017-2018	116
2018-2019	108

There is one state college located in the City. McDowell Technical Community College is a member of the North Carolina Community College System and is accredited by the Southern Association of Colleges and Schools. In addition, the School maintains ten accredited programs, and is in the process of applying for two additional accreditations. While a majority of the enrollment includes students from McDowell County, some travel from Burke, Rutherford, Buncombe and other surrounding counties. The average of age curriculum students attending MTCC from 2005 to 2011 is 31.

According to an MTCC report, in the 2009-2010 academic year there were 8,441 total students in unduplicated enrollment in the following categories:

Table 2.4-6: MTCC Unduplicated Enrollment 2009-2010

Percent of Total	Enrollment Category
0% (0.2%)	Focused Industry Training
1%	Small Business Center
7%	Non-Occupational Continuing Education
8%	Self-Supporting
9%	Basic Skills
13%	Human Resource Development
24%	Curriculum
38%	Occupational

In the last ten years, MTCC has awarded 2,847 degrees in a variety of programs. On average between 7,500 and 8,000 students are enrolled in one the College’s programs, which accounts for nearly 25% of the County population.

Household & Family Income

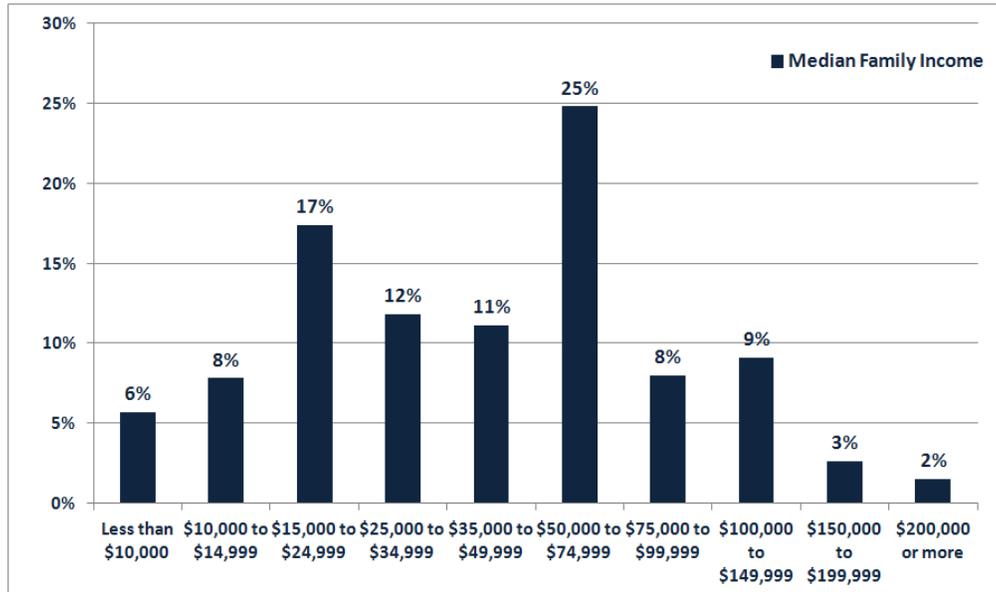
Household income is the combined gross income of all members of the household who are 15 years old and older, including members of the household who may not be related. Therefore, a household is anyone that occupies the same housing unit. Marion residents have a more modest income than those in both the County and the State. The average household income is nearly \$5,000 less than households within the County, and \$15,000 lower than the State average. This may be the result of a slightly lower per capita income and average household size. However household incomes in the City have risen at a significantly faster rate than both the County and State over the last decade. This sharp increase can be an indication that more people are electing to live together to share resources and reduce individual financial burden.

Table2-4.7: Median Household Income 2000 -2010

	2000	2010 (est.)	Percent Change
Marion	\$24,753	\$30,012	21.25%
McDowell	\$32,396	\$34,953	7.89%
North Carolina	\$39,184	\$45,570	16.30%

The U.S. Department of Housing and Urban Development (HUD) calculates annual income limits based on estimated area Median Family Income (MFI), and offers subsidized programs based on family size and family income as a percentage of the area median income. HUD considers families with incomes lower than 50 percent of the median local income level to be “low income”, and 80 percent of the median income level to be “very low income”. Based on their standards, housing is considered affordable if it costs no more than 30 percent of a household’s income. The 2010 income limit for McDowell County was \$50,400. Based on U.S. Census family household income estimates, as shown in Figure 2.4-8, 54% percent of residents have a lower-moderate to low income. Two factors that may influence these figures are the large number retirement age residents living in Marion, and the number of those working in manufacturing and service jobs. Of those that make less than area’s median household income, 31% percent earn less than \$25,000 per year and fall within the low to very-low income category.

Figure 2.4-8: Estimated Family Income 2006 to 2010



According to the 2010 Census, Marion’s per capita income was only slightly less than the County. Interestingly, despite modest household incomes, per capita income in Marion is nearly identical to those at the county level, but far less than the States nearly \$25,000 level. This may, in part, be the result of smaller average household sizes in Marion.

Table 2.4-8: Per Capita Income 2000 to 2010

	2000	2010 (est.)
Marion	\$16,569	\$17,639
McDowell	\$16,109	\$18,798
North Carolina	\$20,307	\$24,745

Table 2.4-9: Persons Per Household

	2010 (est.)
Marion	2.39
McDowell	2.49
North Carolina	2.49

ECONOMIC DEVELOPMENT

Employment

Over the last four decades, Marion has maintained a stable workforce population with nearly half of its population ranging in age from 25 to 64 years old. On average an additional 14 percent have ranged between 15 and 24 years age. In general, it can be anticipated that this segment of the population contributes to the workforce part-time and seasonally, if not on a full-time basis.

According to the 2008 U.S. Census Economic Survey approximately 43 percent of the working population is employed in the goods producing sector (manufacturing), while another 57 percent is employed in other sectors. Historically, this figure has much been higher than 50 percent being employed in manufacturing. Job losses, particularly in the manufacturing sector have decreased significantly in the last decade. Since 1990, the City has experienced the loss of approximately 2,300 jobs in manufacturing, negatively impacting the City's tax base and utility revenue.

Like many other communities in North Carolina, Marion has struggled to redefine itself after the closure of the area's textile and manufacturing industries, which in the past had been a stable source of employment and revenue. Recognizing that traditional economic strategies focused primarily on industrial recruitment, Marion has identified the need for a more diverse, well-rounded economic development program that includes downtown development and revitalization, small business entrepreneurship, commercial recruitment and tourism development. Though it is too early to be identified in actual figures, Marion's economic development program is beginning to take shape. One example of new commercial development in Marion is the construction of Grandview Station Shopping Center and Super Walmart Store, which will add an estimated 400 new full-time and part-time jobs for the local workforce. Walmart Corporation is the sixth largest non-manufacturing employer in the county. Other commercial developments recognizing the market potential have also begun to locate within Marion including but not limited to Lowe's, Food Lion, Tractor Supply, and many other small independent retail and restaurants. Based on number of building permits, Marion is on track to have the largest commercial growth in more than ten years.

According to the NC Department of Commerce, the City is designated as a Tier 1 community. The designation refers to the William S. Lee (WSL) Act of 1996, which has been one of North Carolina's chief economic development incentive tools. The rankings are based on an assessment of each county's unemployment rate, median household income, population growth, and assessed property value per capita. The goal of the WSL Act is to promote economic development by awarding corporate income and/or franchise tax credits to North Carolina sited companies that create new jobs, put new equipment and machinery in service, invest in additional research and development activities, train workers or establish and operate a central administrative office. The WSL also includes a three-tier system for the appropriation or higher credits to economically distressed counties (Tier I) and lower credits to larger and more developed counties (Tier 3). In 2007, a business located in a Tier I community could receive a \$12,500 tax credit per new job with a requirement to create at least five new jobs, and a 7 percent tax credit for eligible business property expenditures. Other advantages include priority in State funding in which Tier 1 communities receive additional points in the grant process or a reduction in match funding requirements.

Employment By Major Industry

Figure 2-5.1: Employment by Industry Classification

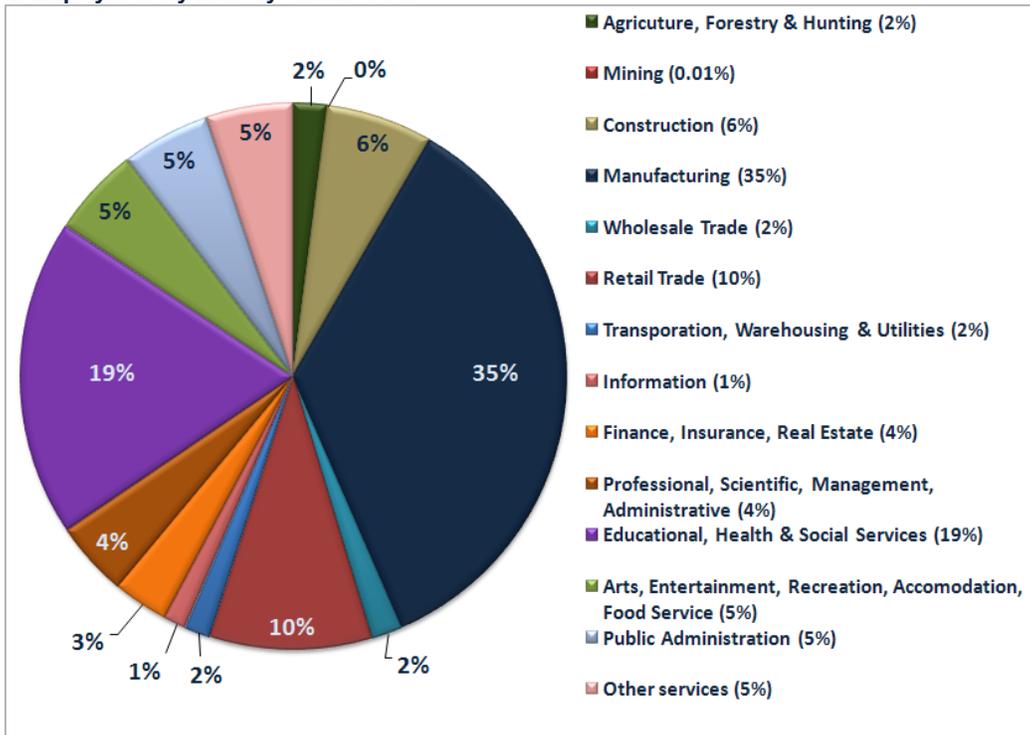
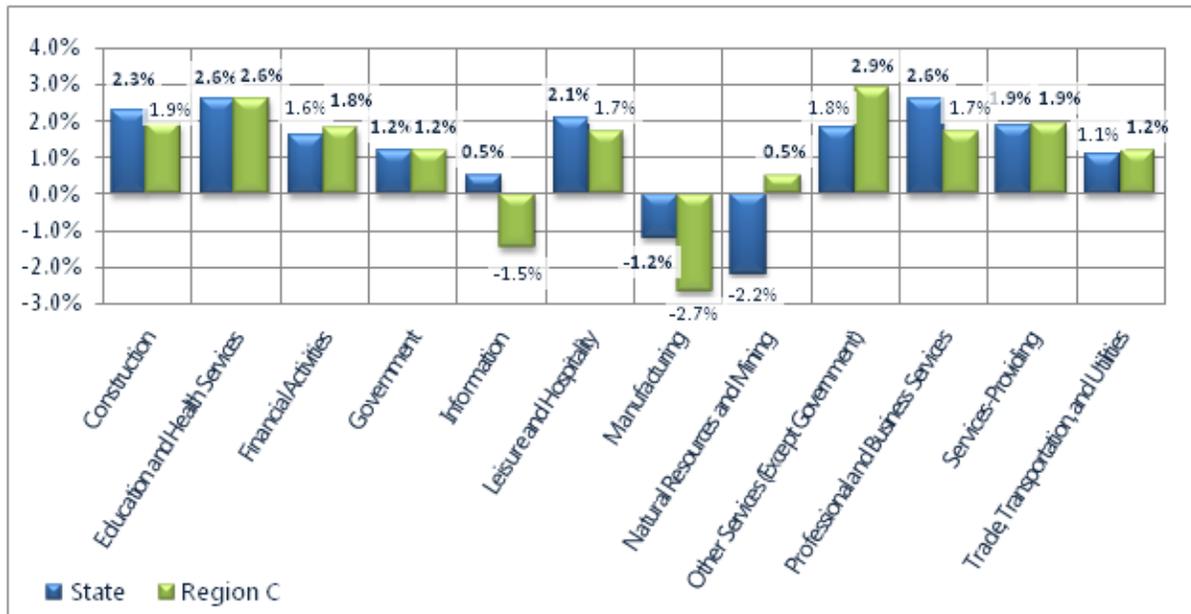


Figure 2-5.2: State and Region C Occupation By Major Industry Projections 2000-2016



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

CHAPTER TWO

Table 2-5.1: Occupation By Major Industry Projections 2000-2016

Major Industry	Region C 2006	Region C 2016	Percent Change Region C	McDowell (2005-2009)	Marion (2000)	Percent of Marion's Workforce	McDowell 2016	Marion 2016
Construction	3,990	4,830	1.9	1469	134	9	1497	135
Education and Health Services	19,440	2,200	2.6	4387	398	9.07	4501	408
Financial Activities	1,840	19,870	1.8	550	70	12.72	560	71
Government	5,180	5,860	1.2	945	111	11.75	956	112
Information	1,390	1,200	-1.5	143	28	19.58	141	28
Leisure and Hospitality	5,930	7,040	1.7	1642	112	6.82	1670	114
Manufacturing	23,390	25,050	-2.7	5014	746	14.87	4879	726
Natural Resources and Mining	1,000	1,050	0.5	385	40	10.39	387	40
Other Services (Except Government)	3,760	5,000	2.9	850	110	12.94	875	113
Professional and Business Services	4,550	5,390	1.7	1027	94	9.15	1044	96
Services-Providing	56,120	67,470	1.9	2148	204	9.5	2189	208
Trade, Transportation, and Utilities	14,030	15,730	1.2	1102	71	6.44	1115	72

Unemployment

Unemployment rates for both the City and the County as a whole are relatively high. Currently the unemployment rate for McDowell County hovers around nine (9) percent, however historically it averages six (6) percent, which is higher than the state's historic average of 4.8 percent. The unemployment rate consists of the labor force (those over 16) that is not employed. Education, post-public education, and job training is key if to supply a workforce ready to fill job vacancies and attract business.

Figure 2-5.3: 20 Year Unemployment Rate: 2000-2010 Census/ESC

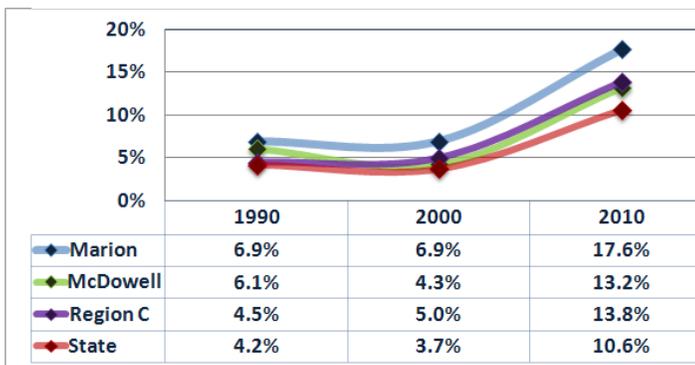
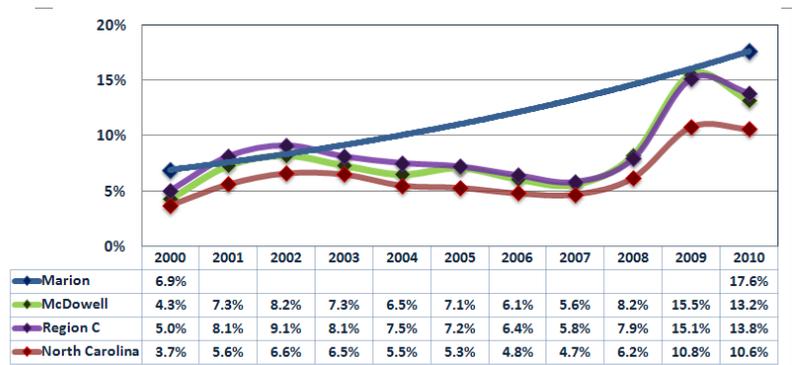


Figure 2-5.4: Ten Year Unemployment Trend: 2000-2010 Census/ESC



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

Tax Rate

During the past five years, the City has experienced only slow growth in its property tax base, due in significant part to the declining State and National economy. While there has been some residential and commercial development, this growth has been offset by the closing of the last two textile plants located in Marion. This ends an era of textile and furniture manufacturing, which had been the single largest industry sector in the entire county for over a century. With it comes the need for Marion to redefine its strategies if it is to rebuild a more robust and sustainable economy.

The City has had the same tax rate of \$ 0.51 per \$100 in assessed valuation for 45 consecutive years. While the City is responsible for setting its own tax rate each year, the County is responsible for assessing of all real and personal property county-wide for taxation purposes. The N.C. General Statutes mandate that all real property must be reappraised at least once every eight years. The County recently conducted a revaluation of all property including property within the City. With the new valuation in place, the estimated revenues for fiscal year 2010-2011 will provide just over \$1.8 million in City revenue.

Community Tapestry: Economic Market Assessment

Marion’s socio-economic profile is based on market segmentation data obtained from ESRI Community Analyst and Business Analysis Software, which utilizes U.S. Census Bureau data to classify U. S. neighborhoods according to socioeconomic and demographic compositions. The Tapestry Segmentation System is used by companies to better understand and reach consumer markets.

The Tapestry Segmentation combines cluster analysis and geographic information system (GIS) mapping to create 65 individually defined neighborhood classification types (consumer markets) based on specific socioeconomic data unique to a defined areas including census block groups and/or by zip code. These segments are further combined into twelve groups based on particular lifestyle and lifestage. The Tapestry Segmentation data specific to Marion and the study area is included to provide a broad understanding of the consumer market groups located in and around the community.

Marion and its urban boundary include six tapestry segments. These classifications are identified in Table 2-5.2

Table 2-5.2 Tapestry Segments By Land Area

Tapestry Segment	Percent Total Land Area Marion	Percent Total Study Area
Heartland Communities	65.4%	42.7%
Home Town	14.4%	34.6%
Rural Bypass	12.7%	7.5%
Southern Satellites	6.6%	6.7%
Midlife Junction	1.0%	5.8%
Rooted Rural	0%	2.7%

Each segment corresponds to a more defined broadly defined Lifemode category.

Tapestry Segment Lifemode Categories

Senior Styles

More than 14.4 million households in the nine *Senior Styles* segments comprise one of the largest LifeMode summary groups. As the U.S. population ages, two of the fastest growing American markets are found among *The Elders* and the *Silver and Gold* segments. *Senior Styles* segments illustrate the diversity among today's senior markets. Although incomes within this group cover a wide range, the median is \$45,396, attributable mostly to retirement income or Social Security payments. Younger, more affluent seniors, freed of their child-rearing responsibilities, are traveling and relocating to warmer climates. Settled seniors are looking forward to retirement and remaining in their homes. Residents in some of the older, less privileged segments live alone and collect Social Security and other benefits. Their choice of housing depends on their income. This group may reside in single-family homes, retirement homes, or high rises. Their lifestyles can be as diverse as their circumstances, but senior markets do have common traits among their preferences. Golf is their favorite sport; they play and watch golf on TV. They read the newspaper daily and prefer to watch news shows on television. Although their use of the Internet is nearly average.

Traditional Living

The four segments in *Traditional Living* convey the perception of real middle America—hardworking, settled families. The group's higher median age of 38 years also conveys their lifestage—a number of older residents who are completing their child-rearing responsibilities and anticipating retirement. Even though they're older, many still work hard to earn a modest living. They typically own single-family homes in established, slow-growing neighborhoods. They buy standard, four-door American cars, belong to veterans' clubs and fraternal organizations, take care of their homes and gardens, and rely on traditional media such as newspapers for their news.

Factories and Farms

The segments in the *Factories and Farms* summary group represent rural life—from small towns and villages to farms. Employment in manufacturing and agricultural industries is typical in these small, settled communities across America's breadbasket. Population change is nominal, and the profile is classic. Most households are families, either married couples or married couples with children. By age, the residents of *Factories and Farms* mirror the U.S. distribution, with slightly more retirees. Median household income is a bit lower, almost \$40,524, but so is the home value of \$92,572. Most own their homes. Their lifestyle reflects their locale, emphasizing home and garden care, fishing and hunting, pets, and membership in local clubs.

American Quilt

Location in America's small towns and rural areas links the four segments in *American Quilt*. Unlike *Factories and Farms*, this group represents a more diverse microcosm of small-town life, including the largest segment of Tapestry Segmentation, *Midland Crowd*. Manufacturing and agriculture remain part of the local economy, but *American Quilt* also includes workers in local government, service, construction, communication, and utilities. In addition to farmers, *American Quilt* includes the *Rural Resort Dwellers* segment, an older population that is retiring to seasonal vacation spots, and *Crossroads*, young families who live in mobile homes. Households in *American Quilt* are also more affluent, with a median household income of \$45,729, and more are homeowners. However, the rural lifestyle is also evident, with fishing, hunting, and power boats along with a preference for pickups and country music.

Source: ESRI Business Analyst

The following table identifies the four categories and the corresponding Tapestry Segment(s).

Table 2-5.3 Lifemode Category and Land Area

LifeMode Category	Tapestry Segment(s)	Percent Total Land Area	
		Marion	Urban Boundary
Senior Style	Heartland Communities	65.4%	42.7%
Traditional Living	Midlife Junction	1.0%	5.8%
Factories & Farms	Southern Satellites, Home Town, & Rural Bypasses	33.6%	48.8%
American Quilt	Rooted Rural	0%	2.7%

The segments are also organized into 11 urbanization groups to highlight features such as population density, size of incorporated areas, and proximity to a metropolitan area. Marion and its study area falls into four different urbanization groups.

Tapestry Segment Urbanization Groups

Urbanization Group: Small Towns
 Small towns represent the ideal in American communities—affordable, close-knit, and apart from the hustle and bustle of city life. The *Small Towns* Urbanization summary group is typical. Active members of their communities, residents participate in public activities, fund-raising, and public meetings. They make a modest living, with a median household income of \$39,244, but their earnings are sufficient to afford a single-family or mobile home. Most of the labor force is employed in manufacturing, construction, or retail sectors; many are already retired. *Heartland Communities* is well settled, but *Small Towns* welcomes the ongoing migration of younger *Crossroads* and older *Senior Sun Seekers*. They are less likely to own a credit card; those who do rarely use it. Technology is not an integral part of life for this group. Many still use a dial-up Internet connection; few will shop online or by phone. Because of their location, satellite TV is preferred, but many households don't subscribe to cable or satellite TV. Favorite pastimes include gardening and lawn care.

Urbanization Group: Rural II
Rural II countryside is the extreme opposite of urbanization. Low population density characterizes life in the country with its inconveniences such as the need for multiple vehicles and advantages such as affordable single-family homes with land. Most of the population lives in rural farm areas; the rest live in the country or in small villages and work in mining or manufacturing. Residents are slightly older than the U.S. median, with a median age of 39.8 years; some are already retired. Most are homeowners. Residents of *Rural II* areas are settled; few of them will move. Family and home are central in their lives. Their lifestyles reflect a preference for comfort and practicality—western or work boots to dress shoes, kerosene heaters to espresso/cappuccino makers, recliners to patio furniture, garden tillers to trash compactors.

Urbanization Group: Suburban Periphery II
Suburban Periphery II incorporates a population density similar to *Suburban Periphery I* but is more likely to be found in urban clusters of smaller cities in metropolitan areas. Housing is still predominantly owner-occupied, single-family homes but is older and closer to employment. Households are a mix, similar to that of the United States as a whole. More than half are married-couple families; one-quarter are singles who live alone. Although the median household income and home value are below the U.S. median, their median net worth is higher. This is the oldest Urbanization summary group in Tapestry Segmentation, with a median age of 41.4 years, and the highest concentration of householders who are older than 65 years. They like to watch a variety of sports, news, or documentary shows on television; occasionally, they will also watch a movie or primetime drama. They prefer to read newspapers instead of magazines but have an equal preference for fiction or nonfiction books. They prefer domestic sedans.

Source: ESRI Business Analyst

Table 2-5.4: Urbanization Groups by Land Area

Urbanization Groups	Tapestry Segment(s)	Percent Total Land Area Marion	Percent Total Area Urban Boundary
Suburban Periphery II	Home Town, Midlife Junction	15.4%	13.3%
Small Towns	Heartland Communities	65.4%	42.7%
Rural II	Southern Satellites, Rural Bypasses & Rooted Rural	19.2%	44.0%

Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

HOUSING & NEIGHBORHOODS

Housing addresses a basic human need providing shelter for residents, and is the predominant land use that defines neighborhoods. The housing element of this Plan serves to identify the existing conditions of residential structures, identify the character of existing neighborhoods, evaluate the current need for additional housing types, and project the future growth of housing to meet the needs of the community.

Housing Characteristics

Adequate, safe housing is a basic human need. The American Health Association ranks housing as one of the top three significant issues affecting personal and community health. The quality, availability, and affordability of the existing housing stock in the community is weighted heavily in the decision-making process of businesses and industries that are considering new locations. Newcomers to the City also consider a variety of factors when choosing a new home such as quality of schools, public safety, convenience to jobs and services, and other community amenities. It is difficult to predict future housing needs because it is subject to economic conditions. As seen in recent years, interest rates and the economy have a dramatic impact on the housing market. These factors often make the difference between home ownership and rental housing.

According to the most recent Census figures, 63 percent of housing is comprised of single-family detached homes, while the remaining stock includes other types of single- and multi-family housing. The second largest housing type is mobile homes, which account for 13 percent. Figure 2-6.1 and 2.62 identifies the type and number of dwelling units within the City.

Figure 2-6.1: Total Dwelling Units by Type

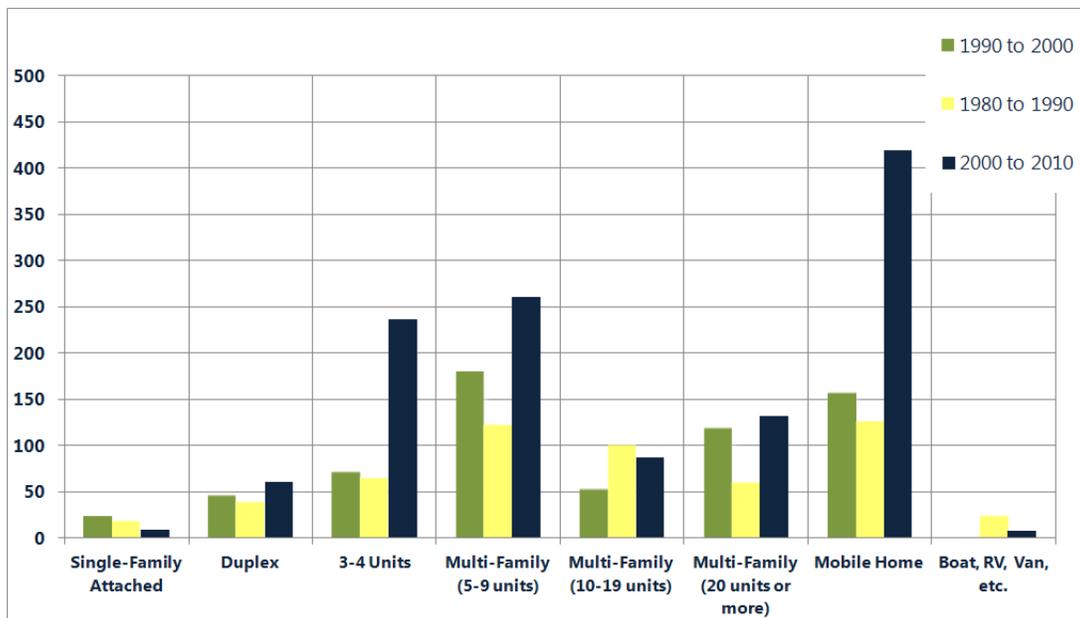


Figure 2-6.2: Total Number of Single-Family Housing Units Percentage

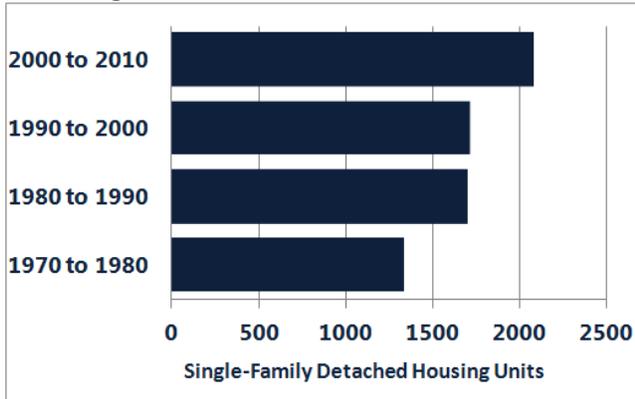
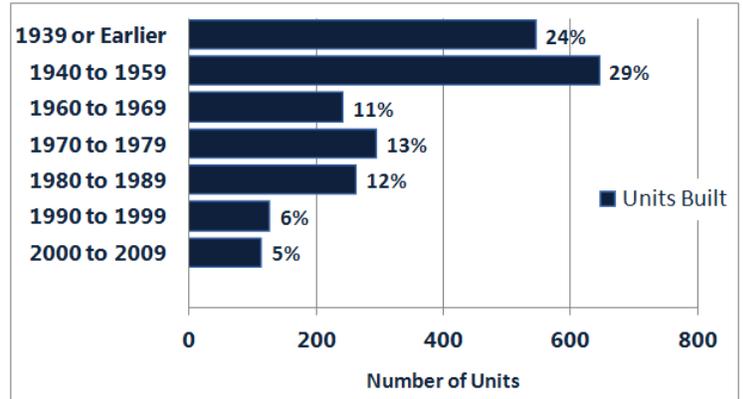


Figure 2-6.3: Year Housing Units Built and



According to U.S. Census data, the median year built of the existing housing stock in Marion is 1956 and is older than the median age of housing countywide. As seen in Figure 2-6.3, the highest percentage of existing housing was constructed between 1940 and 1959. The median age of owner-occupied housing unit is approximately 60 years, while the median age of renter-occupied units is slightly newer at 44 years in age.

The most recent 2010 Census housing figures estimate that there are 3294 housing units located within the City. The modest increase in the number of the housing units is largely attributed to the expansion of the City’s municipal boundaries over the last forty years. Table 2-6.1 provides the total number of housing units over the last ten years.

Table 2-6.1: Total Number of Residential Building Permits for New Construction

	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Total Units	26	13	10	18	12	10	11	13	8	15

An examination of new housing development through the issuance of building permits issued since 2001 provides a realistic trend of new housing growth over the last decade. As shown in Table 2-6.1 new single-family residential construction was relatively low within the City.

As shown in Figures 2-6.1 and 2-6.2, Marion offers a diverse housing market in terms of housing types including single-family detached and attached housing, mobile homes, and multi-family housing. The figures are based on the Land Based Classification System (LBCS) and windshield survey of existing housing units in the City conducted November 2010. Detached single-family housing units are the most predominate housing type within the City, comprising of 63% percent of housing. This is down ten percent from the 2000 Census when single-family homes made up 73 percent of the housing stock.

Most single-family housing is constructed entirely on-site, in compliance with the North Carolina Building Code. Although this is the most predominate type of housing, it is also the most expensive to construct. Over the last ten years, the number of Certificates of Occupancy issued for residential development has been for mobile homes, which is a more affordable housing option for some residents. The number of multi-family housing units has increased slightly over the last decade with the most significant number of units constructed at Spaulding Woods I and II. Just over 24% of the city's housing stock is comprised of multifamily housing units, including elder living facilities and group homes. The cost of attached single-family and duplex construction though generally less per unit than site-built single family homes, is significantly less (3%) than any other housing type.

Residential Growth

Population growth has a direct correlation with the growth of housing stock. As shown in Table 2-4.1, the City grew by 52 percent between 2000 and 2010, however the number of new housing units was significantly lower. In large part, this can be attributed to the annexation of existing neighborhoods as the City extended its boundaries over the previous decade. The City grew from approximately 3.5 square miles to 5.5 square miles in size. The largest residential area to be incorporated into the City was the Eastfield community. This community is completely contained within Census Tract 9704 as shown in Map 2-4.1, which has the highest density (persons per square mile) than any other Census Tract in the County.

Neighborhoods

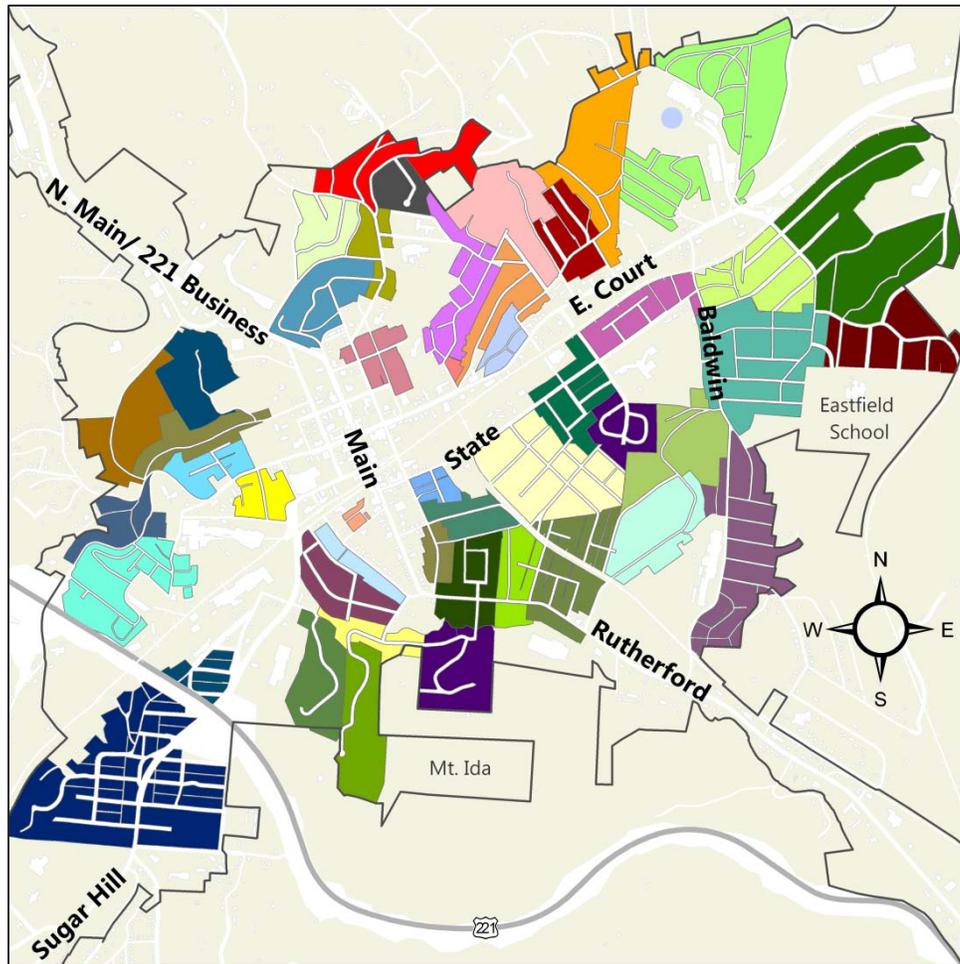
For the purposes of this Plan, the City was divided into eleven different sectors. Of those sectors five areas are predominately residential and include 47 separate neighborhoods. Each neighborhood boundary was determined based on several different factors. Those include:

Boundaries follow rear property lines as much as practical to avoid splitting neighborhoods on the same residential street.

1. Boundaries follow platted subdivision boundaries.
2. Where placing a boundary line along a rear line or platted subdivision, topographic and/or other natural or man-made features were used to define a boundary.
3. Boundary lines follow existing city limit boundary.

Map 2.6-1 identifies the locations of all the existing neighborhoods within the City with a corresponding legend identifying the names of each.

Map 2-6.1: City of Marion Neighborhoods



ESTABLISHED NEIGHBORHOODS

- | | |
|---|--|
| <ul style="list-style-type: none"> A.B. GILKEY ASHEWORTH MORRIS CLAREMONT PARK CLINCHFIELD ANNEX CLINCHFIELD MFG. CROSS COTTON MILLS DAVIS HEIGHTS EC NEAL FAIRMONT PARK FINLEY HEIGHTS FINLEY RD FLEMING FOREST HEIGHTS FOREST PARK FOREST ROAD FOXFIRE GRANDVIEW PARK GREENWOOD PARK HILLCREST HOLLY HILL JW PLESS MADISON GARDEN MARION HEIGHTS | <ul style="list-style-type: none"> MARION MFG. CO. ANNEX MARION MFG. CO. SUB MATTIE E PERRY MCDOWELL HIGHLAND MILLER AND HOUSE MONTEVISTA MOREHEAD RD MORGAN MORGAN TERRACE MT. IDA ESTATES MT. IDA PARK MT. MITCHELL PARK PARK HILL SINCLAIR SMOKERISE SOUTH GARDEN SOUTH MARION SPRING SUMMIT TATE AND JONES VIRGINIA AND GILKEY W.H. HAWKINS WISEMAN YANCEY AIRPORT |
|---|--|

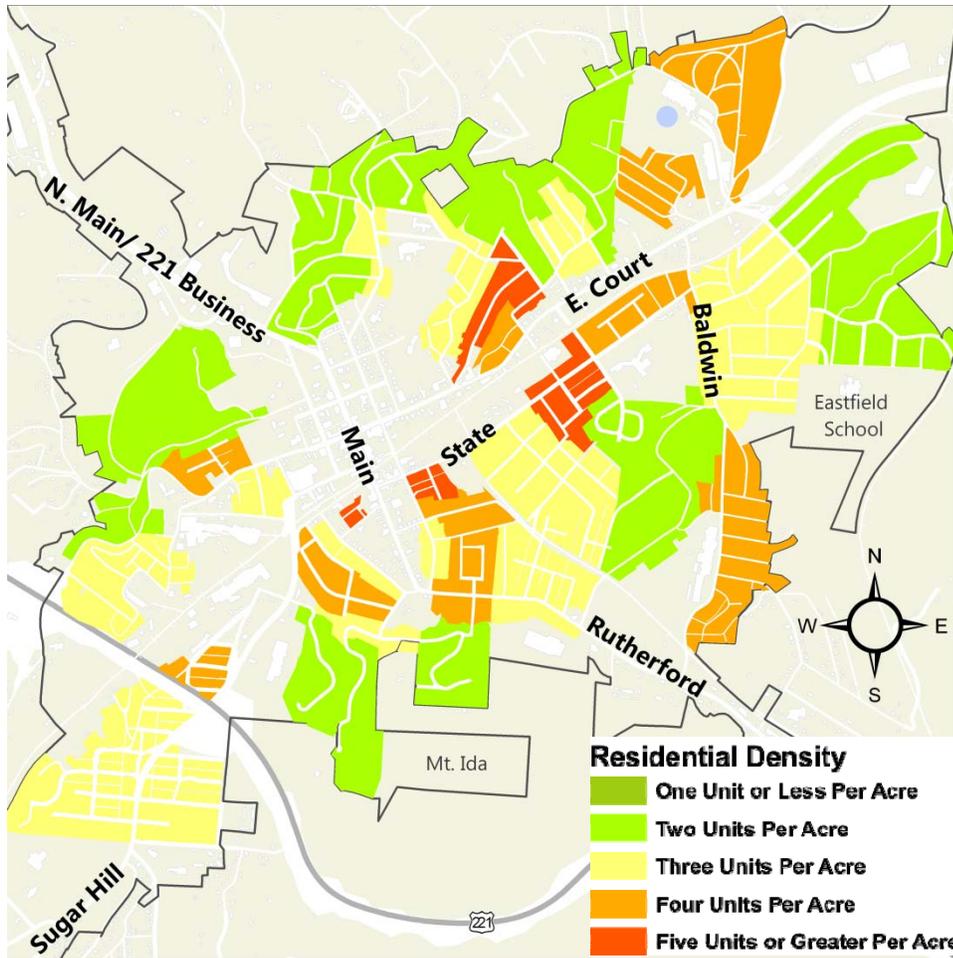
Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

CHAPTER TWO

Density: Dwelling Units Per Acre

An analysis of dwelling units per acre by neighborhood was conducted utilizing GIS software to determine where the highest density of residential land use has occurred. Map 2-6.1 shows the number of dwelling units per acre by neighborhood. The largest segment of residential neighborhoods has approximately three units per acre, with very few having more than five units per acre.

Map 2-6.2: Dwelling Units Per Acre by Neighborhood



Five Units Per Acre Or More

- Ashworth Morris
- EC Neal
- Marion Heights
- Park Hill

Four Units Per Acre

- Clinchfield Mfg.
- Davis Heights
- Grandview Park
- Marion Mfg. Co.
- Morgan Terrace
- Mt. Mitchell Park
- Sinclair
- Spring
- Tate & Jones

Three Units Per Acre

- Claremont Park
- Clinchfield Annex
- Cross Cotton Mills
- Fairmont Park
- Fleming
- Greenwood Park
- Madison & Garden
- Mattie E Perry
- Miller & House
- Morgan
- Mt. Ida Park
- South Garden
- South Marion
- W.H. Hawkins
- Wiseman

Two Units Per Acre

- Finley Heights
- Forest Park
- Foxfire
- Hillcrest
- JW Pless
- McDowell Highland
- Montevista
- Morehead Road
- Smokerise
- Summit
- Virginia & Gilkey
- Yancey Airport

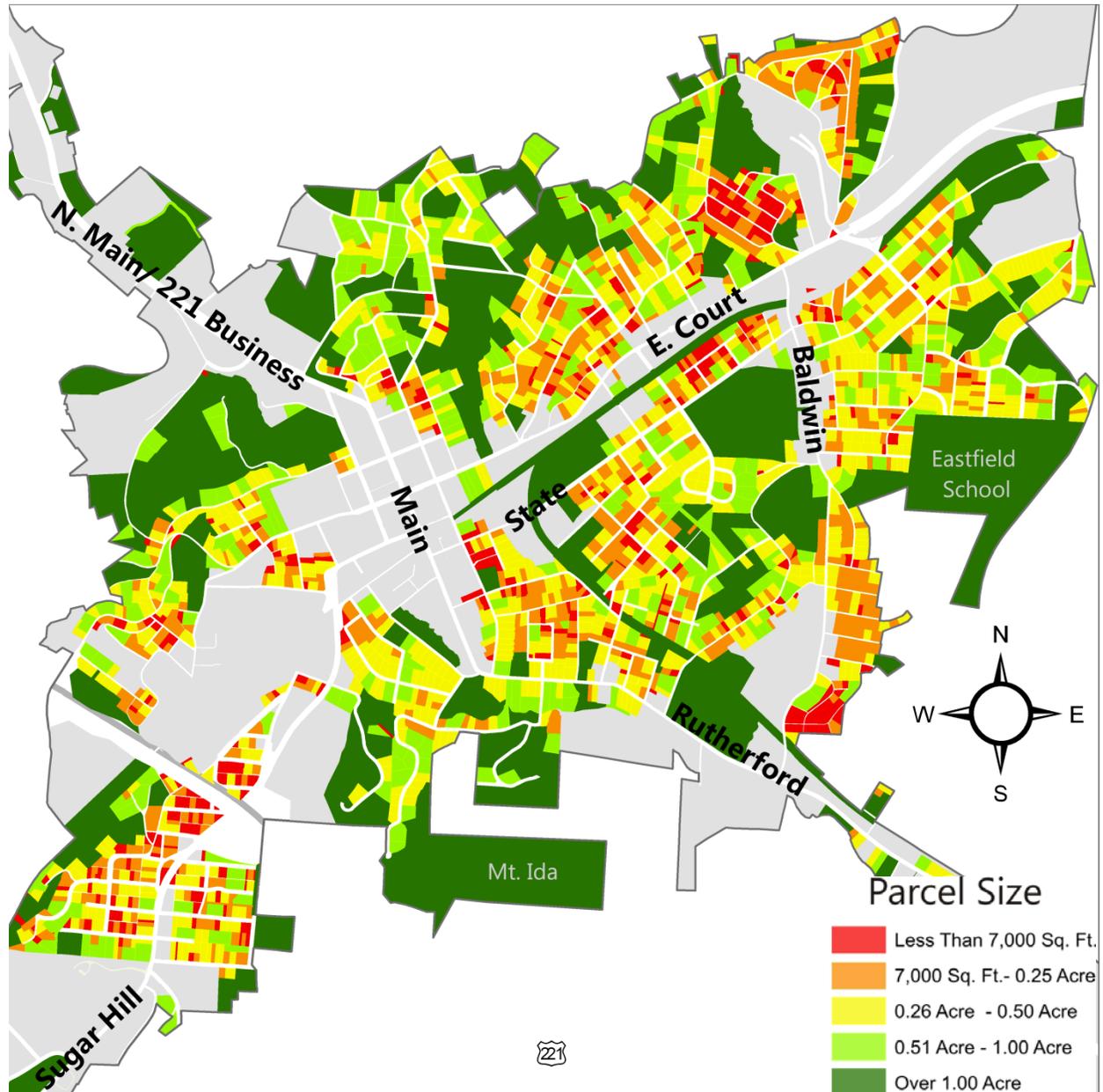
One Unit Or Less Per Acre

- Finley Rd
- Forest Heights
- Forest Road
- Holly Hill
- Marion Mfg. Co. Annex
- Mt. Ida Estates

Residential Lot Sizes

There is a direct correlation between residential density and lot size as can be seen in Map 2-6.3. The largest segment within the lot size categories is the range between 7,000 square feet (0.16 ac.) to 0.25 acres. The most significant are the number of lots that do not conform to current zoning requirements for minimum lot sizes. There are 770 lots, identified in red on Map 2-6.3, that are non conforming to lot size and would be ineligible for development. The total land area for nonconforming lots is 64 acres scattered throughout nearly every neighborhood. It should be noted that some of the largest sites, while located within residential areas, include parks, schools, and churches.

Map 2-6.3: Parcel Based Residential Lot Size



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

CHAPTER TWO

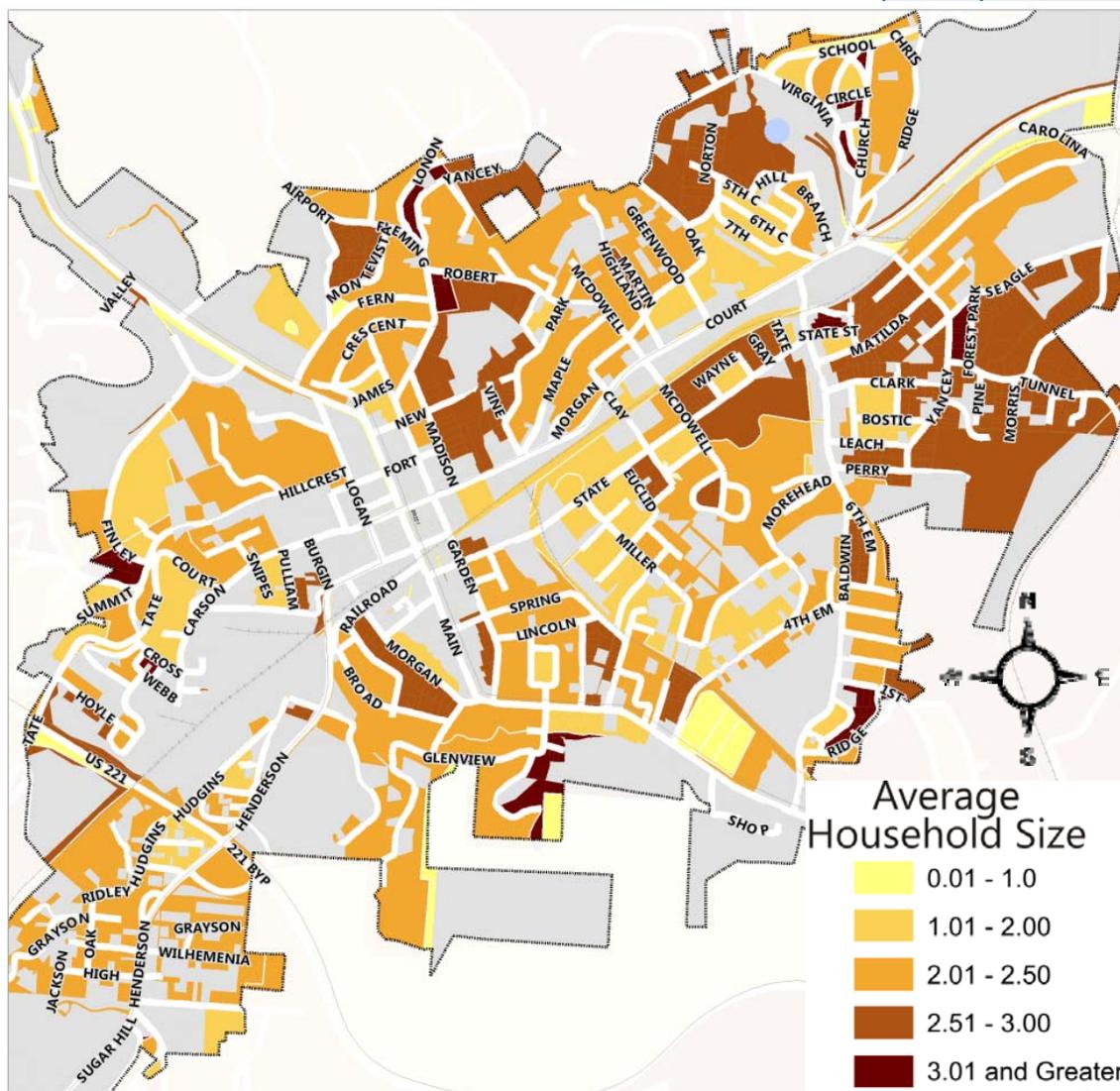
Average Household Size

Without a significant degree of fluctuation, the average household size for the City is 2.39 persons. A majority of the larger households (2.51 to 3.00) are located in close proximity to schools and employment areas. Map 2-6-5 provides a geographical reference to average household sizes by block group. The table to the left provides average household size by Census Tract

Table 2-6.2: Average Household Size by Census Tract

Average Household Size	
Census Tract	Average Household Size
9701	2.42
9702	2.51
9703	2.32
9704	2.37
9705	2.25
9706	2.49
9707	2.37
9709	2.58

Map 2-6.5: Average Household Size by US Census Block Group



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

CHAPTER TWO

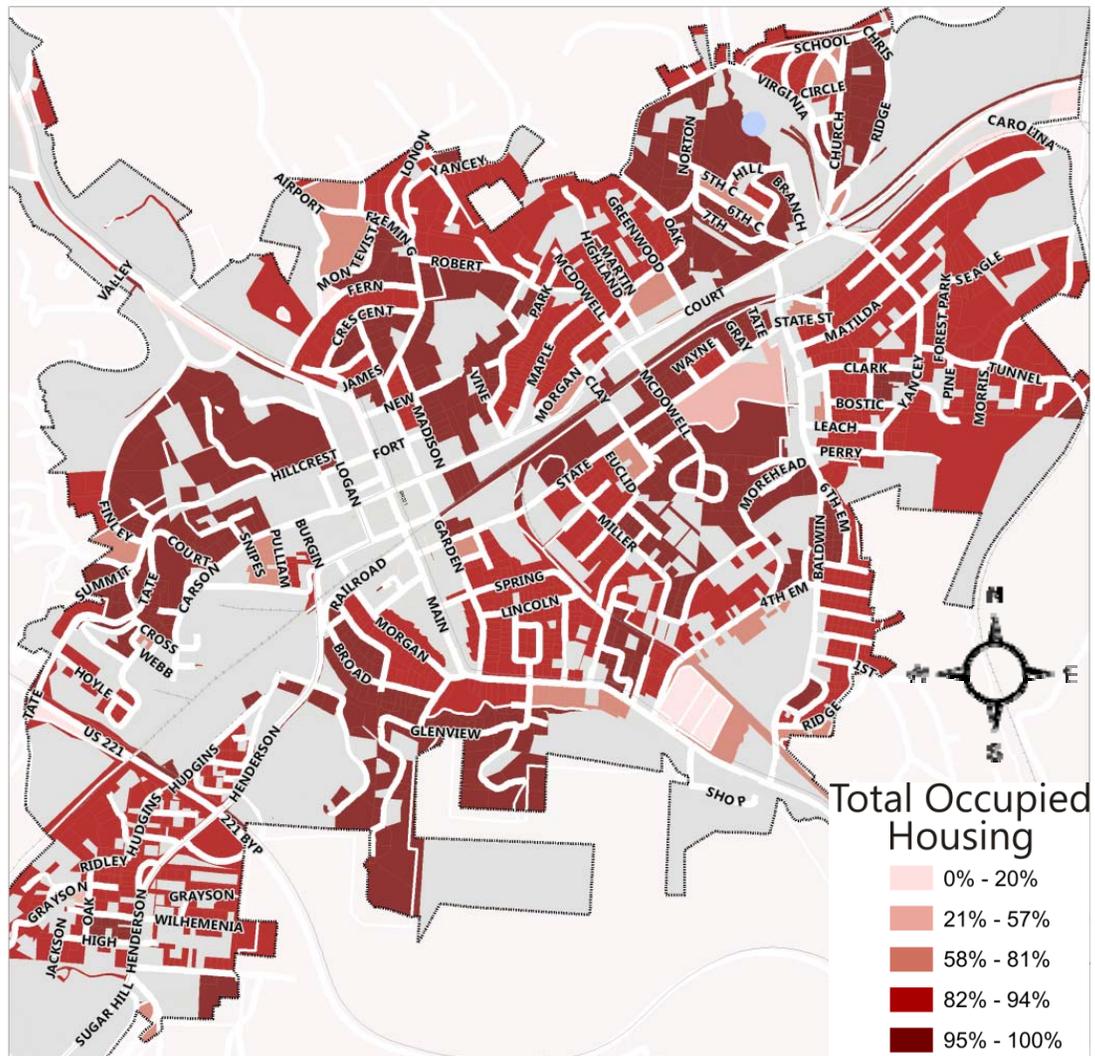
Residential Occupancy

The number of total occupied units has increased only slightly in the last half century, and remains at very high 93 percent occupancy rate. Only very few areas, as indicated on Map 2-6.6, indicate a low occupancy rate of 57 percent or less within the Census Block area. High occupancy rates provide a clear indication that demand is high for residential housing within the City.

Table 2-6.3 Total Number of Housing Units and Occupancy Rates

	1970	1980	1990	2000	2010
Total Units	1232	1605	2256	2363	3294
Occupied	1165	1460	2091	2157	3049
Percent Occupied	95%	91%	93%	91%	93%

Map 2-6.6: Total Occupied Dwelling Units by US Census Block Group



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

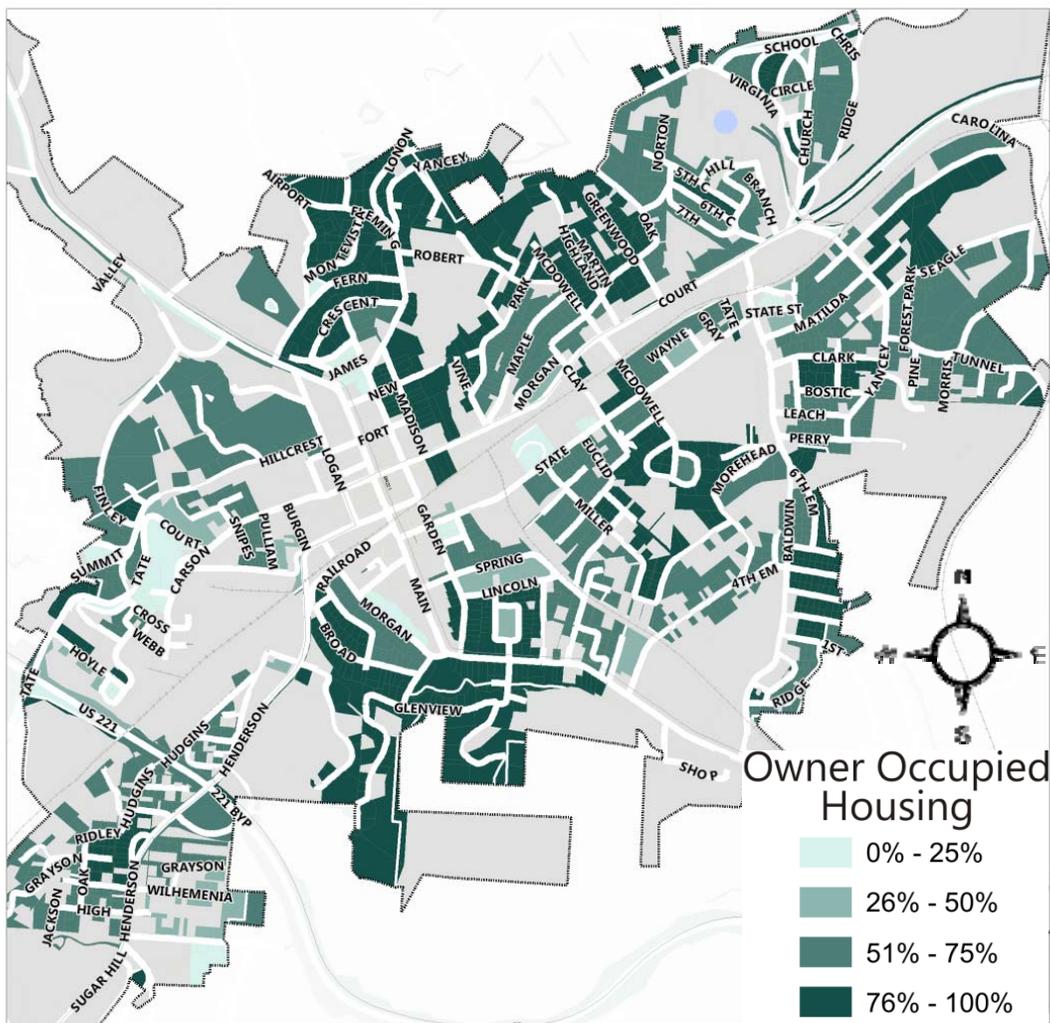
Owner Occupancy & Homeownership

Slightly more than half of the City's residential dwelling units are owner-occupied leaving 47 percent of the units renter occupied. The City's owner occupancy rate at is lower than both the County and the State. A brief survey of County tax records suggests that a majority of the renter-occupied units within the City are owned by a county resident. While not always the case, it appears from Map 2-6.7 below that Census Block Groups with higher owner occupancy rates also tend to have higher neighborhood-wide property values.

Table 2-6.4 Owner-Occupancy Rates

	2006-2010 (est.)
Marion	53%
McDowell	73%
North Carolina	68%

Map 2-6.7: Total Owner-Occupied Housing Units by Census Block: 2000 U.S. Census



Sources: U.S. Census Bureau <http://www.census.gov/>
 McDowell County Tax Records
 City of Marion Planning & Development GIS Database, ESRI Tapestry Segmentation Data

PARKS AND RECREATION FACILITIES

There are several basic parks, recreation and open space type facilities owned and maintained by the City. Since recreation space provided within Marion differs according to purpose, function and activity, a recreation space classification system was developed to profile Marion's recreation system. An additional category of community schools and private park resources has been added to highlight the importance of use of public school facilities and opportunities for public and private partnerships.

For some park types, standards are provided that are derived by national standards as identified in "Recreation, Park and Open Space Standards and Guidelines" (1983) by the National Recreation and Park Association (NRPA). For other park types, need is based on physical resources, rather than a population-driven standard. It is important to note, that the figures contained are general standards and guidelines and not requirements. Providing standards will assist in quantifying the need for parks, recreation and open space priorities in correlation with qualitative community-based priorities to improve the decision making process.

The national standard for neighborhood and community parks is 6 to 10 acres per thousand in population. This Plan identifies a city standard for combined neighborhood parks and community parks is five acres per 1,000 population. The reason for a combined neighborhood/ community standard is recognition that the individual neighborhood and community park standards may not be achievable in certain areas because of existing and proposed development which may eliminate the availability of parcels large enough to accommodate these parks. Within the combined five-acre standard, the preferred distribution is one to two acres for neighborhood parks and two to three acres for community parks. Urban open space or areas commonly referred to as pocket parks are generally no more than one acre per 1,000 in population.

Recreational Space Classification System

The following is a list of recreation area classifications and respective definitions that are referenced within the Plan.

Pocket Park. A small park of 0.25 to 1.0 acre in size, designated to serve a two to three block area. Pocket parks focus on informal recreation and are primarily provided as an area for social gathering or open space. These parks may contain a small play area, benches, natural elements and landscaping, or a gazebo. Pocket parks can be used in areas where it is difficult to acquire sufficient land for a neighborhood park or areas that serve as a public space within the downtown area.

Neighborhood Park. A park intended to serve residential areas within walking distance of the park site. Such parks may include, but are not limited to equipped playgrounds, field games, court games, picnic areas, gardens or other natural elements, and trails. Neighborhood parks are generally 1 to 5 acres and are accessible by foot or bicycle, from a service radius of about one-half mile uninterrupted by major roads or other physical barriers allowing safe and reasonable access.

Community Park. A park that serves a group of neighborhoods and provides a range of recreational and leisure activities greater than those found in neighborhood parks. These parks generally appeal to a diverse group of users. Such facilities may include, but are not limited to athletic fields, swimming pools, gymnasiums, community activity buildings, trails, and play equipment. A community park is typically a 'drive to' facility typically ranging in size of 5 to 40 acres. Community parks are ideally located near collector or arterial roads to accommodate adequate access. Community parks complement and expand on the services provided by public school grounds. Additionally, public schools can serve as a community park by default where land in the community is not available to develop a park.

Special Facilities. Special recreation facilities are generally identified as a facility that is unique in nature and purpose. Special facilities may include such facilities as golf courses, community centers, boat launching sites, performing arts center, stadiums and other single-purpose facilities. While development standards are available for such facilities, special facilities are based more on the desires or unique characteristics of the community rather than on the actual need.

District/Regional Park. A district or regional park is typically designated to provide recreational opportunities for more than one community, to an entire county, and to the surrounding region. These parks are often based on a resource that cannot be provided by a community park. District parks can serve an entire region and are typically located within 30 minutes driving time of the user. These parks may provide ample contact with natural aspects of the setting and may include large picnic areas, wildlife and scenic observation areas, areas for camping, nature trails, boating facilities and riding paths. An example of a district/regional park is Lake James State Park. Currently, there are no district or regional parks located within the City.

Natural Reserves. These parks are natural areas designated for conservation purposes. These areas may have limited passive recreation facilities including, but not limited to areas for viewing and studying land, aquatic, or avian wildlife, conservation activities, swimming, hiking, camping, trail facilities, nature centers or botanical gardens. Service areas and desirable acreages vary, but generally these areas are comprised of hundreds of acres. Pisgah National Forest is an example of a natural reserve. A natural reserve may also be one of the following:

Conservation/Open Space Area. These areas are preserved and managed to protect the natural environment or aesthetic quality or to protect health, safety and welfare by providing open spaces between roadways or developments or watershed protection, with recreation and leisure activities serving as a secondary function.

Habitat Protection Corridor. These corridors are designated to protect travel and migration routes and provide refuge for wildlife.

Greenways & Trails. Greenway systems are resource-based open spaces. They are acquired with the intent of little or no development. They are typically long, relatively narrow lands that follow roads, creeks, ridges, or other natural setting. Greenway systems serve various functions, including protection of environmentally sensitive areas and wildlife habitat, wildlife viewing, environmental education and trails.

Recreational Space Functions

In addition to the recreation area classification system, most recreation areas can be classified into two broad categories: active-based and passive-based recreation activities, depending on the facilities and natural resources located at the park site. These terms are defined as follows:

Passive-Based Recreation Activities

Passive-based recreation involves activities that do not necessarily raise the heart rate significantly above resting level, but do provide refreshment through furnishing visual and/or psychological release from the pressure of everyday life. In passive-based recreation facilities, emphasis is placed on the enjoyment of a natural resource or activity, and not on participation. The passive-based recreation facilities category includes seating areas or picnic tables, observation areas, botanical gardens, historical and archaeological sites and trails. Passive recreation activities may include hiking through a scenic area, wildlife observation, or visiting a historical site.

Passive-based recreation areas are often referred to as open spaces. Open spaces include fields, walking trails, scenic viewpoints and greenbelts. Generally, open space areas have minimal facilities. Open space areas can be characterized as areas unsuitable for development or as areas set aside for the protection of natural resources. Open space can also be used to enhance urbanized areas by providing relief from impervious surfaces such as parking lots and shopping centers.

Active-Based Recreation Activities.

Active-based recreation activities involve the pursuit of physical exertion that raises the heart rate to a level significantly above resting level. The benefit may be achieved through a variety of activities, which may include team sports such as baseball or soccer, as well as individual activities including jogging, bicycling, hiking, or playground activity. The main benefits of such recreation uses are increased cardiovascular fitness and improved mental health through the release of energy and tension or stress.

Active-based recreation activities rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or eliminated altogether. Active-based recreation areas may include large open fields, ball fields, or more formally defined facilities such as tennis courts and swimming pools. Active-based recreation activities can be subdivided into two categories:

User-Oriented. User oriented activities can be provided anywhere, if funding and space are available. Such activities include baseball, football, soccer, basketball, golf and tennis. User-oriented facilities are generally man-made, and should be located to best serve the population of the community.

Resource-Based. Resource-based activities are those activities that can only occur in certain environments. This includes off-road sports, water and snow skiing and boating. Resource-based activities are typically designed to maximize the use of natural resources, such as waterways and woodlands.

Table 2-7.1: Recreational Space Classification System

Classification	Service Area	Park Size	Facilities
Pocket Park	2-3 block or quarter-mile radius	0.25 - 1	Seating areas, shade trees or other landscaping, commemorative features or public art displays
Neighborhood Park	Half-mile radius	1 - 5	Facilities in pocket parks plus sports fields, recreational buildings, paved multi-purpose courts, senior citizen area, picnic areas and landscaping.
Community Park	Multiple neighborhoods or community wide	5 - 40	All facilities found in a neighborhood park plus facilities to serve the entire family. Pools, athletic complex, softball/baseball fields, tennis courts, passive and active recreation areas, recreation building and related parking.
Special Facility	Community and Region	Varies	Facilities that serve one interest or have one primary function, stadium, golf course, skate park, senior center.
District/ Regional Park	Region	Varies	Wildlife and scenic observation areas, picnic areas, boating facilities, large open space.
Nature Reserve	Region and State	Varies	Minimal facilities-limited access.
Greenways & Blueways	Varies	Varies	Trails, observation areas, seating areas, boat launches.

User Groups

The City provides parks & recreation facilities for nearly 10,000 residents, and serves the greater McDowell County population at some of its more centrally located and popular park facilities. In recent years the area has attracted brought retirees and seasonal dwellers to the area. In the last ten years Marion has experienced a growth of 59 percent, placing it in the top 10 percent of communities experiencing growth

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in the State. The town's age cohort is older than most North Carolina towns, but has fewer foreign born residents. Over half, approximately 55 percent, of residents within Marion are female and 17 percent of residents are 15 years old or younger.

- **Young people:** This user group generally avails itself of the opportunities to engage in active sports. They play softball, baseball and basketball. Their activities are often organized by school personnel at their facilities. The youngest of this group uses the playground equipment with parental supervision.
- **Seniors:** This rapidly increasing group enjoys walking and participating in many activities at the McDowell County Senior Center. They are avid users of downtown sidewalks for walking. They also use the picnic shelters and tennis courts at area neighborhood and community parks. They would like to see more opportunities for passive recreation where they can enjoy the natural environment closer to home. Such facilities specifically identified included wildlife observation areas and walking trails.
- **Adult Users:** Adult users often attend the fairs and festivals and use the downtown for walking. Families also often use the picnic shelters and playground equipment at many of the neighborhood and community parks. Many of these users also avail themselves of activities at Lake James, Pisgah National Forest, and the Blue Ridge Parkway, which are in close proximity to Marion.

Recreational Programs

- **Fairs and Festivals:** Marion plays host to the *Mountain Glory Festival* and the *Light Up Your Holiday Downtown* event. Many of these events are conducted in conjunction with the Downtown Business Association, who help coordinate many of the activities. Concert events are regularly held on Thursday evenings at the renovated Depot, and on Friday evenings in the summer on the courthouse lawn, with tremendous success. All the events are popular and well attended.
- **Walking trails:** Walking and jogging has been identified as one of the most pleasurable forms of recreation among adults 35 and over in Marion. Many residents enjoy walking and jogging in the downtown area utilizing sidewalks that connect the City's central business district to nearby residential neighborhoods. The City in coordination with the McDowell Trails Association is engaged in two projects that will provide more than 3 miles of trail system within the City.
- **Active/Organized Recreation:** The City provides facilities such as basketball courts and volleyball courts, but the City does not schedule their use. This type of recreational programming is primarily provided by the County.

Inventory of Existing Facilities

This section provides an inventory of the recreation resources within the City including both private and public facilities. For the purpose of this Plan, all recreation resources within the Marion have been classified as one the facilities as defined in the classification system stated previously.

City of Marion Park Facilities

Marion Community Building Park & Splash Pad

This community park is located in downtown Marion on 2.5 acres. Though smaller in size than a typical community park, the area is full of facilities to serve every age group and activity level. It has basketball and tennis courts, picnic shelters and tables, a large playground, recreation building and is slated for development of a new splash pad. Restrooms and parking are available. The park is very well used and was renovated in 2001. Various civic groups and individuals helped raised funds for new equipment making this park a jewel in the community. The park is open seven days a week on a first come first served basis.

A splash pad was installed in 2007, which is a popular summertime activity for children and their families.



West Marion Neighborhood Park

This neighborhood park was constructed in 2001 on 2.2 acres. Addie's Chapel United Methodist Church donated the land on Ridley Street in West Marion. The park contains a walking trail, a picnic shelter and tables, a basketball court and playground equipment. The park is available for use during daylight hours.

Cross Mill Neighborhood Park

This neighborhood park was completed in 2003 on 3 acres. It is located on Granby Street in the Cross Mill neighborhood. The park contains a walking trail, picnic shelter and tables, a basketball court, a volleyball court, a disc golf course and playground equipment. The park is open during daylight hours.



Eastfield Community Park

The Eastfield Community Park was constructed in 2011 by the City on four acres of property provided to the City by McDowell County Schools through a long term lease. Like other community parks in the West Marion and Cross Mill neighborhoods, the Eastfield Park contains playground equipment, swing sets, a basketball court, walking trail and picnic shelter. The park is available for is during daylight hours.

Clinchfield Community Park

The City recently acquired property off of Hill Street that will be the site of the new Clinchfield Community Park. The park will be located on ten acres of property donated to the City by Mr. Frank Boldon. The park will include a picnic shelter, walking track, basketball court, and playground equipment. A future greenway connecting the park to Virginia Road is also planned.



Downtown Gazebos

The City built and maintains two pocket parks with gazebos as an amenity to those visiting and enjoying the downtown area. One is located in the heart of downtown and the other is on the southern edge of Main Street. They are often used as social gathering areas and by walkers as a place to stop and rest. These areas also play a pivotal role during Marion’s many street festivals and evening concerts.

The Depot & Courtyard:

The Depot, a highlight of Marion, is a favorite site for social gatherings and events. The Depot is a special facility that is centrally located one block from Main Street on 1.05 acres. The site includes Marion’s historic train depot, which was fully renovated in 2004 as well as an award winning courtyard. This facility is frequently used for live music, festivals and other social gatherings sponsored by the City. When not in use by the City it serves as a popular location for family and civic events.



Historic Marion Tailgate Market

In 2010, the City constructed a pavillion to permanently house a local farmer’s market in the downtown. This amenity is also used for special events and other seasonal agriculute and horticulture sales. When not in use by local growers, the facility can be rented for public use and non-profit fundraising events.



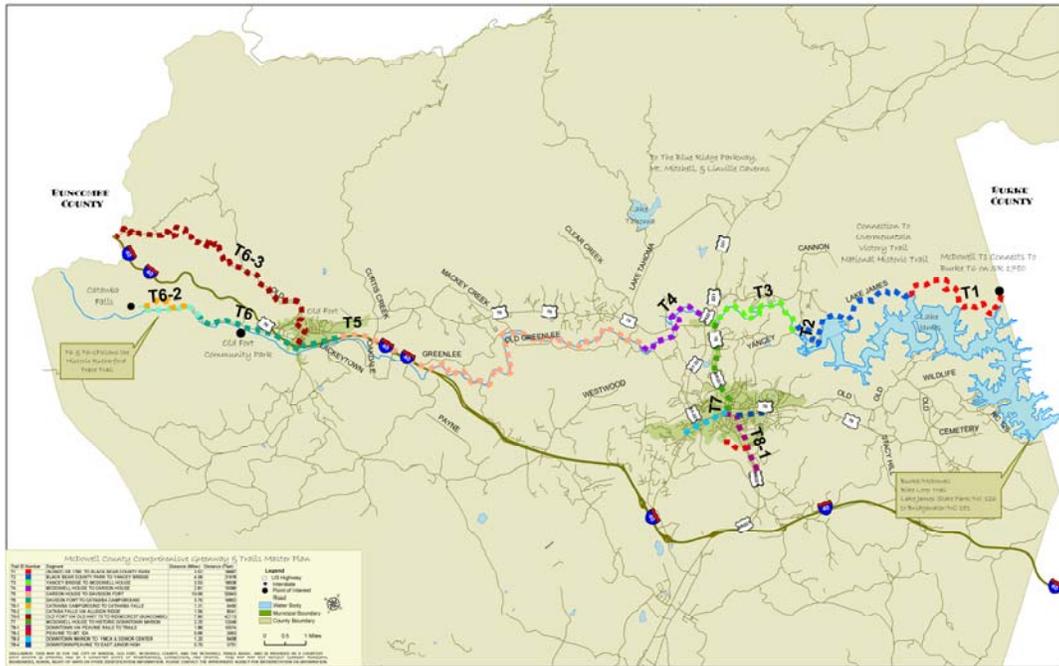
Catawba River Greenway & Other Trails



In the 2010, the City completed construction of phase one of the Joseph McDowell Historic Catawba Greenway on the northern edge of the City along the Catawba River. The greenway has generated overwhelming support as is evident by the number of daily users. The first phase includes a 1.5 mile corridor extending from US Highway 70 West to US Highway 221 Bypass behind Lowes. This area is well-suited for greenway development given the close proximity to the Catawba River and the surrounding commercial area. McDowell Highway School is conveniently located just across Highway 70 from the proposed trail, which will provide additional opportunities for recreation and alternative modes of transportation to and from school. The City has completed plans for the construction of phase II, and is in the process of seeking funding for its construction that will provide a 2800 linear foot extension to the Historic McDowell House.

In addition, the City recently acquired approximately 3.5 miles of inactive railroad for public trail use. The trail, known as the Peavine, will extend from State Street, one block from downtown, south parallel to properties that front on Rutherford Road. The trail serves as a multi-purpose public trail along the inactive rail corridor for biking, walking, jogging and similar activities.

Map 2-7.1: McDowell County Comprehensive Greenway Plan



County Parks and Facilities in the City

McDowell County Recreation Building & Skate Park

The McDowell County Recreation/Skate Park is located on Academy Street and includes a skate park, basketball court, tennis courts, playground, swimming pool and ball-fields. The skate park was built by the City in 2005. The County Recreation Park is open year-round and is the central location of the County’s Parks and Recreation Department.

Maple Leaf Ball-fields

The Maple Leaf Ball-fields are located off of Finley Road in Marion and were acquired by the County several years ago from a private developer. With four baseball/softball fields located on the site, the park offers valuable opportunities for league sports and other group related activity.

McDowell County Senior Center

The McDowell County Senior Center is a multi-purpose center where persons sixty years of age and older come together for a variety of activities, programs and services. The Senior Center is located on Spaulding Road in Marion. Some of the Senior Center programs include Lunch with Friends, Senior Games, Health Promotion, and arts and crafts.

McDowell County Public School in Marion

There are three public schools located within the City including Marion Elementary School, Eastfield Elementary, and East McDowell Junior High School. In addition, there are two public schools including McDowell High School and West McDowell Junior High School that are located just outside the City Limits. Each school provides a variety of recreation opportunities and facilities for area residents. Facilities

Sources: City of Marion Parks and Recreation Master Plan 2006
 Planning & Development Records
 McDowell County Catawba River Greenway Plan 2007

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include playgrounds with play equipment, a football field, running track, and open fields. The McDowell County School Board policies govern the general public use of school-based recreation facilities during non-school hours. School sites are included in the urban park inventory since their facilities are often used after school hours and reserved on weekends, summer and holidays for special events.

Private and Non-Profit Recreation Facilities

There are a few private and nonprofit recreation facilities that exist in the City and provide a wide range of recreation activities, generally on a membership or fee basis. These recreation facilities influence recreation planning by providing needed facilities, thereby reducing the need of similar public services.

YMCA

In 2003, the YMCA of Western North Carolina opened the Corpening Memorial YMCA in Marion. It is a not-for-profit organization open to all people by membership. It provides programs and facilities for aquatic sports, youth and adult sports and fitness. Highlights of the facility include Olympic size indoor swimming pool, state-of-the-art indoor climbing wall, and a league size soccer field.

McDowell Arts Council Association (MACA)/Performing Arts Center

MACA provides a wide variety of art classes for both adults and children. In addition to classes, MACA has an art gallery, which features local and traveling art exhibits as well as a performing arts auditorium that hosts the Foothills Community Theater and other performances.

The following table is an inventory of all parks and special facilities within the City.

Table 2-7.2: Public Park Inventory By Type

Park	Primary Function	Size
Pocket Park		
Downtown Gazebos	Passive	1 acre
Neighborhood Parks		
West Marion Park	Active	2.2 acres
Cross Mill Park	Active	3 acres
East Marion Park	Active	2 acres
Clinchfield Park	Active	10 acres
Community Parks		
Community Building Park	Active	2.5 acres
Mt. Ida Nature Preserve	Passive	33 acres
McDowell Community/ Skate Park	Active	6.7 acres
Maple Leaf Ballfields	Active	17 acres
Special Facilities		
The Depot		
Historic Downtown Marion Tailgate Market		
McDowell Senior Center		
McDowell Public Schools		
YMCA		
MACA		

Parks and Recreation Needs

Passive Recreation & Open Space

A reoccurring theme at both the community meetings and within parks and recreation surveys is the need for more designated open space in which passive recreational opportunities could take place. Some of the activities identified by both adults and seniors is a need within the community for wildlife observation areas, a scenic overlook for photography and painting enthusiasts, botanical gardens, a nature center, and amphitheater. There was strong community-wide support for the purchase of Mt. Ida to fulfill the various types of recreational needs identified by the community.

Additional Trails/Bikeway

The City recently completed phase I of the Joseph McDowell Historic Catawba Greenway, which has generated county-wide enthusiastic for more trail facilities. Of all the facilities provided in Marion, residents overwhelmingly expressed the need for more walking and bicycle trails. They identified the banks of the Catawba River and the abandoned Peavine railroad as ideal locations.

Urban Parks

Using both numeric data and the community-based needs assessment, there continues to be a need for both acquisition and development of neighborhood parks. Input from community meetings, residents expressed concern that as the urban area continues to grows future park sites will be eliminated. The community survey showed uniformity in the need to develop more urban parks. Since that time, the City has completed the construction of one new neighborhood park, and a second is currently under construction.

Park Land Acquisition

- Residents would like to see the City purchase of Mount Ida for passive recreation opportunities.
- Acquire land for open space preservation of the ridgeline the surrounds the City.
- Purchase land within the Clinchfield and East Marion communities to establish neighborhood park facilities.

Recreational Facilities

- Retreat space where groups can meet.
- Expand walking trails whenever possible
- Water Feature/Splash Pad for the Marion Community Building Park
- Greenway with boat launching, fishing, and wildlife observation facilities.

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PUBLIC UTILITIES & SERVICES

The City operates facilities that supply both drinking water and wastewater utilities to the public. When Marion built its water and wastewater plant it capacities sufficient to serve the mill industries that were once in operation. It is estimated that the City has lost over \$560,000 in utility revenue due to plant closings since 1990.

Data indicate that the City’s Water Treatment Plant and main portions of the distribution system were constructed in 1954 and has the capacity to treat up to four million gallons per day (4mgd). At present, four million gallons of finished water can be stored at the existing holding tanks, and 1.2 million gallons can be stored in the clear wells located at the water filter plant. Current water demand is about 1.6 million gallons per day, meaning the City has about 3.5 days of supply of finished water.

Marion obtains its water from local creeks and is permitted to withdraw up to 4.25mgd from the combination of these sources.

Water Utilities

The City operates its own public water supply and distribution system. This water system presently provides service to approximately 4,300 customers, of which approximately 68% are located within the City’s corporate limits.

The following table gives a listing of the major streams from which Marion obtains its public water supply.

Table 2-8.1: Summary of Stream Flow Data

Stream	Average Flow (MGD)	7 Day 10 Yr Low Flow (BGD)	Drainage Area (Acres)
Clear Creek at Intake	1.4	0.1	600
Mackey Creek at Intake	5.0	0.3	2,000
Buck Creek at Lake Tahoma	28.5	4.6	14,700
Buck Creek at Catawba River	31.7	5.2	17,500
Catawba River at US221	228.0	18.2*	110,000

* Low flows on the Catawba River reflect varying recording periods

Sources of Water Supply

Clear Creek Watershed

Clear Creek Watershed, located approximately five (5) miles west of the City’s water filter plant, was developed in 1903 as the original water source for Marion. Currently, raw water is diverted into an intake where it then flows through 6” diameter cast iron pipe to the City’s filter plant. The watershed, all within the Pisgah National Forest, is approximately 0.9 square miles (576 acres) in size. It produces an average daily discharge of approximately 1.42 MGD and a seven consecutive day, ten year frequency low flow of approximately 0.13 MGD. Capacity of the 6” raw water line is estimated at 0.41 MGD.

Mackey Creek Watershed

The Mackey Creek Watershed is located approximately seven (7) miles west of the city’s filter plant in the Pisgah National Forest. It was developed in 1923 to provide additional water to the City. Currently, it operates much the same as the Clear Creek basin, using an intake and diversion to direct raw water into 10” and 8” diameter cast iron pipe, where it flows to the City’s filter plant. The watershed has a drainage area of approximately 3.1 square miles (1,984 acres). It produces an average daily discharge of approximately 5.0 MGD and a seven day, ten year low flow of approximately 0.26 MGD. Capacity of the 8” raw line is estimated at 0.84 MGD.

Buck Creek

Buck Creek is a raw water intake and pump station located just downstream from U.S. 70 approximately one-half mile northwest of the filter plant. This water source was developed in 1955 in conjunction with the water filter plant construction. Presently, it operates through the use of a diversion dam and three (3) raw water intake pumps with combined capacity of approximately 2,100 GPM, or 3.00 MGD, which pumps raw water to the filter plant through a 12" ductile iron water line, with an average daily flow of 28.5MGD and a seven day, ten year low flow of 4.59 MGD. However, these discharge figures are affected by Lake Tahoma which is located approximately three (3) miles upstream of the Buck Creek intake. This private lake, with a drainage area of 23 square miles at the dam, is used both for recreational and power generation purposes, and can significantly influence the average and minimum flows at the pump station.

These three sources have the potential raw (untreated) water availability for Marion as shown in the table below.

Table 2-8.2: Potential Water Availability

Source	Average Flow (MGD)	Minimum Flow (7-10) (MGD)
Clear Creek	1.42	0.13
Mackey Creek	5.00	0.26
Buck Creek	28.50	4.59
Total	34.92	4.98

The potential availability is limited by several factors. Only minimum flow (seven day – ten year) can be considered from each of the three (3) sources, and this minimum capacity from Clear Creek and Mackey Creek, and pump capacity at Buck Creek. The following table shows the actual capacity of the three (3) sources in terms of usable raw water supply in consideration of those limiting factors.

Table 2-8.3: Actual Water Availability

Source	Minimum Flow (7-10) (MGD)	System Limitation (MGD)	Actual Capacity (MGD)
Clear Creek	0.13	0.41	0.13
Mackey Creek	0.26	0.84	0.26
Buck Creek	4.59	3.00	3.00
Total	4.98	4.25	3.39
* Without changing existing pumps.			

The Marion Water Filter Plant is a 4.0 MGD facility built in 1955 and expanded in 1985 and is located on S.R. 1214 just west of the city limits. This plant involves conventional water treatment processes: coagulation, flocculation, sedimentation, filtration and chlorination. Additional, in 1987, alum sludge lagoons were added, and an auxiliary stand-by power supply was installed in 1988. The plant's finish water pumps, with combined capacity of 2,800 GPM, or 4.0 MGD, pump through three (3) water lines (6" and 10" cast iron, and 12" ductile iron) to the City's reservoir on Summit Street.

Marion's storage reservoirs include two concrete clearwells at the water plant with 1.2 MG of storage and two 2.0 MG reinforced concrete structure located on Summit Street, which is one of the highest points in Marion. The City total water storage capacity is 5.2 MG. The overflow elevation of these reservoirs is 1645 feet. Marion's water distribution system consists of approximately 290,550 linear feet of 2 inch through 12 inch diameter water lines, constructed of cast iron, PVC, ductile iron, asbestos-cement, and galvanized steel. Most of the downtown system and the transmission line from Clear Creek was installed in the early

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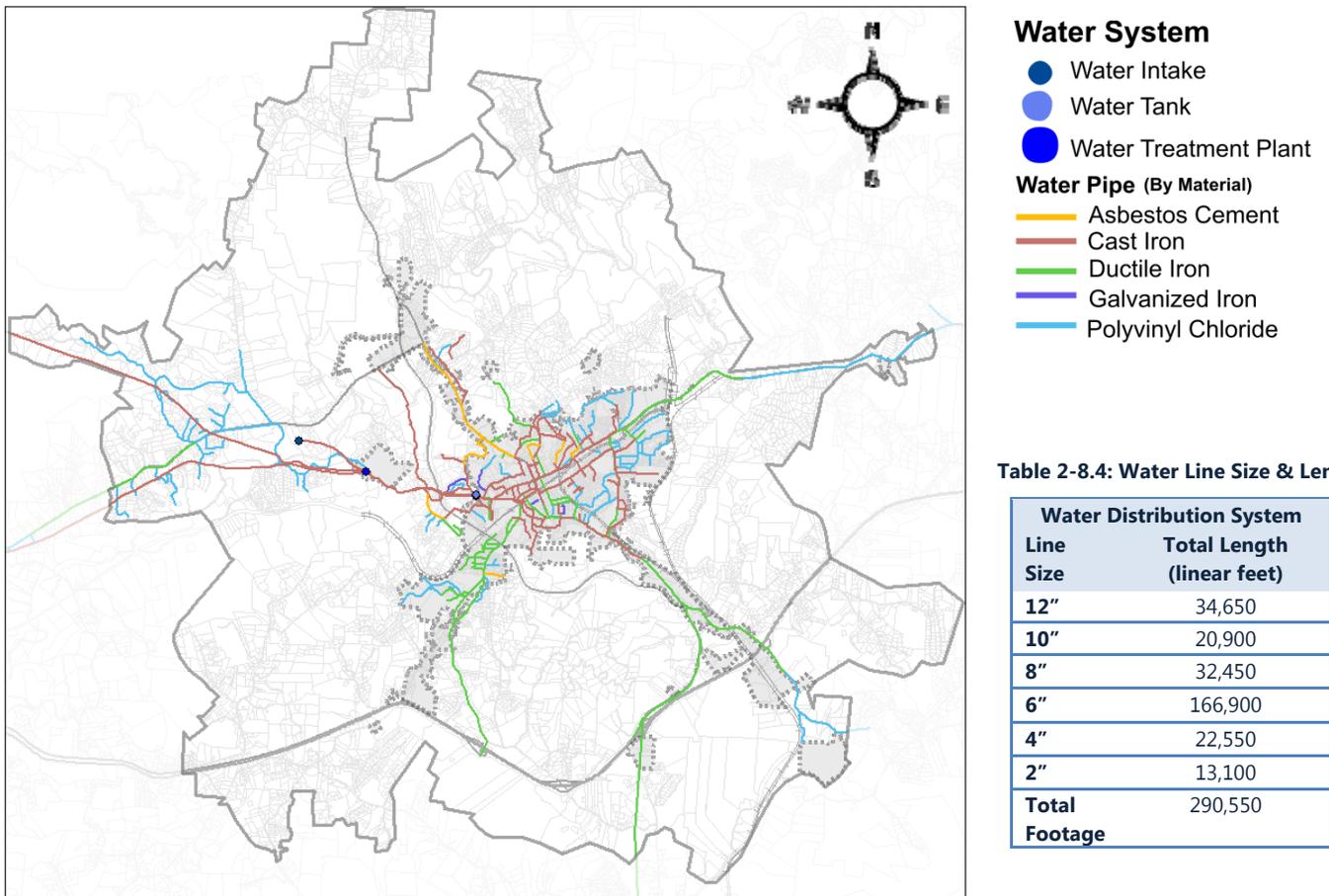
1900's, with additional lines installed as growth demanded throughout the years. The following table gives a general listing of pipe sizes and lengths.

The City recently received a planning grant from the North Carolina Rural Center to study future needs at the Water Plant. It is anticipated that grants can be sought for water plant improvements, based on the recommendation of this plan.

Table 2-8.4: Water Distribution System

Water is conveyed from the reservoirs to the City through 6-inch, 8-inch, and 12-inch lines. Water flows northward along U.S. 221/226 to the U.S. 70 intersection through a 10-inch main line, and eastward along U.S. 70 from the downtown area through 6-inch and 12-inch lines. In the southeast area of the City, water flows through 6-inch and 12-inch mains along U.S. 221 and 226, and areas to the southwest along Sugar Hill Road are served by a 12-inch line. The Pleasant Gardens area is served by an 8-inch and 6-inch lines.

Map 2-8.1: Water Distribution System



The City recently extended water and sewer service on Sugar Hill Road to Interstate 40 at Exit 81. The \$2 million water and sewer extension will serve the new Wal-Mart Supercenter, the Stamey Chrysler Jeep Dodge area and the West Marion Business Park area, along with other properties fronting on Sugar Hill Road between Lukin Street and the interstate.

Sources: City of Marion Comprehensive Water & Sewer Study, McGill Associates, PA August 1989
 City of Marion Water System Management Plan, Martin-McGill, December 2000
 City of Marion Water and Sewer Asset Management Plan, Martin-McGill, February 2006
 2006 and 2011 McDowell County 10 Year Solid Waste Plan

It is anticipated that surface water resources will continue to provide Marion's public water system with adequate supply over the next 20 years as long as water quality is maintained. All of the surface waters have their headwaters originating in the county and within federal and state-owned public lands, which will help to insure the protection of this vital city resource.

Waste Treatment

The City operates its own wastewater collection system and treatment plant. A sanitary sewer system of approximately 175,000 lineal feet of 6, 8, 10, 15, 18 and 24-inch diameter gravity sewer lines serves the City and immediate surrounding area to the northwest and to the southeast along U.S. Highway 226, including various commercial and industrial customers. The system at present has 20 pump stations in operation. The pump station below Monte Vista Street was replaced in late 1989 by a new gravity collector line and a 0.10 MGD package treatment plant which that now serves the North Main Street "five-lane" area. An area of the City known as "Clinchfield," to the northeast previously discharged to the Clinchfield treatment plant, owned and operated by the City. This plant had a 0.3 MGD capacity using a conventional activated sludge system with secondary treatment and chlorination, and has been in operation for many years, originally serving the mill and surrounding housing area, until it was modified into a pump station in the 1990s. The City constructed the 0.25 MGD Catawba River Wastewater Treatment Plant on Bungalow Drive in the northern part of the City in the late 1980s to serve the rapidly growing North Main Street and US Highway 70 West commercial area. This processing plant was modified into a pump station in 2010, as described below.

The main wastewater treatment plant for Marion is the 3.0 MGD Corpening Creek facility, located south of Interstate 40 and west of U.S. 226. This facility was constructed in 1978.

The City recently completed a \$6.6 million plant upgrade, which will improve capacity and efficiency of treatment plant. This project also included taking the Catawba River Waste Treatment Plant offline and converting it to a pump station, and reducing inflow and infiltration in the wastewater collection system.

Both present and future wastewater flows to these plants were analyzed to determine the total wastewater needs and capacities. Marion's records indicate the 3.0 MGD Corpening Creek plant has an average daily flow of 2.16 MGD, with a peak daily flow of 5.5 MGD on February 28, 1987 and a low flow of 0.0325 MGD on November 22, 1988. The peak flows indicate that the problem of infiltration/inflow is creating occasional flow which exceeds plant capacity, and daily flows which are in excess of the average daily water consumption.

This revealed an average daily usage of water for the entire water system of 1.44 MGD, as compared to an average daily flow at the Wastewater treatment plant of 2.16 MGD. Obviously, a problem exists when more sewage is treated than water is used. This problem is further increased when two areas of the water system are not connected to the Corpening Creek plant (Pleasant Gardens and the Clinchfield area). This difference in average daily flow could be due to several different circumstances as follows:

1. Springs, steams, etc. flowing into the sewer system.
2. Inaccuracies in flow recording at the wastewater treatment plant.
3. The large percentage of unaccounted water related in Chapter 5 actually passing through the water system and into the sewer system.

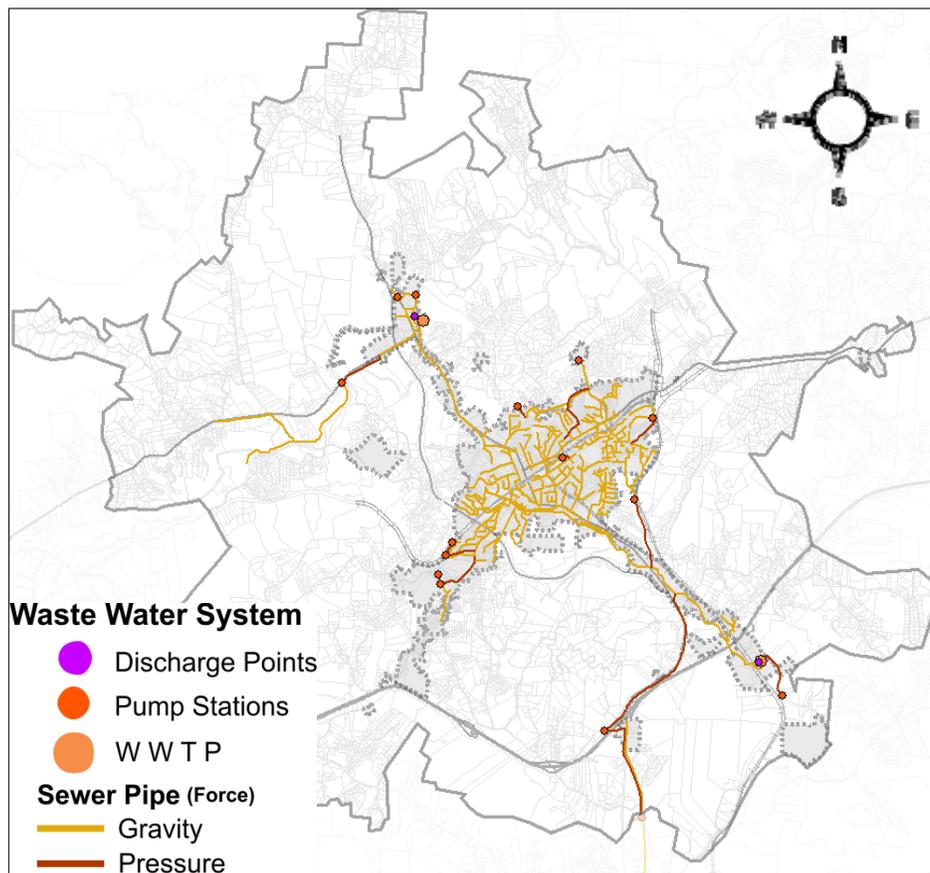
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Based on average daily water usage, of 1.44 MGD in 1989 or 1.98 MGD in 2010, the Corpening Creek, Clinchfield and "5 lane" plants have adequate capacity to serve the Marion area and its current service boundary through the planning period.

It is recommended that Marion undertake and continue a program to identify and correct these possible problems with infiltration/inflow, flow measuring, and unaccounted water within their systems, thereby preventing needless and costly expansion of this wastewater treatment. However, if a major "wet" industry located in Marion, or if an outlying area installed a collection system and pump station for typing in Marion's system, expansions may be needed. These possibilities will need to be reviewed on a case-by-case basis as they arise.

Several areas of Marion, however, do have 6-inch collector lines instead of 8-inch lines. These areas included Oak Street, Maple Avenue, Park Avenue, Ridge Street, North Garden Street, Fleming Avenue, West Fort Street, North Logan, West Court Street, Henderson Street, South Main Street, South Garden Street, Morgan Street, Hudgins Street and Williams Street. No sewer maintenance problems were reported in these areas, but future problems should be solved with installation of 8-inch lines.

Map 2-8.2: Waste Treatment System



It is anticipated that future growth will occur along the south and west along the I-40 Corridor, and provides the most suitable lands for both residential and commercial growth. In anticipation of this growth, the City has begun to evaluate and plan for future utility and service expansion in these areas.

Solid Waste

The City provides solid waste management services to over 3000 residences and businesses within the city limits through curbside and rear yard pick up services. The City operates in cooperation with McDowell County and their 10-Year Solid Waste Plan adopted in 2006. The Plan was prepared in accordance with N.C. General Statute 130A-309-09A (b) for meeting local solid waste needs and protecting the public health and the environment. The Solid Waste Plan is updated every three (3) years.

The City operates a curbside recycling program. In 1995, the City collected recycling from nearly 1600 households that recycled 178 tons of recyclable material. Within 10 years, the number of households increased 17% while the amount of recycled materials collected increased 310 percent. On a per household basis, the City's recycling program costs less than the collection and disposal of waste; and on a per ton basis, the cost of waste collection and disposal is greater than the cost of recycling. The recycling participation rate averages around 25 percent.

Table 2-8.5: City of Marion Solid Waste Program Costs

Fiscal Year	Collection & Disposal	Waste Reduction	Total
1995-1996			
Program Cost	\$210,000	\$88,500	\$298,500
Cost Per Ton	\$43	\$245	\$57
2005-2006			
Program Cost	\$250,959	\$86,770	\$337,729
Cost Per Ton	\$62.18	\$119.19	
Per Household	\$107.71	\$54.57	
2010-2011			
Program Cost			
Cost Per Ton			
Per Household			

Table 2-8.6: Actual and Estimated Recycling Collection Per Ton

Material	Actual 2005/2006	Estimated 2010-2011	Estimated 2015-2016
Glass-Clear	3%	3%	5%
Glass-Brown	3%	3%	3%
Glass-Green	2%	2%	2%
Plastic-PETE	3%	3%	3%
Plastic-HDPE	2%	1%	1%
Aluminum Cans	1%	1%	1%
Steel cans	2%	2%	2%
White Goods	0%	0%	0%
Newspaper	15%	15%	15%
Corrugated Cardboard	68%	68%	67%
White Paper	0%	0%	0%
Yard Waste	0%	0%	0%

Table 2-8.7: Indicators of Efficiency

Fiscal Year 05-06	Total Solid Waste	Collection	Disposal	Recycling
Tons of Material Managed Per Year	4,036	4,036	4,036	728
# of Households or Clients Served	2330	2330	2330	1590
Total Cost Per Ton	99.47	37.99	47.91	75.23
Total Cost Per Household	172.32	65.61	83.00	34.45

PUBLIC SAFETY

Marion Police Department

The City's total crime rate has been steady for many years and the violent crime rate has decreased, despite substantial growth in the City's population. Since 2004, the City's total crime rate as reported by the North Carolina SBI has increased by 1.2 percent, but actually decreased by 15.6 percent on a per capita basis. Since 2004, the City's violent crime rate (accounting for murders, rapes, armed robberies and aggravated assaults) as reported by the North Carolina SBI has decreased by 25.6 percent and decreased by 37.7 percent on a per capita basis.

The Marion Police Department has 25 sworn positions, 1 full-time civilian position and 8 reserve positions, and maintains administrative, patrol and investigative divisions. Community policing and crime prevention are stressed through Neighborhood and Business Watch Programs, business visits and events such as National Night Out. The Department is involved in the schools by maintaining a School Resource Officer at East McDowell Junior High School. The Department provides property checks for residents and business checks for businesses in the City Limits.

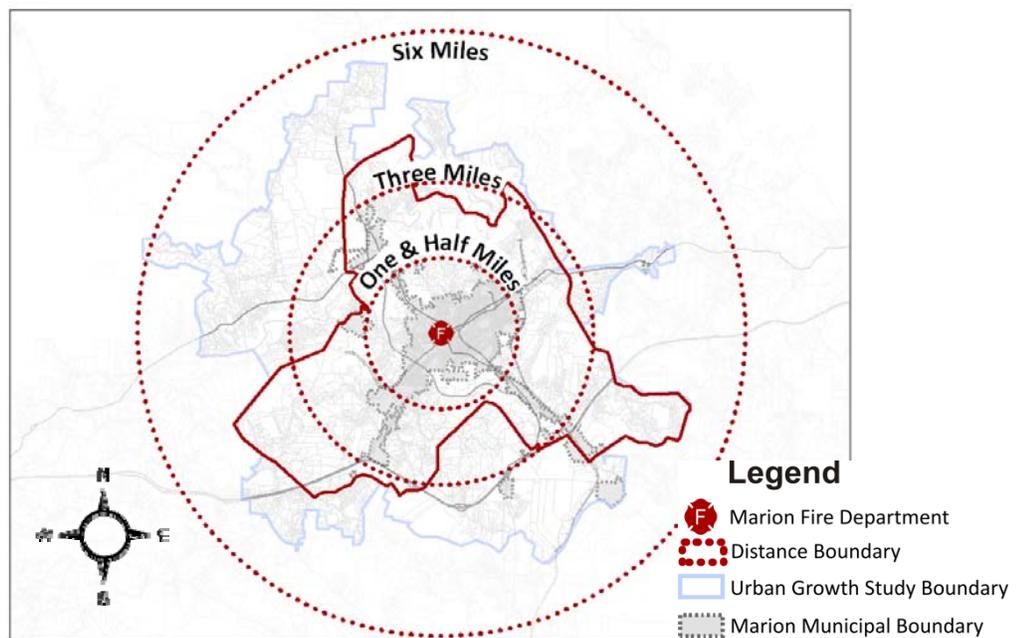
Fire Department

The City Fire Department is a combination of paid and volunteer fire fighters with six full time paid staff and 28 volunteers. The fire department responds to emergencies in both the city limits and a six-mile area around Marion. The Marion Area Fire District covers approximately thirty square miles (19,177 acres). In fiscal year 2009-2010, the Fire Department answered 588 alarms, conducted 674 fire inspections, and responded to 29 structure fires.

Fire protection is provided through a comprehensive system of fire hydrants, which are tested regularly, response equipment includes three pumper trucks, two tanker trucks, a 100-foot aerial ladder truck, and a four wheel drive brush unit.

The Fire Department has an ISO Public Protection Classification rating of Class 5, which is a standard rating classification that helps insurance companies set premiums on residential and commercial property. Class 1 represents the best public protection possible, while 10 indicates no protection available. As the City continues to grow, substations with engines and ladder trucks will be necessary to maintain the current ISO rating.

Map 2-8.3: Fire Department Service Boundary and Distances Evaluated By ISO



Sources: City of Marion Comprehensive Water & Sewer Study, McGill Associates, PA August 1989
City of Marion Water System Management Plan, Martin-McGill, December 2000
City of Marion Water and Sewer Asset Management Plan, Martin-McGill, February 2006
2006 and 2011 McDowell County 10 Year Solid Waste Plan

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TRANSPORTATION

Existing Transportation System

Marion is served by a comprehensive system of highways, local roads, and railroads that were constructed in large part during the industrial development boom of the twentieth century. In large part, these routes were originally blazed by earlier settlers who created wagon trails that crisscrossed the landscape. These trails later transitioned into rural unpaved and paved roads to accommodate automobiles. Today, the City is served by highways U.S. 70, U.S. 221, N.C. 226, and Interstate 40, which are all maintained by the North Carolina Department of Transportation (NCDOT). While NCDOT does maintain a few other roads within the corporate limits, the City is primarily responsible for constructing and maintaining a majority of its own local roads. There are approximately 31 miles of City maintained roads, which serve as collector, arterial, and local streets that allow people and products to move freely to and from destinations. Another transportation-oriented asset, located just north of Marion, is the Blue Ridge Parkway. The Blue Ridge Parkway is a National Scenic Byway that borders McDowell County and accommodates thousands of visitors annually. It can be accessed from either U.S. Highway 221 North or State Route 80 between Marion and Pleasant Gardens.

Figure 2-9.1: Norfolk Southern Train Arriving at the Marion Depot



Marion remained a small mountain settlement town until the Western North Carolina Railroad arrived in 1868. By 1890 the Charleston, Cincinnati & Chicago Railroad arrived, and soon after, in 1908, the Clinchfield Railroad was established. The Clinchfield Railroad is best known for the state-of-the-art engineering techniques that were applied to its construction as is exemplified by the Clinchfield Loops climbing through the Blue Ridge Mountains north of Marion. The line extends from Ohio to South Carolina, and was in large part responsible for opening the region to industry and for spurring immigration of many new residents. By 1916, rail lines extended in five directions with 18 passenger trains and 16 mail trains arriving daily. Rail lines remained active for passenger rail until the 1970's. Today, only freight service is available from either Norfolk Southern or CSX.

The City along with other partners is an active member of the Western North Carolina Passenger Rail Initiative that has been actively lobbying for the return of passenger rail service to the region since 1995. Efforts are being made to reestablish passenger rail service on the Norfolk Southern line which will provide service to and from Marion and other parts of the region between Asheville and Salisbury. The NC DOT Rail Division recently applied for federal funding for developing a plan for reestablishing passenger rail service.

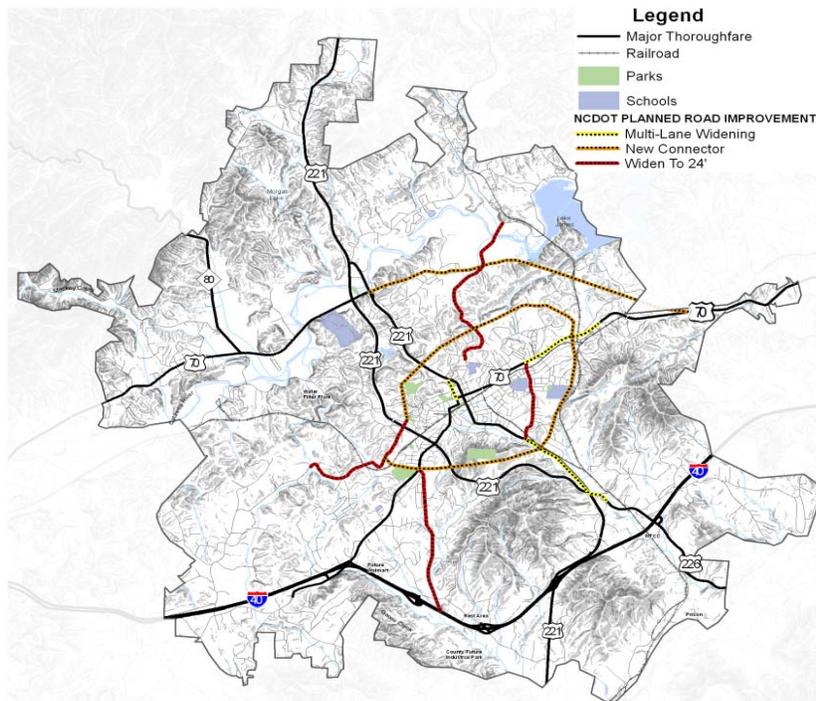
The City does not operate or fund any local public transportation services. However, there are two quasi-public transportation systems that operate within the city providing transportation service to specific population sectors including children, elderly, and disabled. The McDowell County School System provides bus service to eligible students who live two miles or further from their assigned school. Some exceptions are made for students who would otherwise be required to walk or bike to school under unsafe conditions. These occurrences are rare and exceptions are only made on a case by case basis and are typically provided when one stop can accommodate multiple children. The other service is operated

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by McDowell County Transportation Planning Board Inc, which operates McDowell Transit providing service for three human service agencies that transport individuals to and from work, medical services, and other select destinations. Currently, there is no public transportation service offered to the general public, and it is most likely to remain so until demand dictates otherwise.

Marion’s mild climate and natural setting make it a desirable location for cyclists, hikers, and other outdoor enthusiasts. The City has a comprehensive system of sidewalks that are continually expanded and improved to make pedestrian and bicycle mobility possible throughout the community. The City has over 12 miles of sidewalk that connect neighborhoods with the downtown, and over 4,000 feet of new sidewalk extensions planned on the City’s sidewalk priority list. This does not include 3.8 miles of sidewalk extensions on Sugar Hill Road and Highway 70 West (N. Main St. to Catawba Greenway), which the City would like to accomplish in the future or other sidewalk priorities identified in the Safe Routes To School Action Plan. Efforts are also on going to improve bicycle and pedestrian mobility within the City to connect city trails, greenways, and sidewalks to regional bicycle and pedestrian routes.

Map 2-9.1: NCDOT Major Thoroughfare Improvements 2003



As the City continues to grow and transportation systems evolve, it will be the City’s responsibility along with its partners to provide and maintain a comprehensive multi-modal system that will enhance and expand transportation options for all ages and ability levels. The goals, objectives, and policies within this Plan will help to ensure that the City is prepared to meet those demands in a complete and efficient manner.

Each year the North Carolina General Assembly allocates a percentage of the state’s gas tax revenue to eligible municipalities to fund street improvement projects. This allocation is called

the Powell Bill Fund, which can be used to fund a variety of projects including road, sidewalk, bicycle, drainage, or other transportation related improvements. To become eligible for funding, a municipality is required to submit a certified statement and street map identifying all of the locally maintained streets within its jurisdiction. These funds make up a significant portion of the City’s budget for street and sidewalk improvements each year. The funding awarded to the City of Marion each year is outlined in the table below.

Table 2.9.1: Annual Powell Bill Allocation Fiscal Yrs 2006-2007 to 2010-2011

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Annual Allocation	\$195,335	\$195,696	\$233,089	\$251,192	\$192,803

NCDOT Maintained Thoroughfares

In July 2002, the North Carolina Department of Transportation along with local stakeholders adopted a Thoroughfare Plan for the City of Marion. As a result, several major transportation priorities were identified.

These projects included the following:

1. NC-226: Widen roadway to multi-lanes from US 221 Bypass to SR 1794 (Old Glenwood Rd)
2. US-70: Feasibility study of a northern bypass of US 70 around Marion and a connector road between US 70 east of Marion and Rutherford Rd (US 221 Business).
3. US-221 Business (Rutherford Rd): Widen roadway to multi-lane facility with curb and gutter from Georgia Avenue to the 221 Bypass.

In addition to the City's major transportation priorities other projects were identified:

1. East Court St (US 70): Widen to a multi-lane facility from Baldwin Ave east approximately 1.09 miles.
2. Baldwin Ave: widen to 12-foot travel lanes and improve safety for all users.
3. Marion Loop: Create an inner loop in Marion by connecting Sugar Hill Rd to N. Main St., N. Main St and E. Court St, and Sugar Hill Rd to Rutherford Rd to alleviate congestion and improve internal traffic circulation.
4. Southeastern Radial Connector: It was recommended that a two-lane connector between Rutherford Rd and East Court Street be constructed utilizing an abandoned rail line, however since the Plan's adoption. The abandoned rail line has been converted into a multi-use greenway known as the Peavine Rail Trail.
5. Sugar Hill Rd (SR 1001): Widen the 1.66 miles of the roadway to a multi-lane facility, which has been completed.

Minor thoroughfare improvements include:

1. Construction of a 0.33 mile two-lane connector between Henderson (SR 1001) at Lail St to Main St (US 221 Business).

Widening Projects Include:

1. Nix Creek (SR 1195): Widen from 9-foot to 12-foot travel lanes.
2. Reid St (SR 1168): Widen from 9-foot to 12-foot travel lanes from Sugar hill Rd to Burma St (SR 1169).
3. Ashworth (SR 1168): Widen from 9-foot to 12-foot travel lanes from Burma St (SR 1169) south.

Best Management Practices Coordination of Transportation Planning and Land Use Planning

Why Should We Care?

Travel options: A mix of land uses promotes walking, transit, and biking.

Density & Connectivity: High density correlates with increased transit and decreased single occupancy vehicle use.

Increased Land Value: Housing and commercial values increase with greater diversity of transportation options, which then increases government revenues.

Efficient (Compact) Land Use: Compact development reduces road building costs. It is estimated that urban sprawl accounts for 20% increase in household transportation costs.

Resource Preservation: While prime farmland is not commonly valued as an essential resource, the loss of high-quality farmland to urban sprawl is putting food security at risk and attributes to higher food prices and access to nutritional foods.

Environment: Single vehicle uses increases poor air quality. Providing better connectivity and transportation alternatives reduces energy consumption and reduces pollution.

Health: More time spent in a vehicle increases the chances of obesity, which is linked to other serious health conditions and higher health care costs.

Safety: Safer roads reduce crime and increase quality of life. According to a national study, a one percent reduction in vehicle travel reduces crashes and casualties by 1.4 to 1.8 percent.

Source: Sam Seskin, CH2MHILL

4. Fleming Avenue: Widen from 9-foot to 12-foot travel lanes from Garden St to Yancey Road (SR 1501).
5. Baldwin Avenue: Widen from 9-foot to 12-foot travel lanes from Rutherford Rd (US 221 Business) to East Court Street (US 70).
6. Hankins Rd (SR 1501): Widen from 10-foot to 12-foot travel lanes.

Major Road Corridors

The challenges of Marion's transportation system are the collective result of growth in and around the city, continued reliance on automotive transportation for daily trips, and cost of improvements. As the community continues to grow and commutes increase it will be more difficult to address capacity and safety deficiencies in the transportation network.

Access Management

Access management allows local decision-makers to do more with less. As the City's most traveled corridors continue to attract commercial development, protecting the through capacity becomes essential for the efficiency of the transportation system and continued economic growth. Access management balances the needs of motorists using a roadway with the needs of adjacent property owners dependent upon access to the roadway.

In an environment with limited funds and route options, access management is critical to the health of the entire transportation system.

The Federal highway Administration (FHWA) defines access management as "the process that provides access to land development while simultaneously preserving the flow of traffic on the surrounding system in terms of safety, capacity, and speed". According to the Access Management Manual, access management results from cooperative effort between NCDOT, the City, and local landowners to systematically control the "location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway."

Poor access management directly affects the livability and economic vitality of a commercial corridor, ultimately discouraging consumer activity and in turn business retention or attraction. A corridor with poor access management lengthens commute times, creates unsafe conditions, lowers fuel efficiency, and increases vehicle emissions. Signs of a corridor with poor access management include the following:

1. Increased crashes between motorists, pedestrians, and cyclists;
2. Worsening efficiency of the roadway (decrease in level of service (LOS));
3. Spillover cut-through traffic on adjacent residential streets; and
4. Limited sustainability of commercial development.

Without access management, the function and character of a corridor can deteriorate rapidly and adjacent properties can suffer from declining property values and high occupant turnover. Conversely, good access management policies can have a wide-range of benefits to a variety of users as shown in the following Table 2-9.2.

Table 2-9.2: Access Management User Benefits

User	Benefit
Motorists	Fewer delays and reduced travel times
	Safer traveling conditions
Bicyclists	Safer traveling conditions
	More predictable motorist movements
	More options in a connected street network
Pedestrians	Fewer access point and median refuges increases safety
	More pleasant walking environment
Freight	Fewer delays and reduced travel times
Business Owners	More efficient roadway system serves local and regional customers
	More functional roadway corridor attracts customers
Government Agencies	Lower costs to achieve transportation goals and objectives
	Protection of long-term investment in transportation infrastructure
Communities	More attractive, efficient roadways without the need for constant road-widening.
	Cleaner and more healthy environment

Access management is not a one-size fits all solution to solving congestion, safety, and efficiency. However, there are number of strategies that can be utilized in different areas along the same roadway to improve its overall performance. The following is a general overview of various strategies available that mitigate congestion and its effects on the community to help engineers, planners, and elected officials make decisions that are the most practical and provide the greatest benefit to the community.

Site Access Treatments

The total number of vehicle conflicts can be reduced by promoting on-site traffic circulation and shared-use driveways during the development review process. Such improvements should also be considered during the review of redeveloped sites along roadways as well.

Improved On-Site Circulation

One way to reduce traffic congestion is to promote on-site traffic circulation. Pushing back the throat of an entrance is one way to help avoid spillover onto a roadway. This helps to improve both the safety and efficiency of the roadway. A minimum separation of 100 feet should be provided to prevent internal site operations from affecting an adjacent public street, intersection, or property.

Number of Driveways

Only the minimum number of connections necessary to provide reasonable access should be permitted. For situations where outparcels are under separate ownership, easements for shared access can be required during the development process to reduce the number of access points and decrease the number of conflict points, making the arterial safer and more efficient.

Driveway Placement/Relocation

Driveways located close to intersections contribute to operational and safety issues. These issues include intersection and driveway blockages, increased points of conflict, frequent and unexpected stops in the through travel lanes, and driver confusion as to where vehicles are turning. Driveways close to intersections should be relocated or closed, as appropriate where these conditions exist. Best management practices recommend that no driveway should be allowed within a 100 feet of an intersection. While this may not be as practical on smaller residential streets, in no case should a driveway be less than sixty feet from an intersection.

Sources: NCDOT Thoroughfare Plan for the City of Marion, July 2002
 City of Marion safe Routes To School Plan, Pending Approval July 2011
 Former Southern Railway Freight Dept, Marion, NC Documentary Research Report, Edwards-Pittman Environmental, September 2002

Cross Access

Cross access is a service drive or secondary roadway that provides vehicular access between two or more continuous properties. Such access prevents the driver from having to enter the public street system to travel between adjacent uses. Cross access can be function of good internal traffic circulation at large developments with substantial frontage along a major roadway. Similarly, side street and back door access occurs when a parcel has access to an adjacent street or parallel street behind the building and away from the major street. When combined with a median treatment, cross access, side street, and backdoor access ensure that all parcels have access to a median opening or traffic signal for left turn movements.

Median Treatments

Segments of a corridor with a combination of side street, cross access, backdoor access, and on-site circulation may be candidates for median treatments. A median-divided roadway improves traffic flow, reduces congestion, and increases traffic safety, which are all important goals of access management. While medians restrict some left-turn movements, access to business is enhanced and traffic delays are reduced. Landscaping and gateway features incorporated into the median treatments improve the aesthetics of the corridor, in turn encouraging investment and reinvestment in the area. In locations with poor connectivity the implementation of medians may require retrofit and improvements to on-site circulation and provisions for side street access.

Median U-Turn Treatment

These treatments involve prohibiting or preventing minor street or driveway left turns between signalized intersections. Instead, these turns are made by first making a right turn and then making a U-turn at a nearby median opening or signalized intersection. These treatments can increase safety and efficiency corridors with high volumes of through traffic, but should not be used where there is not sufficient space available for making the U-Turn movement. The location of U-turn bays must consider weaving distance, but also not contribute to excessive travel distance.

Advantages of median U-turn treatments include reduced delay for major intersection movements, potential for better two-way traffic progression on major and minor streets, fewer stops for through traffic, and fewer points of conflict for pedestrians and vehicles at intersections. Disadvantages include reduced delay for some turning movements, increased travel distance, increased travel time for minor street left turns, and increased driver confusion.

Directional Crossover (Left-Over Crossing)

When a median exists on a corridor, special attention must be given to locations where left turns are necessary. A left-over is a type of directional crossover that prohibits drivers on the cross road (side street) from proceeding straight through the intersection with the main road but allows vehicles on the corridor to turn left onto the cross road. Such designs are appropriate in areas with high traffic volumes on the major road and lower volumes of through traffic on the cross road, particularly where traffic needs to make left turns from the main road onto the cross road. A properly implemented left-over crossing reduces delay for through-traffic and diverts some left-turn maneuvers from intersections. These treatments improve safety by reducing the number of conflict points for vehicles along the corridor.

Left-Turn Storage Lanes

Where necessary, exclusive left-turn lanes should be constructed to provide adequate storage space exclusive of through traffic for turning vehicles. The provision of these lanes reduces vehicle delay related to waiting for vehicles to turn and also decrease the frequency of collisions attributable to lane blockages.

Intersection and Minor Street Treatments

The operation of signalized intersections can be improved by reducing driver confusion, establishing proper curb radii, and ensuring an adequate number of lanes of a minor street approach.

Skip Marks

These pavement markings can reduce driver confusion and increase safety by guiding drivers through complex intersections. Intersections that benefit from these lane markings include offset, skewed, or multi-legged intersections. Skip marks are also useful at intersections with multiple turning lanes. The dotted line markings extend the line markings of approaching roadway through the intersection. The markings should be designed to avoid confusing drivers in adjacent or opposing lanes.

Intersection and Driveway Curb Radii

Location with inadequate curb radii may cause turning vehicles to use opposing travel lanes to complete their turning movement. Inadequate curb radii may cause vehicles to “mount the curb” as they turn a corner and cause damage to the curb and gutter, sidewalk, and any fixed objects located on the corner. This maneuver also can endanger pedestrians standing on the corner waiting to cross. Curb radii should be adequately sized for the area context and likely vehicle usage.

Minor Street Approach

At signalized intersections, minor street vehicular volumes and associated delays may require that a disproportionate amount of green light time be allocated to the minor street, contributing to high-than-desired main corridor delay. With lane improvements to the minor street approaches, such as an additional left-turn or right-turn lane, signal timing can be reallocated and optimized for better efficiency.

Signalization

When the volume of traffic attracted to some side streets or driveways is more than can be accommodated acceptably under an unsignalized condition a signalized light may be needed. Delays for minor street movements as well as left-turn movements on the main corridor may create or contribute to the undue delays on the major roadway and numerous safety issues. The installation of a traffic signal at appropriate locations can mitigate these types of issues without adversely affecting the operation of the major roadway provided they are spaced appropriately.

Bike & Pedestrian Transportation

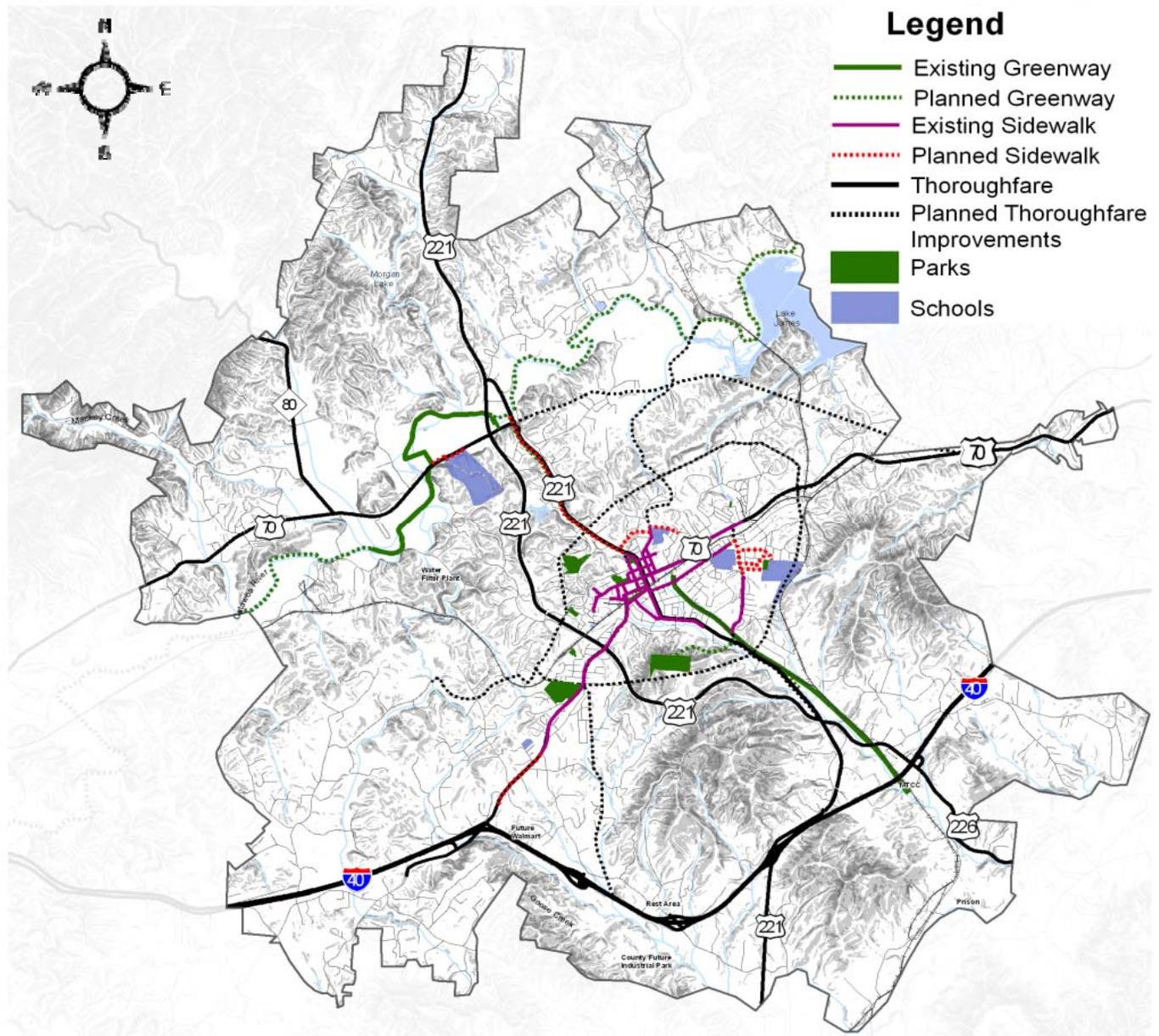
Though pedestrian facilities exist in Marion, the 2002 Thoroughfare Plan noted that a bicycle and pedestrian plan for Marion had never been completed. As such, the Plan recommended that bicycle and pedestrian planning study be conducted so that when new transportation projects or improvements were being made, the study could be used as a tool to help with project planning.

In 2008 the City received a technical assistance grant from NCDOT to complete a Safe Routes to School Action Plan for five area schools to improve bicycle and pedestrian safety within a two-mile radius of each campus. The planning radius for each school essentially allowed for a citywide bicycle and pedestrian plan to be developed based on existing roadway conditions to improve bicycle and pedestrian safety

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throughout the community. The Plan has been completed but has not yet been approved by NCDOT Bicycle and Pedestrian Division or adopted by the local government. The following map illustrates where existing and proposed pedestrian facilities are located.

Map 2-9.2 Pedestrian Facilities and Community Points of Interest



LAND USE

Existing Land Uses

The next step in the planning process was to complete an inventory of existing land uses within the City to better understand how the City is evolving and growing within its own boundaries, and to form a basis for future land use recommendations.

Utilizing the Land Based Classification System (LBCS). Planning staff coded every parcel within the city limits based on its principle land use then loaded the data into the City's GIS system correlating the information with each property's unique parcel identification number (PIN). Map 2-10.1 shows the 92 separate land use categories that were identified in the City as of February 2011.

Use and Benefits of the Land Based Classification Standards (LBCS) System for Marion

The purpose of completing the existing land use inventory was two-fold. First, it allows for a more detailed review of existing land use types for the comprehensive planning process. Second, it is a dynamic analytical tool that if maintained can be a valuable resource for both city government and the public. Each land use category can be selected by a four digit code which is tied to every parcel with an identical use. If someone, for example, wanted to know the number and locations of warehouse storage facilities within the city, and wanted determine the average cost per square foot for each site. A query report could be generated within a few short minutes by anyone with access to and capability of using an GIS software program by simply searching for all properties with a 3600 code number.

The City recently updated its zoning permit software system, and incorporated a field into that system which now allows Staff to update and maintain LBCS codes through the daily permitting process. And while only 92 separate land uses were identified within the city limits. The system contains 163 separate LBCS codes. For a complete review of the LBCS Codes and their corresponding definitions see Appendix A of this Plan.

Evolution of the Land Based Classification Standards (LBCS)

In 1965, the Federal Highway Administration (FHA) and Department of Housing and Urban Development (HUD) published the Standard Land Use Coding Manual (SLUCM), which was a comprehensive collection of land uses categorized based by the Standard Industrial Classification (SIC) system, which was a standard codification scheme developed by the federal government to track industry activity within the United States.

The Federal Office of Management and Budget (OMB) replaced the SIC with the North American Industry Classification System (NAICS) in 1997 to create a standard for collecting, analyzing, and publishing data related to the U.S. business economy. Although SIC had undergone several major revisions since 1965, the SLUCM had not been updated. As such, the American Planning Association (APA) along with participation from six federal agencies initiated the Land-Based Classification Standards (LBCS) project to update the 1965 SLUCM. Through this project, APA and its partners produced a new land classification system to allow jurisdictions, agencies, and institutions at the local, regional, state, and national level to share land-based data. The first version of LBCS was released in 2000, and the standards have been updated periodically in the intervening years. More information regarding the LBCS project can be obtained from the American Planning Association at their website <http://www.planning.org/lbcs/>.

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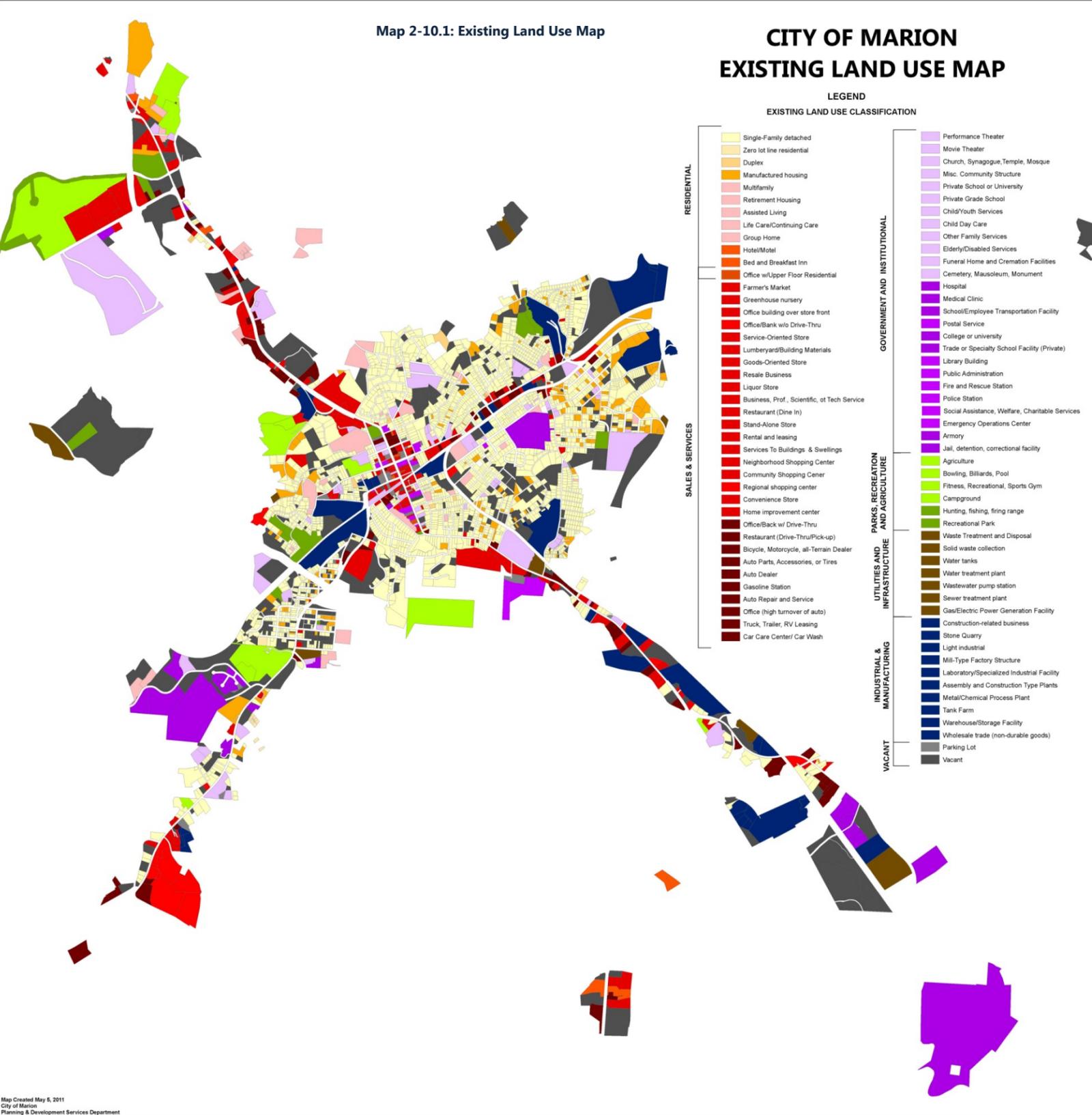
Map 2-10.1: Existing Land Use Map

CITY OF MARION EXISTING LAND USE MAP

LEGEND

EXISTING LAND USE CLASSIFICATION

- | | | | |
|--|---|--|--|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none"> Single-Family detached Zero lot line residential Duplex Manufactured housing Multifamily Retirement Housing Assisted Living Life Care/Continuing Care Group Home Hotel/Motel Bed and Breakfast Inn Office w/Upper Floor Residential Farmer's Market Greenhouse nursery Office building over store front Office/Bank w/ Drive-Thru Service-Oriented Store Lumberyard/Building Materials Goods-Oriented Store Resale Business Liquor Store Business, Prof., Scientific, or Tech Service Restaurant (Dine In) Stand-Alone Store Rental and leasing Services to Buildings & Swellings Neighborhood Shopping Center Community Shopping Center Regional shopping center Convenience Store Home improvement center Office/Back w/ Drive-Thru Restaurant (Drive-Thru/Pick-up) Bicycle, Motorcycle, all-Terrain Dealer Auto Parts, Accessories, or Tires Auto Dealer Gasoline Station Auto Repair and Service Office (high turnover of auto) Truck, Trailer, RV Leasing Car Care Center/ Car Wash | <p>SALES & SERVICES</p> <ul style="list-style-type: none"> Performance Theater Movie Theater Church, Synagogue, Temple, Mosque Misc. Community Structure Private School or University Private Grade School Child/Youth Services Child Day Care Other Family Services Elderly/Disabled Services Funeral Home and Cremation Facilities Cemetery, Mausoleum, Monument Hospital Medical Clinic School/Employee Transportation Facility Postal Service College or university Trade or Specialty School Facility (Private) Library Building Public Administration Fire and Rescue Station Police Station Social Assistance, Welfare, Charitable Services Emergency Operations Center Armory Jail, detention, correctional facility | <p>GOVERNMENT AND INSTITUTIONAL</p> <ul style="list-style-type: none"> Agriculture Bowling, Billiards, Pool Fitness, Recreational, Sports Gym Campground Hunting, fishing, firing range Recreational Park Waste Treatment and Disposal Solid waste collection Water tanks Water treatment plant Wastewater pump station Sewer treatment plant Gas/Electric Power Generation Facility Construction-related business Stone Quarry Light industrial Milk-Type Factory Structure Laboratory/Specialized Industrial Facility Assembly and Construction Type Plants Metal/Chemical Process Plant Tank Farm Warehouse/Storage Facility Wholesale trade (non-durable goods) Parking Lot Vacant | <p>PARKS, RECREATION AND AGRICULTURE</p> <ul style="list-style-type: none"> Utilities and Infrastructure Manufacturing & Industrial Vacant |
|--|---|--|--|



Existing Land Use Data

In an effort to present the data in a more manageable and articulate way for users, each individual LBCS Classification Code has been condensed into one of seven land use categories that has been color coded according to each primary land use. The seven categories represent the first digit in the LBCS Code sequence (e.g. "1" for "1100 Single-Family (Residential)" or "2" for "2100 Office Building (Goods and Services)". Figure 2.9.1 illustrates the color-coded system used for this Plan. It should be noted that this color coding system, while consistent with national standards, can be modified within the ArcGIS system to conduct a variety of different land use studies. In fact, for the purpose of this Plan the primary color coding system has been further divided into twelve color categories that vary in shade based on the primary land use classification in which they are located. Map 2.9.1 identifies each of the 92 land uses identified and their corresponding color code. Color coding allows for the identification of particular land use within a specific geographical location that can in turn help to identify existing and/or potential conditions as growth and development occur. For example, the "Goods and Services" category, which includes 30 separate land uses, is divided into general good and services, and goods and services that generate a greater amount of vehicular traffic. Collectively these uses both existing and future have a greater potential for reducing roadway capacity and can create a need for costly transportation-related infrastructure improvements. In addition, residential uses were divided into separate groups to help identify concentrations of particular types of housing, in which population, density, neighborhood property values, and/or public safety may be a concern in a particular area.

The pie charts in Figure's 2-10.2 and 2-10.3 are color coded to correspond with the primary land use category, and show the total land area in acres as well as the number of parcels that are occupied by each use. As indicated in the charts, the single largest existing land use in both area and number of parcels is single-family residential. Twenty-seven percent of all land within the City is used for this purpose, and 61% percent of parcels within the city contain a single-family residence. All residential land uses combined, account for 34% of all land area within the city, and 69% percent of all parcels are primarily residential in nature. The total county appraised property value for all residential uses combined is 3.7 million dollars.

Figure 2-10.1: Primary Land Use Categories and Color Coding System

- Single-Family
- Mobile Home
- Multi-Family, Group Care, Elder Living
- Goods & Services
- Goods & Services (Auto-Oriented)
- Private Institutional & Assembly
- Public Institutional & Assembly
- Private Recreation & Agriculture
- Public Recreation & Open Space
- Utilities & Infrastructure
- Manufacturing & Industrial
- Vacant & Parking Lots

The second largest area is comprised of either vacant land or parcels that are specifically used for off-street parking. Parking lots were included with vacant parcels because they share similar development potential in the future. They make up 10% of the total number of parcels within this category and only 5% of the total Parking/Vacant land area classification

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS) Data
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

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The land area utilized for Goods and Services (14%), and Institutional and Assembly (15%) are very similar. Conversely, the number of parcels occupied by Goods and Services Land Uses occupies ten percent of all parcels within the City, while Institutional and Assembly Land Uses only occupy four percent. Industrial land uses and Parks & Recreational Land Uses are similar in that both occupy larger land areas, but are located on fewer parcels. With the exception of vacant land, the value between land area and number of parcels is largely the result of total land required for a particular type of land use. For example, while a half-acre allows for reasonable use of land for single-family residential it would not be suitable in size for an industrial development; and while there may appear to be a significant amount of vacant land available for development, parcel size, location, and environmental constraints often decrease the actual amount that can be developed. These factors will become more evident in the Sector profiles in Chapter Three, which compare existing land uses with the City's current Zoning District Map, the Future Land Use Classifications outlined in this Plan, as well as recommendations for amendments to the City's current zoning districts.

Figure 2-10.2: Percentage of Acres By Land Use

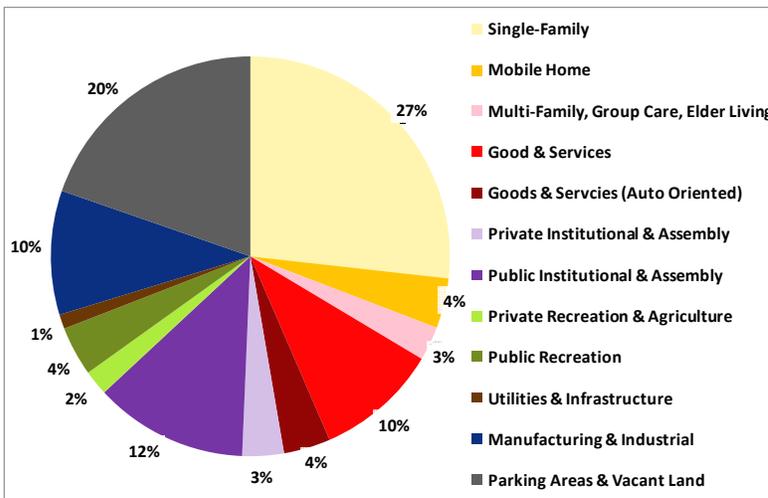
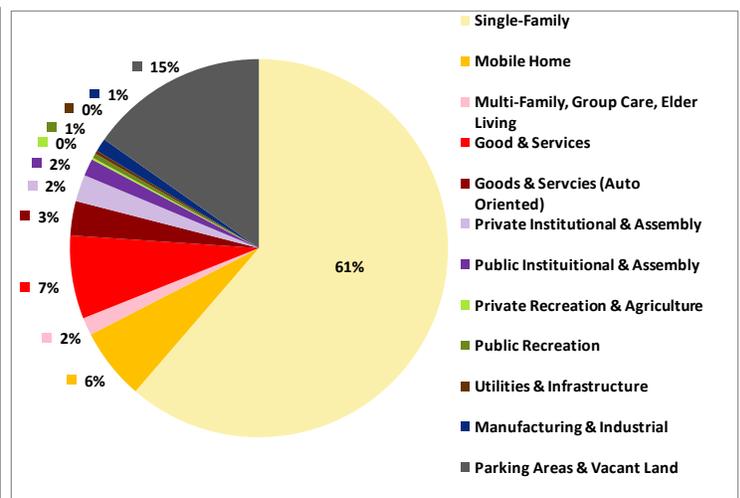


Figure 2-10.3: Total Percentage of Parcels by Land Use



Existing Land Uses and Zoning District Designations

After compiling the existing land use data, a comparison was made between existing land use data and the City's Official Zoning District Map to see how each compared in size and in number of parcels.

The City first adopted zoning in 1974, and with a few exceptions and periodic amendments, the number and purpose of each district remains largely unchanged from its original state. The City has eight zoning districts and one overlay district. This section focuses on a comparison between the eight zoning districts and their primary intended uses, and eleven of the LBCS Classifications. Since the LBCS Classifications and zoning districts are substantially different it was necessary to group them into five general categories for the purpose of general evaluation. The five general categories include Parks and Recreation, Residential, Commercial, Office and Institutional, and Industrial. Because vacant parcels lack a particular use, this category was excluded from the calculations. Table 2-10-1 provides a list of how zoning district designations and LBCS classifications and were combined into the five general categories. Figures 2-10.4 and 2-10.5 on the following page compare the similarities and differences between each group.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

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Table 2-10.1: Land Use Category Comparison between Zoning District Designation and LBCS Classification

Review Category	Zoning Designations	LBCS Classification
Parks & Recreation	Parks & Recreation	Public Parks and Recreation Private Parks and Recreation
Residential	R-1 Single family Residential R-2 General Residential	Single-Family Mobile Home Multi-Family, Group Care, & Elder Living
Commercial	B-1 Neighborhood Business C-1 Central Business C-2 General Business	Goods & Services Goods & Services (Auto-Oriented)
Office and Institutional	O-I Office and Institutional	Private Institutional and Assembly Public Institutional and Assembly
Industrial	M-1 Industrial	Manufacturing & Industrial Utilities and Infrastructure

Figure 2-10.4: Percentage of Parcels by Land Use & Zoning

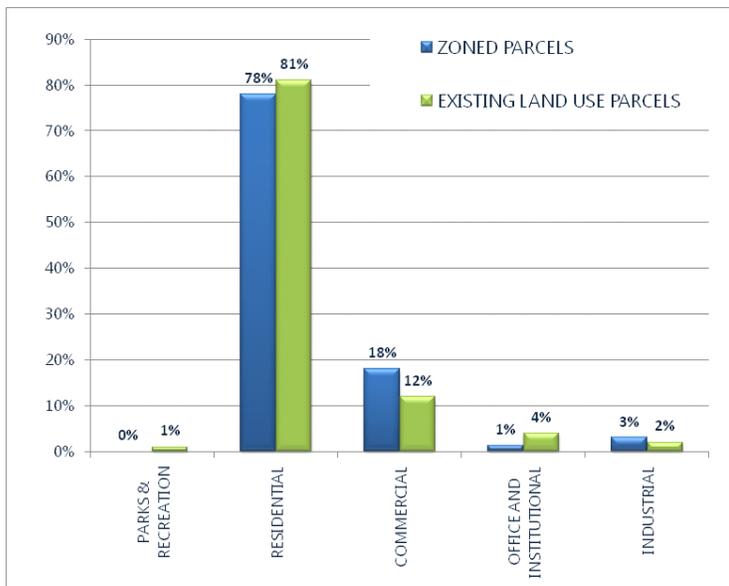
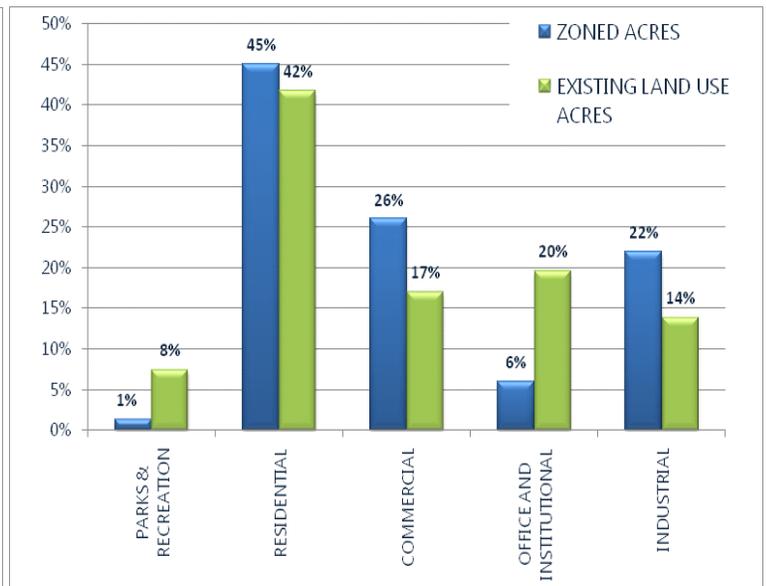


Figure 2-10.5: Percentage of Acres By Land Use & Zoning



With the exception of Office and Institutional, there is less than a ten percent difference between land and parcels zoned for particular land uses and the existing land uses that currently occupy that land. The primary reason for the large discrepancy in land zoned for Office and Institutional and land occupied by existing land uses is largely due to McDowell Correctional Facility located on 226 South, which is a large tract of land zoned as industrial.

Development Tools for a Sustainable Future

As mentioned previously, twenty percent of the total land area is currently vacant, however due to parcel size, location, and environmental constraints development will be limited within the city's existing boundaries.

There are number of planning tools that the City can use to achieve a healthy balance between competing land uses, and for getting the highest and best use out of the existing land supply. The following are a few examples of tools used to help achieve land use goals when a finite amount of vacant, developable land is available.

Infill Development

With limited land supply, it is important to give special attention to locations that are prime for infill development and identify strategies and incentives that encourage greater private reinvestment in these areas, and identify and remove barriers that are discouraging and/or prohibiting reinvestment. The Local Government Commission's Center for Livable Communities has identified six obstacles to infill development. They are paraphrased to include:

1. Infill redevelopment projects cost more to build than vacant land. Hard costs associated with land, demolition, and environmental mitigation are intrinsically higher as a result of the additional work required to prepare a site for redevelopment. In addition, soft costs for architectural, engineering, and legal services are higher as a result of design challenges and additional background research that is required. The marginal cost of permitting fees coupled by higher investment returns for developing on vacant land incentivizes building on an urban periphery, which contributes to urban sprawl and decline of inner city areas.
2. The cost of public investment for new services and infrastructure are often overlooked and/or undervalued in the development process. While decisions are often made by comparisons between costs for additional public services and tax revenue generated by new development, long-term maintenance on infrastructure improvements is not factored into development approvals. The costs for water, sewer, and streets are far less expensive to build and maintain in a compact and efficient community than one that has a pattern of urban sprawl.
3. Due to past experience with poorly planned projects, or inexperience and fear of the unknown, community members actively oppose infill and mixed-use projects. In large part local governments place the primary focus of development on individual land uses and densities or development, and not on issues of scale, landscaping, and the relationship of the building to the lot, street, and neighborhood. In addition citizens have concerns with increased traffic, more cars, over use of parks and other public spaces, and noise.
4. Developers avoid infill redevelopment projects in inner-city neighborhoods due to uncertainty in marketability. A study by the Urban Land Institute revealed that the both the actual and perceived perception of low quality education, crime, lack of code enforcement, blight, and neighborhood continuity all contributed to an unstable real-estate market making redevelopment too much of a risk.
5. Finance and capital markets can be barriers to an infill development project even if interest is there. Lenders perceive mixed-use projects appropriate to infill development as risky when there are no other projects to which they can be compared. This is compounded by the fact that many banks separate their residential and commercial loan functions, so an individual loan officer may not be familiar with all elements of the project. Additionally, most lenders are unwilling to count

much of the potential rental income from retail and commercial space toward revenues to support a loan because of the potential for space not to lease. Mortgages for infill projects are also difficult to sell to quasi-public institutions like Fannie Mae and Freddie Mac who set the underwriting standards for most loans, and tend not to support condominiums, townhomes, live-work units, co-ops, or mixed-use developments.

6. Zoning for separate uses diminishes community interaction and diminishes quality of life in inner cities. What began as a response to pollution, the Euclidean zoning model of “separating uses” spread across the country prohibiting the mixture of housing types, and isolating neighborhoods from employment, goods, and services. Many communities continue to regulate development based on this modal, which often result in barriers to infill and mixed-use development projects.

Most often, a combination of some form of public and private investment is required to engage in development of under-utilized properties and areas skipped-over in pursuit of more marketable and profitable projects. Streamlining and customizing regulations for a particular area in need of infill development and revitalization is the first step in reducing barriers and providing incentives for quality development. Design guidelines or form-based standards can allow for compatible development between new and old enhancing the appearance, marketability, and equity of the entire area. Appropriate building scale, materials, color, window proportions, and façade articulation are all examples of standards that can turn a poorly planned mixed-use project into one that is compatible with the neighborhood and strengthens cohesion.

Other infill strategies include specific area planning activities, which take a comprehensive look at a particular area or neighborhood that includes neighborhood residents, business owners, and property owners to help create consensus for the type of infill development that would be welcomed or encouraged within the area and provide a clear direction for policy and regulatory changes needed for future infill redevelopment.

Financial Incentive are often necessary to encourage redevelopment. Cost reduction and subsidy strategies can include cost-sharing in public improvements, land acquisition, tax credits, abatement, low-interest loans, and other financial incentives.

Mixed Use and Transit-Oriented Development

Mixed-Use and Transit-oriented developments (TOD) are areas that include a dense combination of residential and commercial uses designed to provide access to public transportation and other alternative modes of transportation and providing convenient access to employment, goods, and services within a walkable (1/2 mile) area and creating an environment that is less reliant on a personal vehicle. Developments are designed on a pedestrian scale with greater density close to nodes of transportation such as transit stops or bike paths and greenways reducing the number of local vehicle trips and reducing congestion on neighborhood streets. This type of development pattern can be accomplished through thoughtful design within existing neighborhoods as well as areas that offer opportunities for infill development. Within the next twenty years, Baby Boomer’s, the largest segment of the population, will be reaching an age where they will be more reliant on public transportation to access goods, services, and social activities; low and moderate income households will be juggling the high cost of food, gas, and energy; and children’s only source of transportation to and from school will be either by walking or riding

a bicycle. These and other socio-economic factors will make this type of development pattern more and more desirable.

Land Banking

Land Banking is a tool that allows local governments to acquire properties and convert them back into productive use or hold on to them for strategic public purposes. This tool can be used for a variety of purposes to revitalize and strengthen the local economy; clean-up blight, dilapidated structures, and corridors in economic decline; improve public infrastructure including roads, sidewalks, greenways, and utilities; or provide for affordable housing in areas of need. The benefits of land banking far exceed the cost to the local government and community. When an area is in decline, neglected, and/or lacks private investment it places a strain on the entire community. It reduces overall property values, reduces tax revenues, raises crime rates, and places a greater strain on resources that would have otherwise been allocated towards public assets and amenities.

Recommendations for Land Banking in Marion:

1. Establish a policy and process for land banking unmaintained, dilapidated, abandoned, and/or properties too small for commercial development or redevelopment along commercial corridors that lack private investment, so that if the opportunity were available to acquire these properties, recombined them into larger tracts, and/or improve their overall appearance and function the City would have a plan in place on how properties will be evaluated, improved, and put back into private ownership.
2. Properties acquired by the City through land banking or foreclosure are evaluated for future public purpose so that easements for infrastructure and restrictions on incapable land uses can be put in place before being put back onto the market.
3. Work with private investment groups, business associations, and community non-profit organizations to determine the most desirable, best, and/or most needed land uses in areas where properties have been identified as having land-banking potential.

Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program is a market-driven land use tool utilized by local governments to manage development in a fair and equitable manner when circumstances dictate that it is in the community's best interest that private land be protected for the public good. While the process might seem cumbersome, the outcome for compensation, preservation, and development has direct benefit to the entire community. It is also a voluntary program that does not require property owners to give up their land or the rights to it without their consent and approval. It does provide an opportunity for land owners to be compensated for the development rights attached to their land by selling a part or all of those rights to another more suitable property for development.

A good example of this limitation is a federally regulated special flood hazard area (SFHA), which limits development in order to protect public health and safety. Federal regulations regarding floodplain development have evolved and strengthened over time due to advances in technology, which have allowed experts, to better predict where flooding is most likely to occur. While, no one wants to argue the merits of protecting the public's safety and private property, this regulation leaves property owners in

a floodplain at a disadvantage for development. While it may still be their right to develop, floodplain regulations limit the amount of development that can occur and contribute to a much greater cost in both construction and insurance, which makes any development financially unfeasible.

A well-structured TDR program can give affected property owners the option of selling and or transferring either a portion or all of their development rights from one property ("Sender Site") to another property ("Receiver Site"). Not only is a property owner compensated for their development rights, but the receiver is also rewarded with greater development potential on the Receiver Site. This may include additional allowances for the height or size of a building, reduced setback requirements, or number of dwelling units permitted per acre. These regulations can often be the deciding factor in the feasibility of a development project. For the community it preserves lands that have been identified as being the most valuable for the long-term public good, as well as for preserving environmentally sensitive areas that protect public health and safety. Rural communities often use TDR programs to protect sensitive farmlands from development, while others use it to preserve historic districts or increase density in central business districts. Whatever the purpose, the key to creating a successful TDR program is establishing an equitable market for transferring development rights that benefit the entire community.

There are several key factors that are essential for creating a successful TDR program. First, there must be a demand for development rights in order for the program to be successful. One way to create demand is to create a program that gives a TDR credit development value. This can be accomplished by giving greater development potential to a receiver site than what zoning would allow under existing regulations. Another way to create demand is by establishing a boundary area from which to purchase development rights that is much smaller in size than the boundary of where development rights may be transferred thereby creating a balance between supply and demand.

There are a number of ways to administer a TDR program. Two popular options include a government run "TDR Bank", where the government buys development rights from a sender site and then sells those rights at a future date to a developer, land trust, investor, or other interested party. The other less complicated, less costly, and less controversial option is a market-driven approach commonly brokered through the local real estate market allowing TDR credit transactions to occur between private entities, while the local government acts only as the administrator over the transfer process to ensure compliance with the program.

While the development market in Marion may not be prime for a TDR program under existing regulations, there are advantages to studying the potential benefits, feasibility, administration, and regulatory actions that would be required to establish a local TDR program. At the very least a successful program should be able to accomplish one if not more of the following, allow land owners to recoup their investment costs, protect environmentally sensitive lands in perpetuity; reduce risk to public health and safety; reduce long-term public safety expenditures; and promote private investment all in a manner that is equitable to both the City and private interests and provides greater long-term community sustainability.

CHAPTER THREE

DEFINING THE STUDY AREA

1978 Study Area

The City adopted its first land use plan in 1972, which was subsequently updated in 1978. The 1978 Future Land Use Map (FLUM) included a one-mile future growth area around the city limits to better understand future growth which would result in an increase need for services and addition demand for or expansion on public infrastructure.

In 1978, the size of the city limit boundary (*black-dashed line*) extended approximately 1.55 square miles (989 acres), accounting for less than one percent of the total land area in McDowell County. The total future land use growth area was approximately 10.55 sq. mi. (6,755 acres) in size and identified four land use types and one classification for areas not suitable for development.

Map 3-1.1: 1978 Future Land Use Map

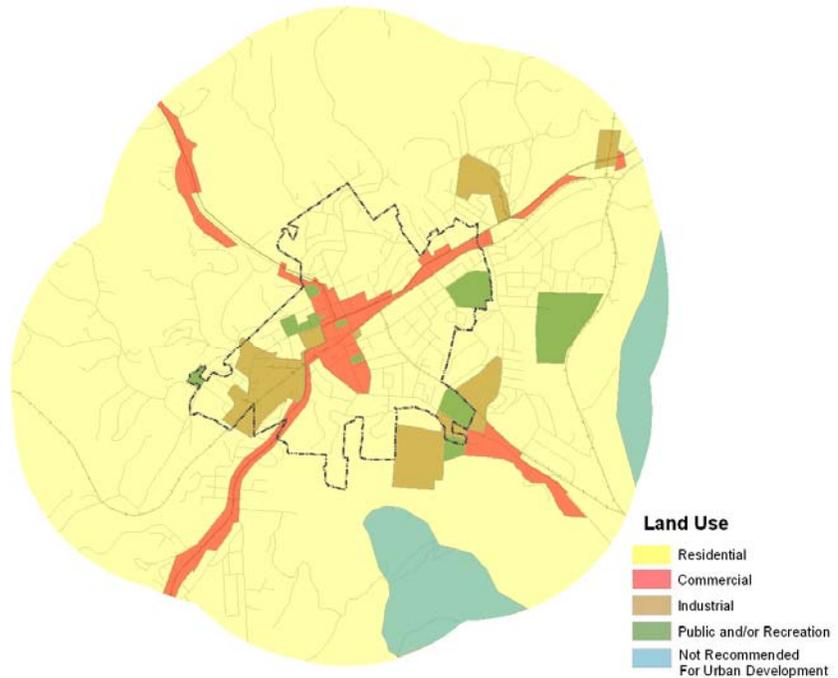


Table 3-1.1 provides a general comparison of the total land area by projected land uses in 1978 and actual land area by zoning district in 2010. Figure 3-1.1 illustrates how each comparison was made between 1978 land use classifications and 2010 zoning district designations. The purpose of this comparison is to show general changes that have occurred over the last thirty years, and to see if growth is occurring as was projected in 1978. With the exception of Residential, areas zoned for non-residential uses are slightly higher than that projected in the 1978 Future Land Use Map (FLUM).

Map 3-1.2 provides a geographical representation of how the zoning district classifications correlate with the land use classifications as illustrated Figure 3-1.1, and Map 3-1.3 is a slightly transparent 2010 Zoning District Map (Map 3-1.2) over the 1978 Future Land Use Map to illustrate the similarities and differences in projected and actual growth patterns.

In general, it is clear that growth has occurred as projected, and is now growing beyond those areas defined in 1978; and justifies the need to revise the Future Land Use Map (FLUM) to better understand how growth will occur over the next twenty or more years.

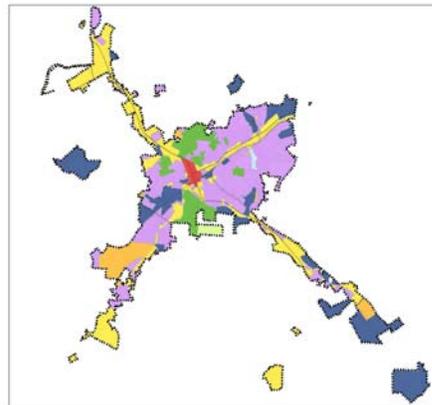
CHAPTER THREE

Table 3-1.1: Analysis of Future Land Use and Existing Zoning Districts

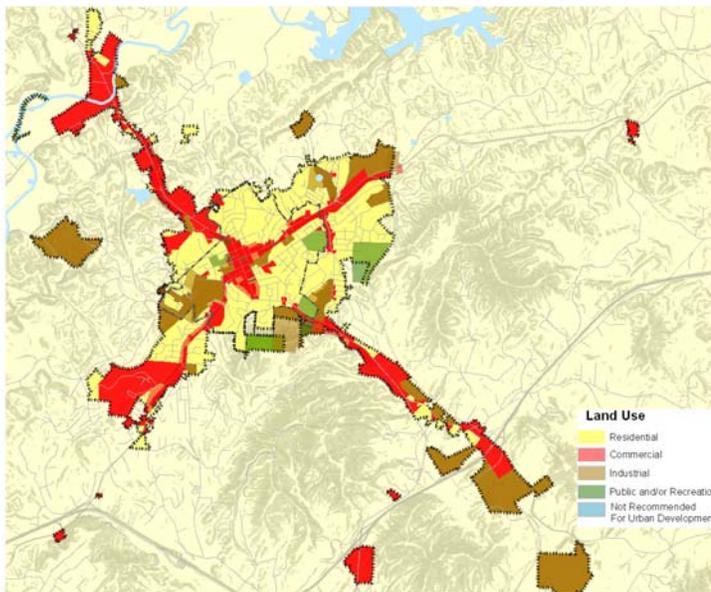
Land Use Type	Acres Defined in 1978 Future Land Use Map (Total Acres By Category/Percent of Total Area)	Acres Zoned in 2010 for Existing Land Uses (Total Acres By Category/Percent of Total Area)
Residential*	6052/90%	4599/68%
Commercial	305/5%	1059/16%
Industrial	257/4%	799/12%
Public and/or Recreation	141/1%	298/4%
Total	6755	6755

Figure 3-1.1: Illustration of Comparison Between Current Zoning and 1978 Future Land Use Classifications

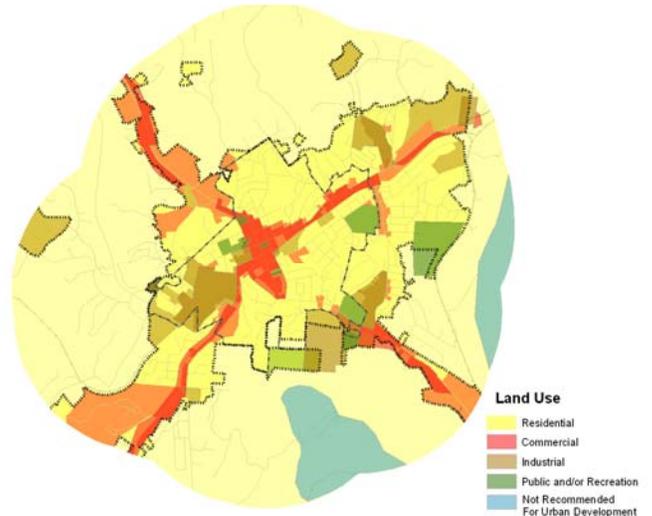
1978 Future Land Use Comparison	2010 Zoning District Classification
Commercial 	B1 Neighborhood Business 
Commercial 	C1 Central Business 
Commercial 	C2 General Business 
Commercial 	OI Office & Institutional 
Industrial 	M1 Industrial 
Public & Recreation 	PR Parks & Recreation 
Residential 	R1 Single Family Residential 
Residential 	R2 General Residential 



Map 3-1.2: 2010 General Land Use Areas Defined By Predominate Land Use and Zoning District



Map 3-1.3: 1978 Future Land Use Map with 2010 General Land Use Area Overlay



Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

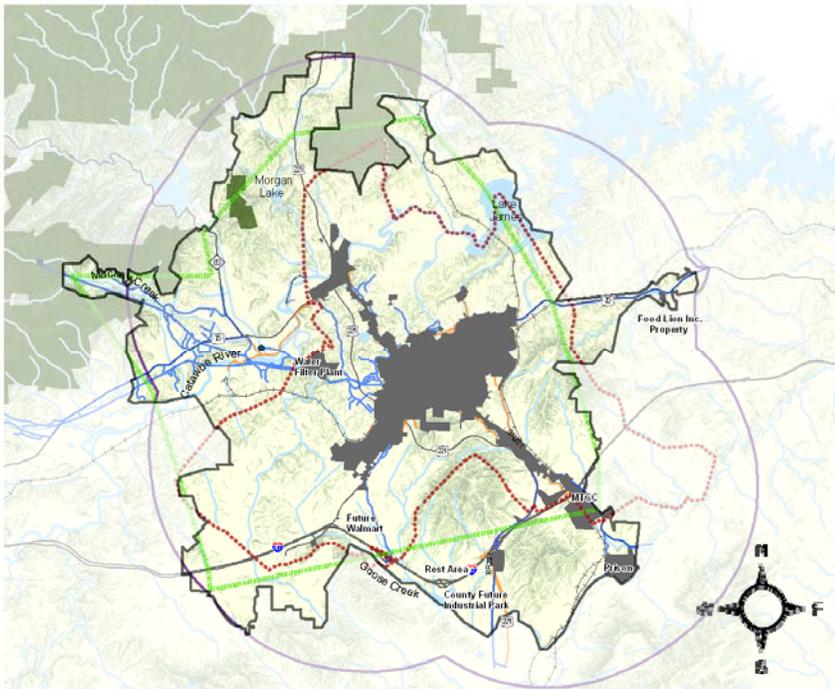
CHAPTER THREE

Updating the Study Area

Thoughtful consideration was given to defining a new future land use growth area for which this Plan is based. The Future Land Use Map (FLUM) is a geographical reference of predominate land uses within a geographical area that have a high probability of having some form of impact on City of Marion services within the next twenty or more years as more growth and development occurs. The map provides a land use designation for particular areas based on existing uses and probable future land use development. The map identifies the existing municipal boundaries and an urban growth boundary for the purpose of analyzing future impacts. The urban growth boundary is a study area for which to collect data to better understand future supply and demand of public services. It is also important to understand that it is not a zoning map, extraterritorial jurisdiction boundary, or future municipal boundary, nor does it guarantee future city services or infrastructure improvements outside of Marion's current municipal boundaries.

The future growth area is created based on current municipal jurisdictional and services boundaries, natural features, exiting inter-local agreements, and the similar. The purpose of identifying an urban growth boundary is to define a particular area in a logical manner of which to study and better understand the growth that is occurring beyond the city limits so that most informed decisions regarding public services and infrastructure improvements can be made in the future.

Map 3-1.4: Boundary Analysis Map for Revised Study Area



Boundaries & Service Areas that Influence Growth

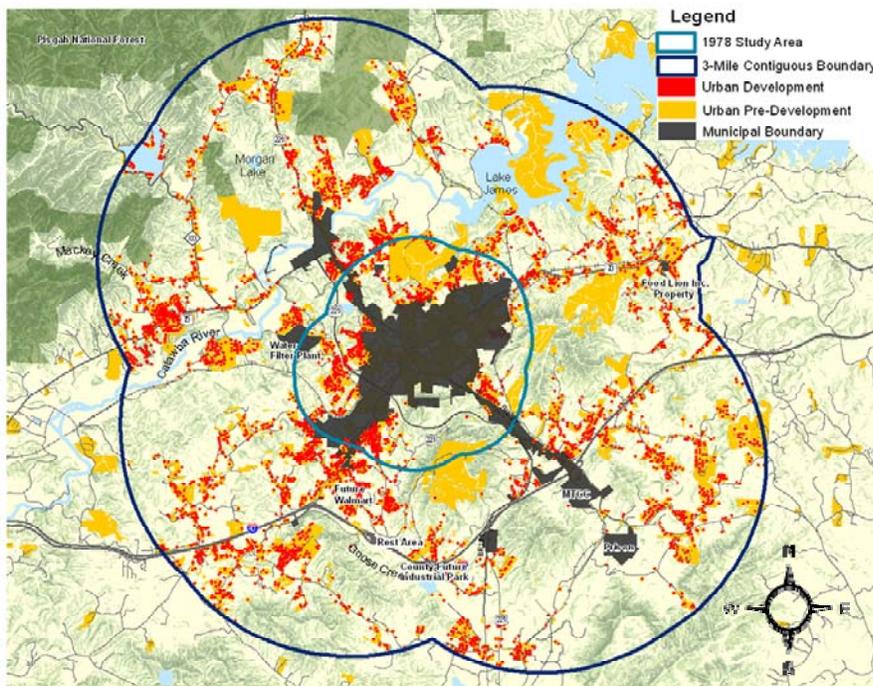
- Existing & planned transportation infrastructure;
- Water and sewer service availability (30+ mi.) and planned extensions;
- Area Under Consideration For Annexation R-10-04-20-1 (43 sq. mi.);
- Three-mile contiguous boundary (84 sq. mi.);
- Marion Fire District Boundary (52.43 sq. mi.)
- Existing City Limits (5.5 sq. mi.)

Note: boundary colors color coded to match boundary areas identified on Map 3-1.4 and Map 3-1.5.

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Map 3-1.4 geographically identifies all of the unique jurisdictional, service, infrastructure, and natural resource boundaries that factor into defining a logical area in which to study future growth. The side bar adjacent to the map identifies each particular service boundary and infrastructure location and is color coded to match the map to easily identify particular locations. Each area is of particular interest to the daily operations and decisions being made that contribute to effective and efficient city management. A lack of understanding of how these areas influence or are influenced either directly or indirectly can lead to diminished services and ineffective management which in turn hurts the overall sustainability of the community.

Map 3-1.5: Urban Growth Outside Current City Limits: 2010



Another factor that significantly influences future land uses and need for public services and infrastructure expansion is market-driven growth occurring beyond the current municipal boundaries. As these areas develop and increase in density and intensity, so does the number of requests for more public investment.

Map 3-1.5 illustrates how areas are developing beyond Marion's municipal boundaries and areas that while no construction activity has taken place, land has been subdivided for development purposes.

The criteria used to create this map utilized benchmarks established by the NC General Assembly in defining land that qualifies as urban development under the requirements for annexation. The criterion was used for consistency purposes only, and to justify a generally acceptable means of defining "urban development" so that reasonable analysis of current growth could occur.

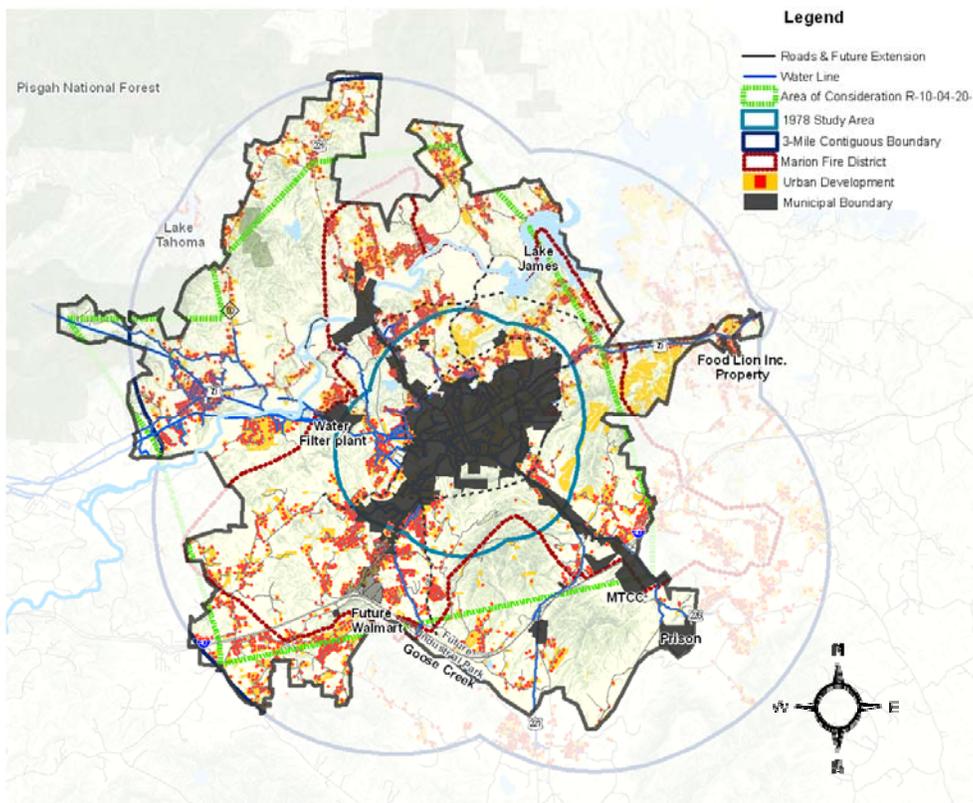
The first step in this process was first to identify an acceptable boundary in which to study urban growth. Looking at Map 3-1.5, it may seem unnecessary because it appears that growth tapers off after three miles. However, if the same analysis were performed county-wide one would see that the county as a whole is growing more urban, and such growth is wide-spread. For the purposes of this Plan, and for projecting future municipal service and infrastructure needs it is unnecessary to evaluate the entire county's current and anticipated growth patterns. Therefore, only a three-mile radius outside of the current municipal boundaries was analyzed for the purposes of this Plan.

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The yellow areas indicate parcels that have been subdivided into three acres or less and parcels located within a platted subdivision. The red dots indicate parcels that have a primary structure with a county tax value of greater than \$10,000. While this value may eliminate some lower income residential properties, the purpose of this analysis is only to see where clusters of development are occurring. Primary structures valued under \$10,000 begin to include structural anomalies that as values decrease they begin to erode a true representation of where growth is occurring.

Map 3-1.6: Represents geographically how both service and infrastructure boundaries and clusters of urban development correlate with one another to define an area that best represents where future growth is likely to occur and as such should be studied. The sidebar provides greater detail regarding the proportion of specific boundaries and urban development within the study area.

Map 3-1.6: Combined Boundary & Urban Growth Analysis



Study Area Features

- Revised Study Area 52 sq. mi.
- Accounts for 11% of the county land area.
- 18% more than the Area of Consideration.
- 38% smaller than the 3-mile contiguous boundary
- 38% larger than the Marion Fire District
- 89% larger than the City Limits
- 80% larger than the 1978 study area
- Area includes 83% of lots subdivided into three acres or less, and 77% of land platted subdivision within three miles of the City.
- 7,149 parcels subdivided for development.
- 1,916 lots subdivided into parcels 3 acres or smaller in size accounts towards 1,786 acres (25% of subdivided land within the study area)
- Red dots indicate sites where principle building value is greater than \$10,000 (2010 McDowell County Tax Records)

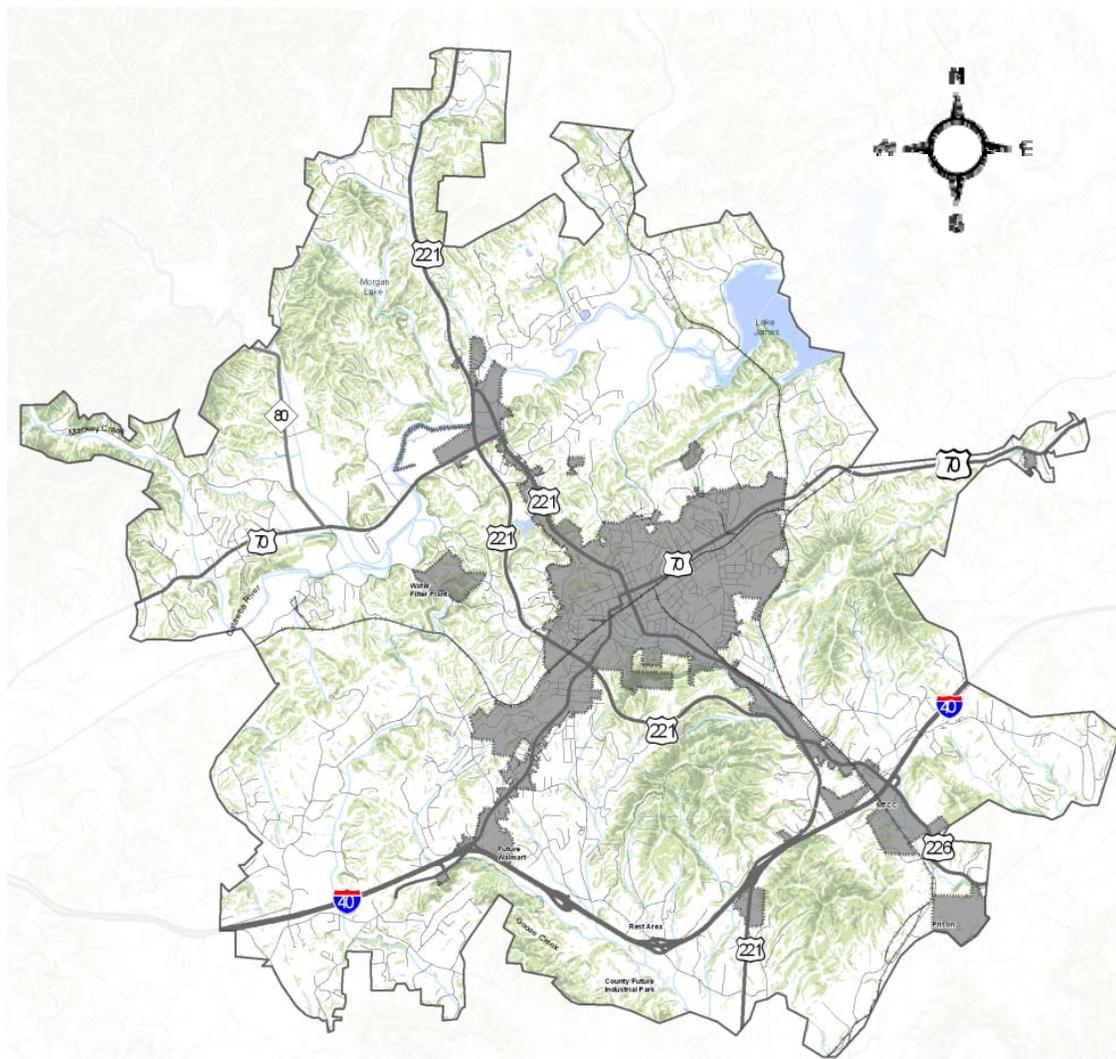
Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

CHAPTER THREE

New Study Area Defined

The revised future land use boundary hugs the borders the Pisgah National Forest located to the north and west, but does not include the Lake Tahoma Community. It incorporates more of West Marion (township) and Sugar Hill Road before extending just south of the Interstate-40 Rest Area and McDowell County's future industrial park. It then follows Goose Creek east to Marion Correctional Institution and extends back to the north along the boundary of the locally adopted Area of Consideration and a large cluster of existing urban development. From there, it wraps around Highway 70 East and the future Food Lion property where city water service ends and county water service begins. It hugs Highway 70 East on the north side until extending north along the lake picking up existing urban development where it once again borders the Pisgah National Forest and back to the beginning.

Map 3.1.7: Revised Study Area Defined For Comprehensive Land Use Review



FUTURE LAND USE

Future Land Use Changes

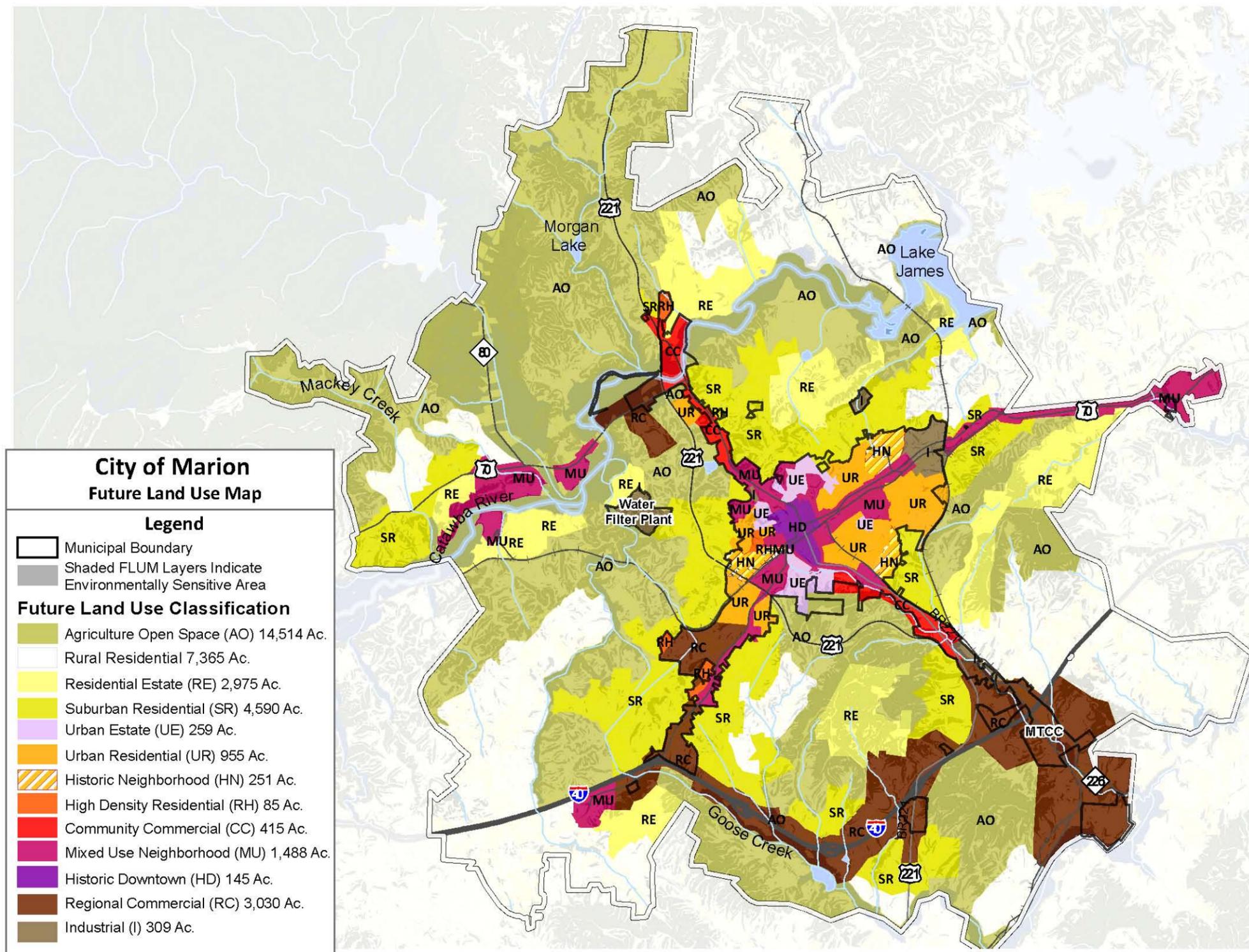
The 1978 Future Land Use Map, identified four land use types including residential, commercial, industrial, and public and or recreation, as well as one area where development would not occur. The revised Future Land Use Map includes 13 different land use classifications. These classifications are defined by historic, current, and projected future growth patterns that are defined based on information reviewed in previous studies and background information as discussed in previous sections of this Plan, including a combination of built, natural, and socio-economic characteristics. A full scale map is provided on the following page.

A general profile of each future land use classification is provided in this section which gives greater detail to the characteristics of each area that make them uniquely different according to existing growth patterns, and the anticipated level of change that is likely to occur in each area based on socio-economic and environmental factors outlined in this Plan.

Previous Studies, Planning Documents, & Analytical Tools

1. City of Marion Land Use Plan Adopted 1972 Rev. 1978
2. McDowell County Soil Survey 1995 Rev. 2009
3. Thoroughfare Plan for the City of Marion July 2002
4. Comprehensive Water & Sewer GIS Inventory 2005
5. City of Marion Source Water Protection Plan Dec. 2009
6. Federal, State, and Local GIS Data
7. Parcel Data (Size, Use, Type of Ownership)
8. Existing Applicable Laws
9. Existing Regulatory Boundaries and Land Use Controls
10. Visual Observations and "Windshield" Surveys

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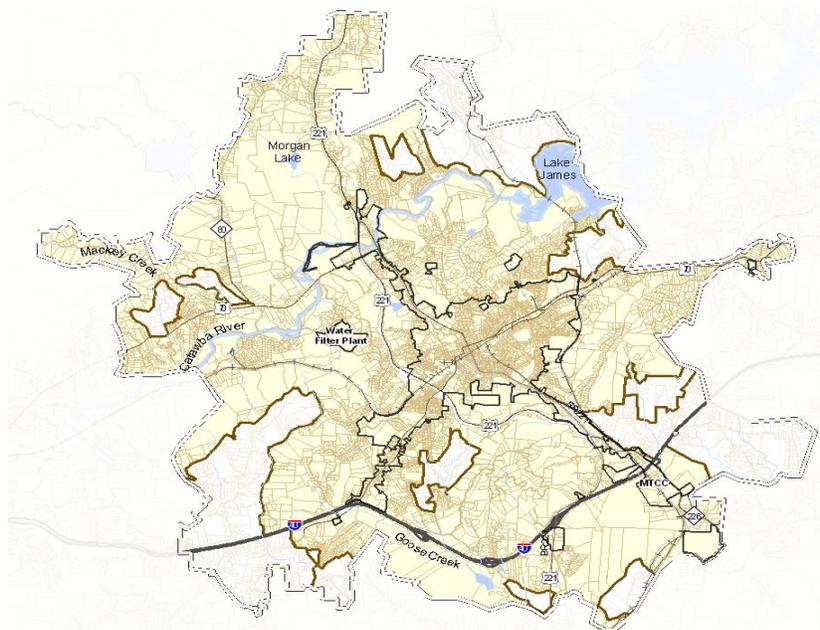


Sources: City of Marion Land Use Analysis & Land Development Plan 1978
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RURAL RESIDENTIAL

MAP 3-2.3 RURAL RESIDENTIAL



GENERAL CHARACTER

Rural Residential areas are characterized as areas having large lots between two and ten acres with a high-degree of separation between buildings and have abundant open space. These areas are not located within platted subdivisions, but instead front along rural roads with limited access to public services and infrastructure. While primary use of property is residential, some properties may include multiple residences of family members, accessory residential (rental units), agriculture, animal husbandry, horticulture, forestry, or other commercial use which provides either the primary or secondary income of the property owner.

LAND USE CHARACTERISTICS

Primary Land Uses: Single-family detached dwellings, farm and agriculture production

Secondary Land Uses: Accessory dwelling unit, convenience oriented retail, public services, and institutional and public assembly, public utilities and services.

Proposed Zoning Districts: None

Any Future Zoning District Designation: R-2 General Residential/R-1 Single Family Residential

General Development Pattern: Low Density / Primarily unrestricted uses

Residential Density: 1 dwelling unit 3 to 5 acres

Non-Residential Intensity: N/A

TRANSPORTATION CHARACTERISTICS

Street Pattern: Curvilinear

Typical Street Spacing: Greater than 1,500 feet

Street Connectivity: Low

Typical Street Cross Section: Rural condition

ANTICIPATED LEVEL OF CHANGE

Rural areas will continue to see demand for new residential development. Some residential lots will continue to include large tracts of land accessed by rural roads and private drives while other areas will continue to be subdivided into smaller lots with enhanced infrastructure improvements more typical of a suburban area. New residential subdivisions within the study area, but outside the City, will be developed under the McDowell County regulations.

PUBLIC SERVICES & UTILITIES

Plumbing: Well & Septic and limited or no availability to public water and/or sewer service.

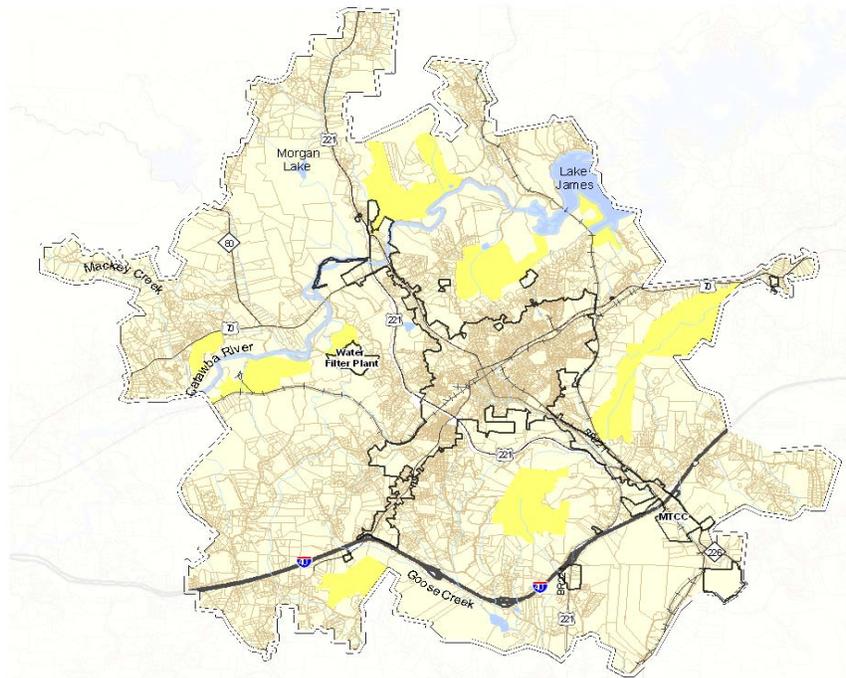
Solid Waste: Private contract services and/or designated disposal site.

Public Safety: Sheriff's Dept, primarily Volunteer fire response, with some Marion Fire Department response.

Recreation & Open Space: Protected and/or undeveloped natural areas/stream corridors, trails, and lake. Limited convenient access to public park facilities with the exception of Lake James.

RESIDENTIAL ESTATE

MAP 3-2.4: RESIDENTIAL ESTATE



GENERAL CHARACTER

Residential Estate is characterized as areas adjacent to the City that have been subdivided into large single-family lots, having amenities and internal development and internal regulations controlled by an organized association of property owners. With the number of subdivisions increasing at a moderate and steady pace, these areas are becoming more predominate in the study area. Future residential development in these areas should be encouraged to use conservation-based development practices, to concentrate infrastructure needs minimizing public investment costs, preserving larger areas of open space to maintain the rural community character, and maintain scenic vistas that attract visitors to the area.

LAND USE CHARACTERISTICS

- Primary Land Uses:** Single-family detached dwellings.
- Secondary Land Uses:** Parks, greenways, stream corridors, accessory uses that support residential living.
- Proposed Zoning Districts:** None
- Any Future Zoning District Designation:** R-1 Single-Family Residential
- General Development Pattern:** Low density / Restricted HOA uses
- Residential Density:** 1 dwelling unit per 3 acres
- Non-Residential Intensity:** N/A

Transportation Characteristics

- Street Pattern:** Curvilinear, Modified Grid, and Cul-de-sac
- Typical Street Spacing:** 500 to 2,000 feet
- Street Connectivity:** Low to medium (May have private access only)
- Typical Street Cross Section:** Rural condition

ANTICIPATED LEVEL OF CHANGE

New subdivisions will continue to develop in areas around the City, especially to the east around Lake James as well as areas other areas that offer scenic vistas and natural settings. New residential neighborhoods will include mainly single-family detached units, however more housing types such as villas, townhomes, and condominiums may be offered as an additional option in some subdivisions. The growth of residential subdivisions will result in a decrease of rural residential areas and lands that are currently used for agricultural purposes.

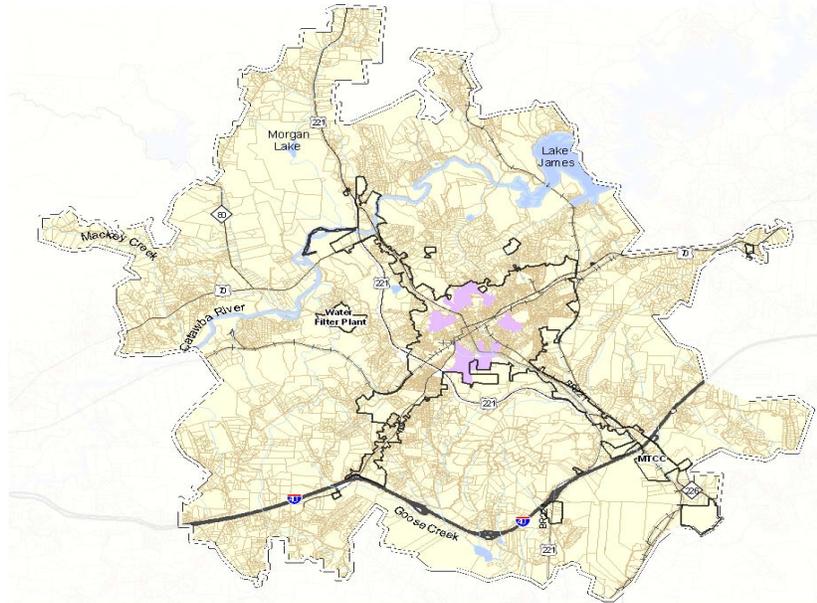
Public Services & Utilities

- Plumbing:** Well & Septic and limited or no availability to public water and/or sewer service.
- Solid Waste:** Private contract services and/or designated disposal site.
- Public Safety:** Sheriff's Dept, Primarily Marion Fire Department some response from other districts.
- Recreation & Open Space:** Protected and/or undeveloped natural areas/stream corridors, and trails. Limited convenient access to public park facilities with the exception of some immediate access to Lake James.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

URBAN ESTATE

MAP 3-2.5: URBAN ESTATE



GENERAL CHARACTER

Urban Estate is characterized as areas located within the City’s municipal boundaries that have developed under the City’s existing subdivision ordinance, or by similar design representative of conventional suburban form of the 1950’s that lasted through the end of the twentieth century. These areas enjoy higher and more sustainable property values, and have similar architectural design and use of materials within their neighborhood, but in general do not have development restrictions that would prohibit architectural style or material unlike their own. These neighborhoods are not necessarily auto-dependant like their Rural Estate equivalents; instead they drive more for convenience than necessity. The street pattern is more urban, typically modified grid street pattern with medium street connectivity and occasional presence of cul-de-sacs.

LAND USE CHARACTERISTICS

Primary Land Uses: Single-family detached dwellings.

Secondary Land Uses: Parks, greenways, stream corridors, accessory uses that support residential living.

Existing Zoning Districts: R-1 Single Family Residential

Any Future Zoning District Designation: R-1 Single-Family Residential

General Development Pattern: Medium density some HOA restrictions

Residential Density: 1 dwelling unit 1-2 acres

Non-Residential Intensity: N/A

TRANSPORTATION CHARACTERISTICS

Street Pattern: Curvilinear, modified grid, and cul-de-sac

Typical Street Spacing: 500 to 1,500 feet

Street Connectivity: Medium

Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

There is very little anticipated change within these neighborhoods, with the exception of some infill development. These neighborhoods offer the most stable property values within the City with property values generally higher than the citywide average, as well as the highest owner-occupancy rates and tenure status. City regulations and HOA regulations will continue to protect the property values within these neighborhoods. Non-residential land uses should be limited in nature to avoid nonresidential traffic, noise, or other nuisance that can disrupt the residential quality of life and/or harm overall property values.

PUBLIC SERVICES & UTILITIES

Plumbing: Access to public water and/or sewer service.

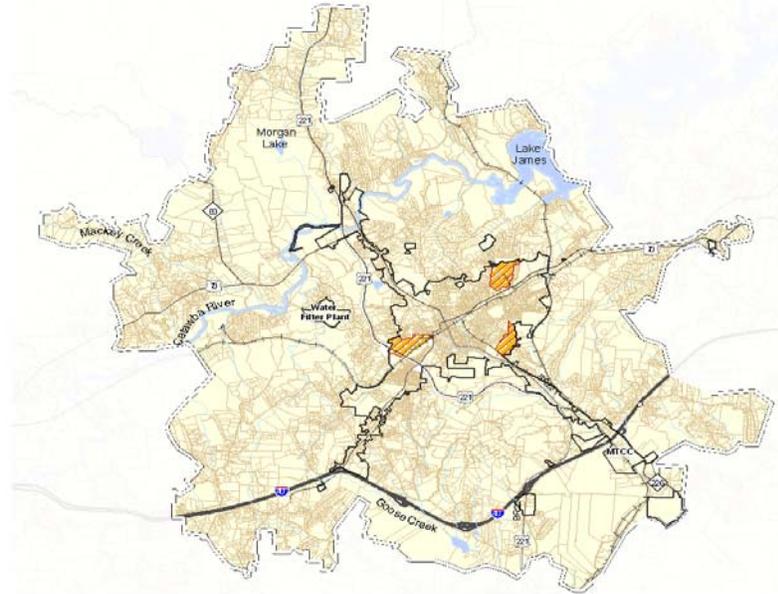
Solid Waste: City service.

Public Safety: Marion Police Department and Marion Fire Department

Recreation & Open Space: Access to public park facilities including both community and neighborhood facilities, trails, and other recreational amenities.

HISTORIC NEIGHBORHOOD

MAP 3-2.6: HISTORIC NEIGHBORHOOD



GENERAL CHARACTER

Much of Marion's early history is associated with the textile and furniture manufacturing industry. The focal points of this early history can be found within the neighborhoods developed by the manufacturing companies that once existed including Marion Manufacturing, Clinchfield Manufacturing, and Cross Mill Manufacturing. The character of these neighborhoods can best be described by the architectural style of the one story bungalow homes, small lot sizes, and grid pattern subdivision design. These neighborhoods are representative of traditional neighborhood design, and are a popular housing option for first home buyers, young professionals, families, and retirees.

LAND USE CHARACTERISTICS

Primary Land Uses: Single-family detached dwellings, multi-family dwellings within existing structures.
Secondary Land Uses: Small-scale neighborhood-oriented service and retail, public services and assembly, parks and greenways.
Existing Zoning District: R-2 General Residential
Any Future Zoning District Designation: R-2 General Residential, Traditional Neighborhood Overlay
General Development Pattern: Medium density
Residential Density: 2 to 8 dwelling units per acre
Non-Residential Intensity: 35% to 50% GFA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Grid
Typical Street Spacing: 600 to 1000 feet
Street Connectivity: Medium-High
Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

The primary level of change in these neighborhoods will be in the form of revitalization and enhancement of existing homes, as well as infill of vacant lots. These neighborhoods if well-maintained have potential to increase and maintain value. It is recommended that the City value and protect these neighborhoods not only for their local importance but also for their value in regards to providing stable, attractive housing opportunities. Because each neighborhood is distinct in character, design, an overlay district is recommended that if implemented could preserve neighborhood identify as well as make contiguous zoning districts that by design and use contribute to the sustainability of the historic nature of the area, and which provide neighborhood-based goods and services.

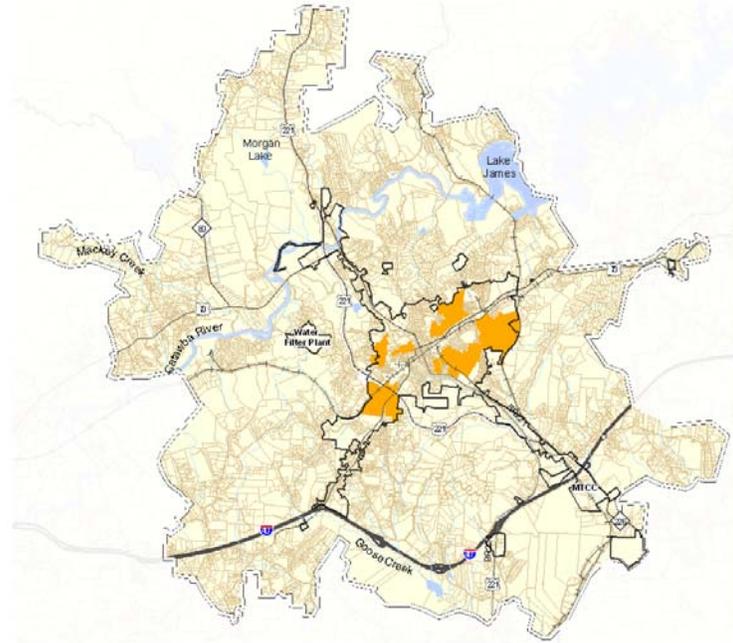
PUBLIC SERVICES & UTILITIES

Plumbing: Access to public water and/or sewer service.
Solid Waste: City service.
Public Safety: Marion Police Department and Marion Fire Department
Recreation & Open Space: Access to public park facilities including neighborhood parks, trails, and other recreational amenities.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

URBAN RESIDENTIAL

MAP 3-2.7: URBAN RESIDENTIAL



GENERAL CHARACTER

Urban Residential are areas located within the city that have developed under the City's existing subdivision ordinance or by similar design representative of conventional suburban form of the 1950's through the end of the twentieth century. These neighborhoods are traditionally auto-dependant, and have a modified grid street pattern with medium to high street connectivity. This area has the greatest diversity of housing options available in the city and number of units per acre also varies greatly. Good pedestrian infrastructure makes these locations ideal for greater residential density, with focus on safe, vibrant, family-oriented neighborhoods.

LAND USE CHARACTERISTICS

- Primary Land Uses:** Single-family detached, townhouses, condominiums, patio homes, and & senior housing.
- Secondary Land Uses:** Multi-family, civic & institutional & parks, trails & open space.
- Existing Zoning District:** R-2 General Residential
- Any Future Zoning District Designation:** R-2 General Residential/R-4 Traditional Neighborhood, and R-8 Urban Residential
- General Development Pattern:** Medium density
- Residential Density:** 3 to 15 dwelling units per acre
- Non-Residential Intensity:** 35% to 50% GFA

TRANSPORTATION CHARACTERISTICS

- Street Pattern:** Grid & modified grid
- Typical Street Spacing:** 500 to 1000 feet
- Street Connectivity:** Medium to high
- Typical Street Cross Section:** Urban condition

ANTICIPATED LEVEL OF CHANGE

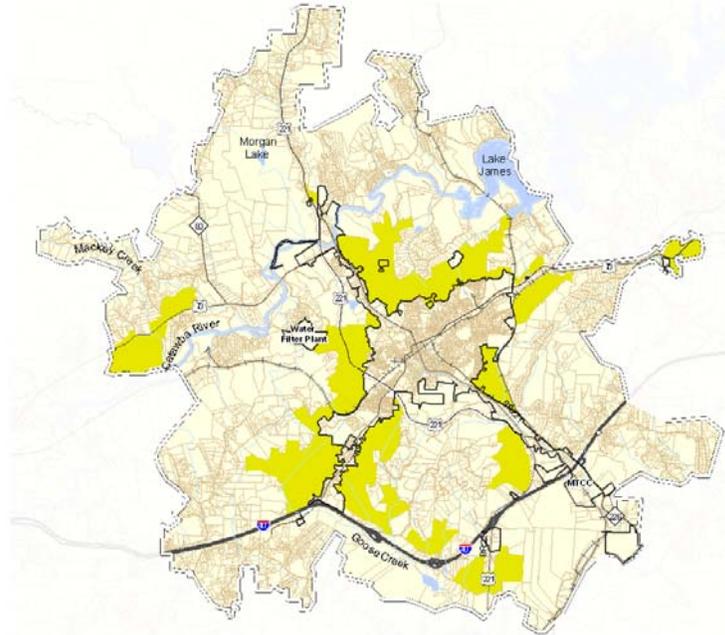
These areas are largely built-out but do have some larger pockets of vacant land. Therefore most changes will occur in the form of infill development and modifications to existing development to accommodate higher densities. New neighborhood subdivisions should be encouraged to follow design guidelines that promote walkability at the neighborhood scale and connectivity between the neighborhood and non-residential areas that offer supporting goods and services to them.

PUBLIC SERVICES & UTILITIES

- Plumbing:** Access to public water and/or sewer service.
- Solid Waste:** City service.
- Public Safety:** Marion Police Department and Marion Fire Department
- Recreation & Open Space:** Access to public park facilities including neighborhood and community facilities,, trails, and other recreational amenities.

SUBURBAN RESIDENTIAL

MAP 3-2.8: SUBURBAN RESIDENTIAL



GENERAL CHARACTER

Suburban Residential is characterized as areas found within close proximity to the City that have developed to urban standards, including smaller lot sizes occupied by single-family residential. These neighborhoods are auto-dependant, and less rural in comparison to other areas within the growth area. Street patterns vary from curvilinear rural roads to modified grid street pattern with medium street connectivity and occasional presence of cul-de-sacs.

LAND USE CHARACTERISTICS

Primary Land Uses: Single-family detached dwellings.

Secondary Land Uses: Goods and services that support residential living, accessory uses, assembly, and accessory home occupations.

Existing Zoning Districts: None

Any Future Zoning District Designation: R-2 General Residential/R-1 Single-Family Residential

General Development Pattern: Medium density

Residential Density: 1 dwelling 1- 2 acres

Non-Residential Intensity: 35% to 50% GFA

Transportation Characteristics

Street Pattern: Curvilinear, modified grid, and cul-de-sac

Typical Street Spacing: 800 to 3,000 feet

Street Connectivity: Low to medium

Typical Street Cross Section: Rural condition

ANTICIPATED LEVEL OF CHANGE

New residential development and subdivision of land will continue to occur in areas around the City, to accommodate residents wanting to be closer to employment, goods and services, and social activity. New residential neighborhoods will largely include single-family detached units where access to water and sewer is unavailable, and higher density developments in the form of attached single-family homes with access to public infrastructure that will support the density. With the growth of these likely to continue so will demand for more public services.

Public Services & Utilities

Plumbing: Well & Septic with some availability to public water and/or sewer service.

Solid Waste: Private contract services and/or designated disposal site.

Public Safety: Sheriff's Department and Marion Fire Department

Recreation & Open Space: Protected and/or undeveloped natural areas/stream corridors, and trails. Some private owned park amenities, moderate accessibility to community park facilities.

HIGH DENSITY RESIDENTIAL

MAP 3-2.9: HIGH DENSITY RESIDENTIAL



GENERAL CHARACTER

Areas identified in this land use district are areas that have existing clusters of high density residential development within the City. These areas offer both rental and ownership housing options, with a greater percentage of rental occupancy. Approximately half the areas identified are rental housing in the form of mobile home parks some of which may own the home and lease the land or lease both the home and the land. Higher density locations in closer proximity to downtown include apartment buildings and townhomes.

LAND USE CHARACTERISTICS

- Primary Land Uses:** Single-family attached and multi-family dwellings.
- Secondary Land Uses:** Accessory uses to the residential typically regulated and maintained by property manager or HOA.
- Existing Zoning District:** R-2 General Residential
- Any Future Zoning District Designation:** R-8 Urban Residential, NMU-12 Neighborhood Mixed Use, R-16 Multi Family Residential
- General Development Pattern:** High density
- Residential Density:** 8 units per acre or greater
- Non-Residential Intensity:** 35% to 50% GFA

Transportation Characteristics

- Street Pattern:** Private
- Typical Street Spacing:** 500 feet
- Street Connectivity:** High
- Typical Street Cross Section:** Urban condition

ANTICIPATED LEVEL OF CHANGE

The primary level of change in these neighborhoods will be in the form of revitalization and enhancement of existing homes, and infill of vacant lots. These neighborhoods if well-maintained have the potential to increase and maintain their value with little effort other than good maintenance. It is recommended that the City value and protect these neighborhoods not only for their local importance but also for their value in regards to providing stable, attractive housing opportunities. Because each neighborhood is distinct in character, design, an overlay district is recommended, which can include the residential neighborhood as well as a portion or all of contiguous zoning districts that by design and use contribute to the sustainability of the historic nature of the area, and which provide neighborhood-based goods and services.

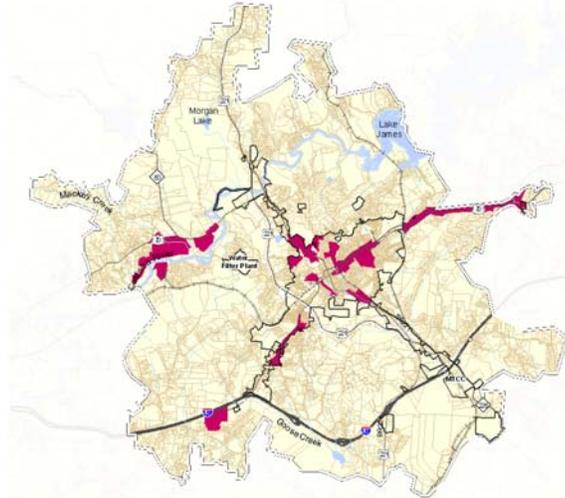
Public Services & Utilities

- Plumbing:** Access to public water and/or sewer service.
- Solid Waste:** City service.
- Public Safety:** Marion Police Department and Marion Fire Department
- Recreation & Open Space:** Access to both public park facilities and private recreational amenities.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
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MIXED USE NEIGHBORHOOD

MAP 3-2.10: MIXED USE NEIGHBORHOOD



GENERAL CHARACTER

The mixed-use neighborhood is an area with an emerging variety of non-residential land uses on a neighborhood scale coupled with a variety of housing types and densities. These areas have the ability to provide residents with greater opportunity to live, shop, work, and play in their neighborhood.

Mixed-Use Neighborhoods in large part represent existing and emerging growth centers east and west of Historic Downtown in long-established neighborhoods where the number of non-residential uses have slowly but steadily outpaced new residential. Some land use transition has occurred without issue while others have been in conflict with adjacent land uses, property owners, or development constraints.

Mixed-Use Neighborhoods have the ability through thoughtful design and scale to further the vitality and sustainability of the area; provide greater efficiency of utilities and transportation serving the area; and provide a more cohesive sense of community experienced by both residents and business owners.

LAND USE CHARACTERISTICS

Primary Land Uses: Single-family detached dwellings, multi-family dwellings, townhomes, condominiums, senior housing, sit-down restaurants, neighborhood-serving commercial, professional offices, & live/work/shop units.

Secondary Land Uses: Civic, schools, churches, other assembly

Existing Zoning District: R-2 General Residential & C-2 General Business

Any Future Zoning District Designation: U-8 Urban Residential, R-12 Neighborhood Mixed-Use, and B1 Neighborhood Business.

General Development Pattern: Medium-high density/Neighborhood supporting uses

Residential Density: 8 to 16 dwelling units per acre

Non-Residential Intensity: 50% to 80% GFA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Grid and modified grid

Typical Street Spacing: 600 to 1500 feet.

Street Connectivity: Medium to High

Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

Future development in these areas should focus on preferred uses, context sensitive design and street orientation, scale of non-residential uses, increase diversity in housing options, all of which work cohesively to will create vibrant activity centers outside of the Historic Downtown. Reinvestment in these areas has been slow due to site limitations. To increase activity, additional land use tools such as "land banking" or reinvestment overlay should be utilized. Priority should be given to public projects that improve walkability, social activity, and safety within these areas, which will in turn give greater comfort and assurance for private reinvestment; well-suited locations to establish neighborhood-supporting business, and give residents of all ages and abilities a safe, more vibrant, and walkable community to live, work, and play without complete dependence of a personal vehicle.

PUBLIC SERVICES & UTILITIES

Plumbing: Access to public water and/or sewer service.

Solid Waste: City service.

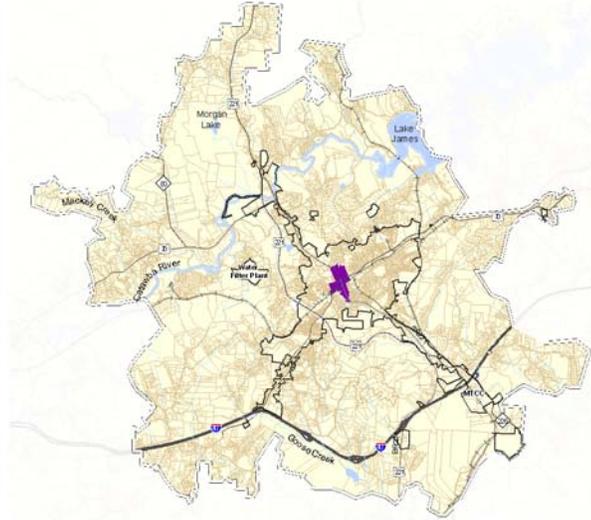
Public Safety: Marion Police Department and Marion Fire Department

Recreation & Open Space: Access to public park facilities including neighborhood parks, community parks, special event facilities, trails, and other recreational amenities.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
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HISTORIC DOWNTOWN

MAP 3.2.11: HISTORIC DOWNTOWN



GENERAL CHARACTER

Historic Downtown is considered the heart of the community and serves as the central business district, which includes a variety of government and business professional offices, gift and clothing stores, and restaurants. It encompasses two historic districts and twelve historic places listed on the Department of Interior’s National Register of Historic Places, and has a “Main Street” designation. A Downtown Streetscape Master Plan was completed in 2009, which included a number of public reinvestment projects that will improve the appearance and function of downtown, and make it a more desirable location to live, do business, or socialize. Since the completion of several projects, the number of empty store fronts has declined; and with additional street and pedestrian improvements on the horizon more private reinvestment is expected.

LAND USE CHARACTERISTICS

Primary Land Uses: Professional office, civic & institutional uses, cultural institutions, goods & services, live-work units, single-family residential, townhomes, multi-family.
Secondary Land Uses: Parks
Existing Zoning District: C-1 Central Business District, C-2 General Business, R-2 General Residential, M1 Industrial, Downtown Overlay
Any Future Zoning District Designation: C-1 Central Business District, Neighborhood Business, Downtown Overlay
General Development Pattern: Mixed use
Residential Density: 3 to 15 dwelling units per acre
Non-Residential Intensity: 50% to 100% GFA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Grid
Typical Street Spacing: 400 to 800 feet
Street Connectivity: High
Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

The primary level of change will be in the form of revitalization and enhancement of existing buildings as well as infill of vacant lots. The buildings if well-maintained have potential to increase and maintain value over the long-term. It is recommended that the City value and protect the downtown and the historic qualities that the community values. “Main Street” research suggests that 2% of residents within a community want to live in a downtown setting, and the City has indicated a desire to support more upper floor residential, however without convenient and walkable access to daily basic needs an increase in this land use will be slow and marginal. Market conditions, owner interest, and continued support by the City will largely influence the pace of change and stability over time.

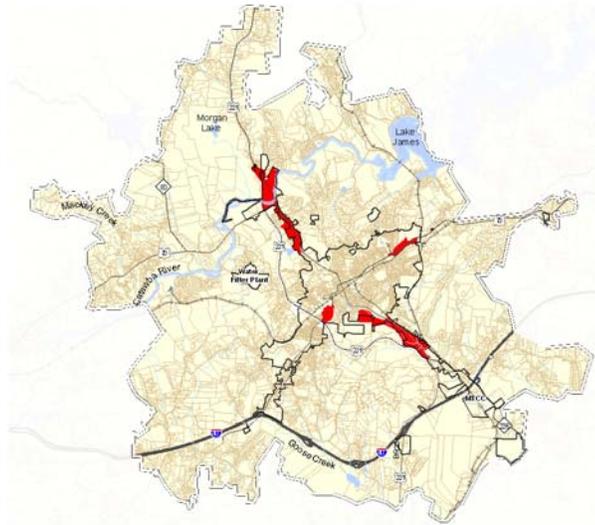
PUBLIC SERVICES & UTILITIES

Plumbing: Access to public water and/or sewer service.
Solid Waste: City service.
Public Safety: Marion Police Department and Marion Fire Department
Recreation & Open Space: Access to public park facilities including trails, community parks, special event facilities, and other recreational amenities.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
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COMMUNITY COMMERCIAL

MAP 3.2.12: COMMUNITY COMMERCIAL



GENERAL CHARACTER

The Community Commercial include areas located along major thoroughfares and are located in areas that provide convenient access from adjoining neighborhoods as well as residential areas outside the City. These areas are predominately goods and service oriented, however other commercial land uses are common including industrial and institutional land use. The areas level of accessibility and larger development sites attract formula retail "Chain-Stores", fast food restaurants, banks, and other auto-oriented businesses.

LAND USE CHARACTERISTICS

Primary Land Uses: Restaurants, Goods & Services (Auto-Oriented), and Industrial.
Secondary Land Uses: Civic, schools, churches, assembly, and single and multi-family residential.
Existing Zoning District: C-2 General Business & R-2 General Residential
Any Future Zoning District Designation: C-3 Community Business, I1 Light Industrial, NMU 12-Neighborhood Mixed-Use.
General Development Pattern: Strip commercial
Residential Density: N/A
Non-Residential Intensity: 35% to 60% GFA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Major Thoroughfare
Typical Street Spacing: 400 to 800 feet.
Street Connectivity: High
Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

Community Commercial will continue to grow as infrastructure is provided along primary and secondary transportation corridors. The City should consider the long-term impact of commercial development in these areas and the economic stress that these areas create when not adequately maintained, and develop policies or other effective tools that respond to market conditions in an effort to prevent linear corridors of underutilized, vacant, and unattractive buildings that contribute to a negative community appearance and reduce area-wide property values.

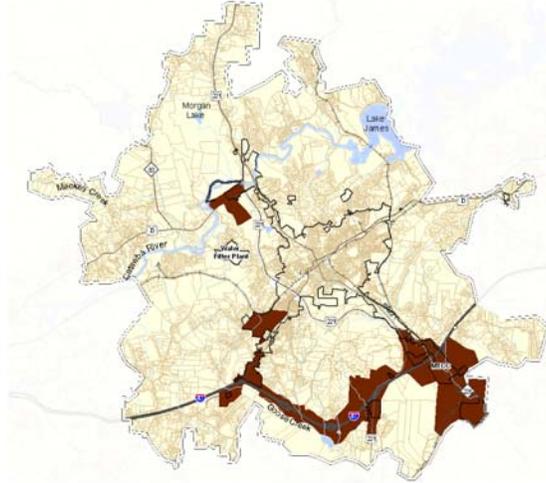
PUBLIC SERVICES & UTILITIES

Plumbing: Access to public water and/or sewer service.
Solid Waste: City service.
Public Safety: Marion Police Department and Marion Fire Department
Recreation & Open Space: Access to public park facilities including neighborhood parks, community parks, special event facilities, trails, and other recreational amenities.
Solid Waste: City service.
Public Safety: Marion Police Department and Marion Fire Department
Recreation & Open Space: Access to public park facilities including trails, community parks, special event facilities, and other recreational amenities.

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
 City of Marion Planning & Development Zoning & Building Records
 City of Marion Geographic Information (GIS)
 McDowell County Tax Records
 American Planning Association (APA) Land Based Classification System

REGIONAL COMMERCIAL

MAP 3.2.13: REGIONAL COMMERCIAL



GENERAL CHARACTER

Regional Commercial areas are locations where land uses accommodate not only local residents but a much larger regional population. Criteria for siting a location are largely dependent on adequate public water and sewer service and roadways that can accommodate large volumes of traffic. They typically locate near major transportation corridors (e.g. highways or railways) and many include manufacturing and industrial centers, corporate and institutional campuses, and office parks. Clusters of uses that support or serve one another, and/or require similar infrastructure needs should be encouraged to locate in close proximity.

Regional Commercial is generally categorized by the type of uses and magnitude of development. Types of land uses include large-scale shopping centers, auto-oriented businesses, business and office campuses, and large educational institutions.

LAND USE CHARACTERISTICS

Primary Land Uses: Professional office, corporate and institutional campuses, universities and colleges, research & development, industrial and manufacturing, regional shopping centers and superstores, goods and services oriented to motorists.

Secondary Land Uses: Civic & institutional, high-density residential, parks, and trails.

Existing Zoning District: C-2 General Business, Office Intuitional, Industrial, R-2 General Residential

Any Future Zoning District Designation: C-3 Regional Business, OI Office & Intuitional, I1 & I2 Industrial

General Development Pattern: Mixed use

Residential Density: 15 and greater per acre

Non-Residential Intensity: 50% to 100% GPA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Major Thoroughfare

Typical Street Spacing: 400 to 800 feet.

Street Connectivity: High

Typical Street Cross Section: Urban condition

ANTICIPATED LEVEL OF CHANGE

Regional Commercial will continue to grow around major thoroughfares. New development will largely be market driven, and based largely of residential population growth and skilled workforce. In addition to population growth, focus on public infrastructure, maintaining good roadway capacity and accessibility will help attract new business and development activity in these areas.

PUBLIC SERVICES & UTILITIES

Plumbing: Significant access to public water and/or sewer service.

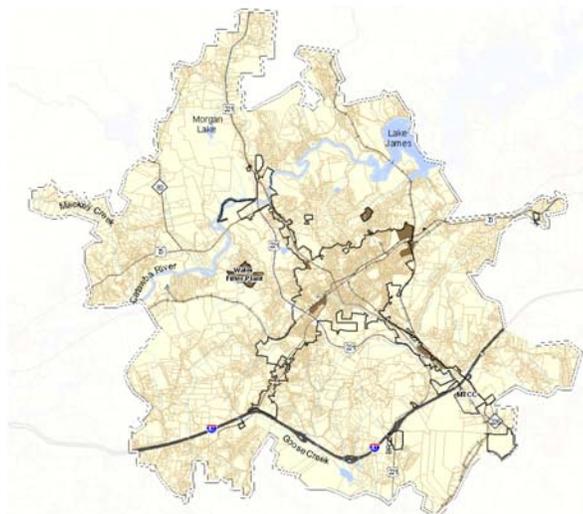
Solid Waste: City service and contract services.

Public Safety: Marion Police Department, McDowell Sheriff's Department, and Marion Fire Department

Recreation & Open Space: Access to public park facilities, trails, and other recreational amenities.

INDUSTRIAL

MAP 3.2.14: INDUSTRIAL



GENERAL CHARACTER

The general characteristics of the Industrial include land use supports manufacturing, processing, warehousing, and wholesale operations and typically serve as a major employment center. They typically locate near major transportation corridors (e.g. highways or railways) and many include manufacturing and industrial centers, corporate and institutional campuses, and office parks. Clusters of uses that support or serve one another, and/or require similar infrastructure needs have been encouraged to locate in close proximity through the development of industrial parks.

These uses are generally not compatible around residential uses due to a variety of nuisance factors, however on occasion some site supply workforce housing onsite for security purposes.

ANTICIPATED LEVEL OF CHANGE

Industrial development will continue to grow around major thoroughfares. Attracting new development is highly competitive nationwide. Marion has a lot to offer, however factors including skilled workforce, education, access and distribution, quality housing, and natural resources are all key indicators used by industry to select new locations.

LAND USE CHARACTERISTICS

Primary Land Uses: corporate and institutional campuses, research & development, industrial and manufacturing, warehousing, wholesale, hazardous waste, and utilities.

Secondary Land Uses: Residential

Existing Zoning District: Industrial & C-2 General Business

Any Future Zoning District Designation: I1 & I2 Industrial. C-3 Regional Business

General Development Pattern: Single Use Industrial

Residential Density: N/A

Non-Residential Intensity: 30% to 60% GPA

TRANSPORTATION CHARACTERISTICS

Street Pattern: Major Thoroughfare

Typical Street Spacing: 400 to 1500 feet.

Street Connectivity: High

Typical Street Cross Section: Urban condition

PUBLIC SERVICES & UTILITIES

Plumbing: Significant access to public water and/or sewer service.

Solid Waste: City service and contract services.

Public Safety: Marion Police Department, McDowell Sheriff's Department, and Marion Fire Department

Recreation & Open Space: Access to public park facilities, trails, and other recreational amenities.

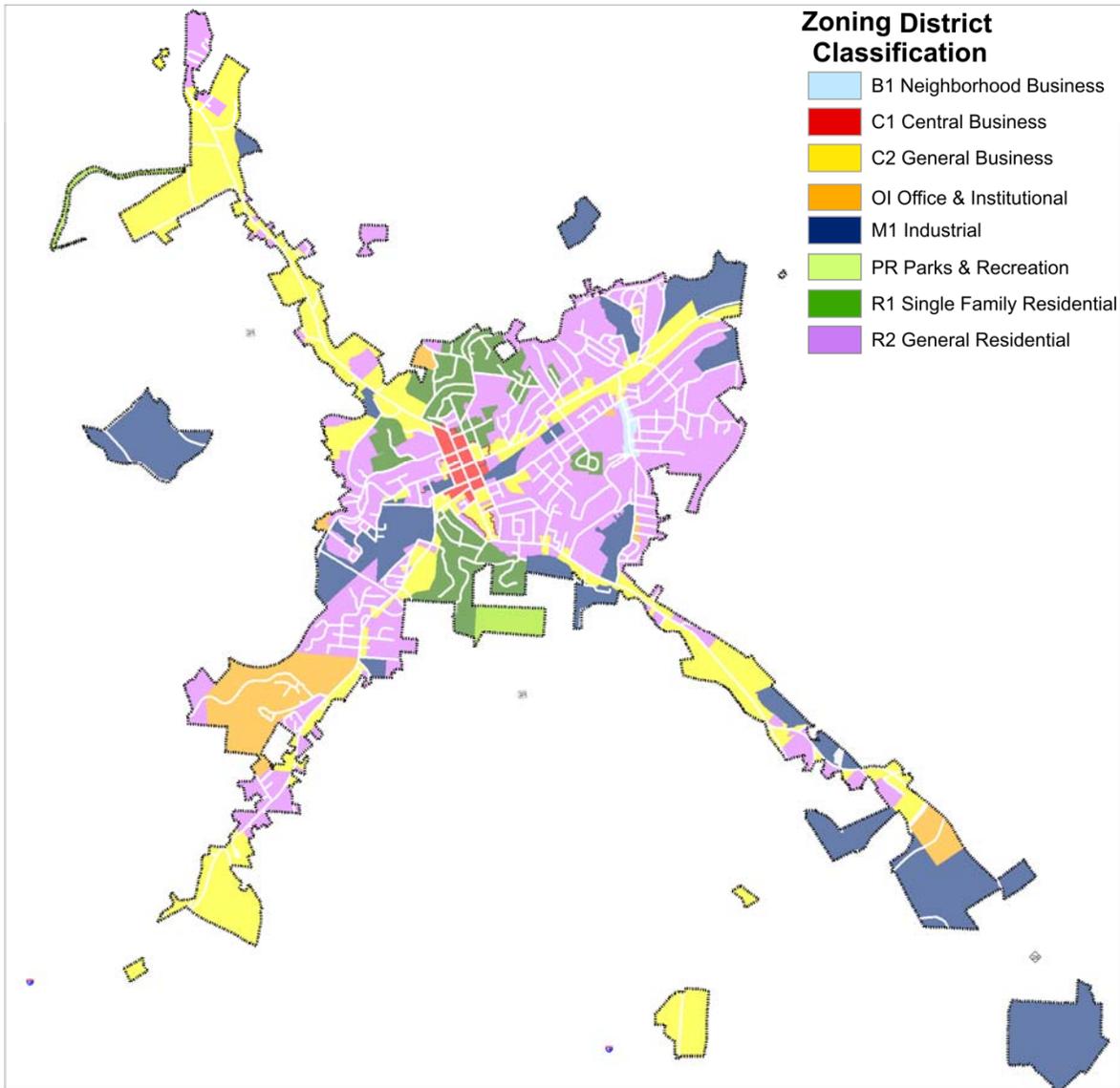
CHAPTER THREE

ZONING DISTRICT UPDATE

Existing Zoning Districts

As seen in Map 3-3.1, the City regulates development through one of eight zoning districts and two overlay districts. The City's current Zoning Ordinance identifies land uses that are permitted by geographical areas and controls land use development through bulk regulations including setbacks, height, gross floor area, and density.

Map 3-3.1: City of Marion Official Zoning Map



After collecting, organizing, and analyzing all of the data for this Plan, an evaluation was made on how best to update the existing zoning district map that would further the goals, objectives, and policies of the Plan. In addition, research was done on zoning trends in other local municipalities in the region to see

Sources: City of Marion Land Use Analysis & Land Development Plan 1978
City of Marion Planning & Development Zoning & Building Records
City of Marion Geographic Information (GIS)
McDowell County Tax Records
American Planning Association (APA) Land Based Classification System

CHAPTER THREE

how Marion compared to regional regulatory standards. Table #.# provides a comparison of the number of zoning districts that regulated by adjacent communities.

Table: 3-3.1: Regional Zoning District Comparison

Municipality	2010 Population	Base Zoning District	Overlay District
City of Marion	7838	8	2
Black Mountain	7848	12	5
Forest City	7478	13	1
Morganton	16,918	14	5

Existing Zoning District Categories

This section profiles of Marion's eight existing zoning district designations followed by the purpose and intent of the district as adopted in the City Zoning Ordinance.

PR Parks and Recreation Zoning District

The intent of the PR district is to accommodate recreational facilities, supportive services and uses.

R-1 Single-Family Residential District

The R-1 single-family residential district is established as a district in which the principle use of land is for single-family residential purposes.

R-2 General Residential District

The R-2 general residential district is established as a district in which the principle use of land is for residential purposes.

B-1 Neighborhood Business District

This district is established primarily to serve the needs of the surrounding residential neighborhoods by providing goods and services that are day-to-day needs, generally classed by merchants as convenience goods and services. Businesses that tend to be a nuisance to immediately surrounding residential developments are excluded, even though the goods or services offered are in the convenience classification. This district should be located at the intersection of major streets or where higher volume traffic patterns permit such development. In no case shall a structure that is greater than two thousand (2,000) gross square feet be used for any purpose other than residential in the B-1 neighborhood business district.

C-1 Central Business District

The purpose of this district is to protect and improve the main shopping area of Marion and to discourage uses which do not require a central location and which are not compatible with the function of the area as the primary shopping and office area a central business district is hereby established.

C-2 General Business District

The purpose of this district is to provide for general and commercial activity along major thoroughfares and at other convenient points in the city. Regulations are designed to preserve the traffic carrying capacity of the streets and to provide for off-street parking. It is not the intent of this district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities.

O-1 Office and Institutional District

This district is established to provide areas for hospitals, doctor offices, schools, and similar uses.

M-1 Industrial District

This district is established to provide areas for manufacturing, warehousing, and similar uses.

CHAPTER THREE

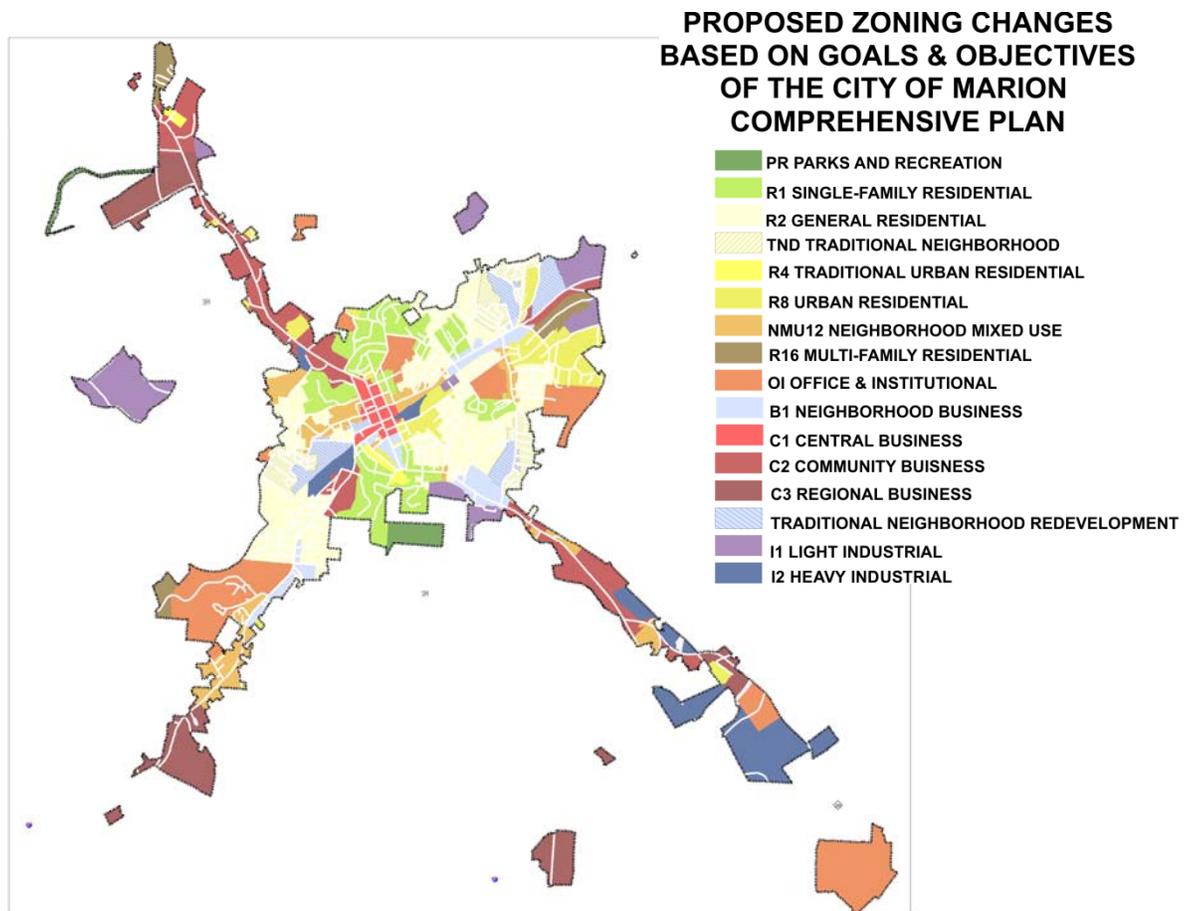
Zoning District Amendments

The following is a list of recommended zoning districts that would support the goals, objectives, and policies of the Plan. They include both changes to existing zoning districts and the addition of new districts. There are a total of thirteen zoning districts including five new districts, and five overlay districts.

In evaluating and recommending proposed changes every effort was made in considering a classification that would not "down zone" a particular district, create a district that would establish an area of non-conforming land uses, or cause any hardship that would diminish private property values.

Map 3-3.2 provides a geographical reference for the location of each district. In addition to the existing land uses, an evaluation for modifications to certain areas was made based other data including lot size, assessed property values, density per census block, occupancy, environmental constraints, accessibility, and other transportation related characteristics. A profile of each community sector is provided in the following section, and provides a geographical reference to relationship between all of these factors and the recommendations for zoning district modification as well as a more site specific review of the proposed changes.

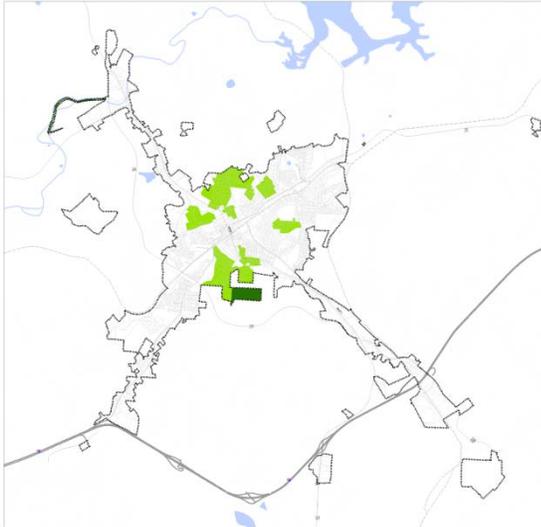
Map 3-3.2: Proposed Zoning District Designations



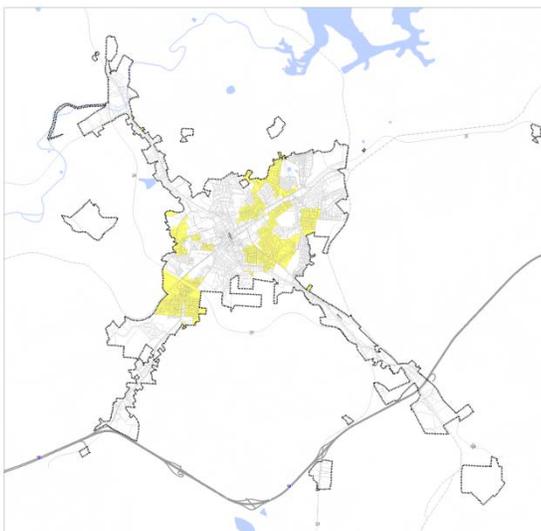
CHAPTER THREE

New Zoning Districts Defined

Map: 3-3.3: Parks & Recreation & R-1 Single Family Residential



Map: 3-3.4: R-2 General Residential



PR Parks and Recreation District

The intent of the PR Parks and Recreation District is to accommodate recreational facilities, supportive services, and public uses.

R-1 Single-Family Residential District

The R-1 Single Family Residential District is established to protect areas in which the principle use of land is single family residential and where less dense development is preferred for the protection of steep slopes or other environmentally sensitive areas, traditional single-family neighborhoods, and the preservation of open space for the peaceful enjoyment of residential life. Non-residential uses are permitted where there is no outward appearance of anything other than residential activity.

R-2 General Residential District:

The R-2 General Residential District is established as a urban residential district in which lot sizes are predominately less than a quarter acre in size and the principle use of land is for single-family residential purposes, and allowing for non-residential uses that serve as an accessory to neighborhood living and enhance civic and family-based social engagement, which are located and fronting on collector streets or at the intersection of neighborhood collectors and residential streets. Non-residential uses that generate more than one vehicle at any given time, have more than one employee that does not share residence at the same location, or has the outward appearance of a business operation between the hours of 6:00 pm and 8:00am should be prohibited an effort to maintain the residential integrity of the neighborhood.

Map: 3-3.5: TND Traditional Neighborhood



TN Traditional Neighborhood District (R-2 General Residential District Overlay)

The purpose of this overlay district is to allow for new development and land uses that are compatible and focus on preserving the unique traditional characteristics that define the neighborhood. The intent is to minimize traffic congestion, locally undesirable land uses “LULU’s”, and environmental degradation by enhancing pedestrian-oriented infrastructure and connections between homes and neighborhood facilities, preserving the appearance and value of the existing neighborhood character, and allowing for the redevelopment of non-residential properties that directly serve the neighborhood in which they are located. Within the TND Overlay District there may exist multiple land use districts. Each parcel retains the same requirements for its designated general use district in addition to the standards set for the TND Overlay District. Where noted, the uses and standards of the TND supersede those uses and standards of underlying districts.

The provisions of this district are based on conventional urban design and development widely used in the United States until the 1940’s. Allowing for relatively smaller minimum lot sizes (5000 sq ft.) will be useful for allowing more economical new development and for eliminating existing nonconformities. Mobile homes should be prohibited. Form-based codes would be designed around existing average lots sizes, setbacks, and prominent architectural features.

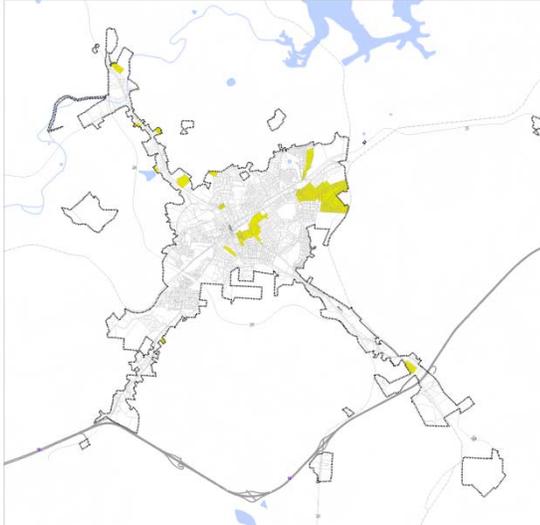
Map: 3-3.6: R-4 Traditional Residential



R-4 Traditional Residential District

The R-4 Traditional Residential District is established to allow for a variety of housing types and professional businesses that have little to no outward appearance of non-residential activity while maintaining the overall existing residential character. The purpose of increasing residential density and allowing a limited type of non-residential land uses is to promote a more urban, pedestrian-oriented, and economically conscious lifestyle within walking distance to businesses, employment, and shopping while maintaining a largely residential environment that is attractive to young professionals and “empty-nesters”.

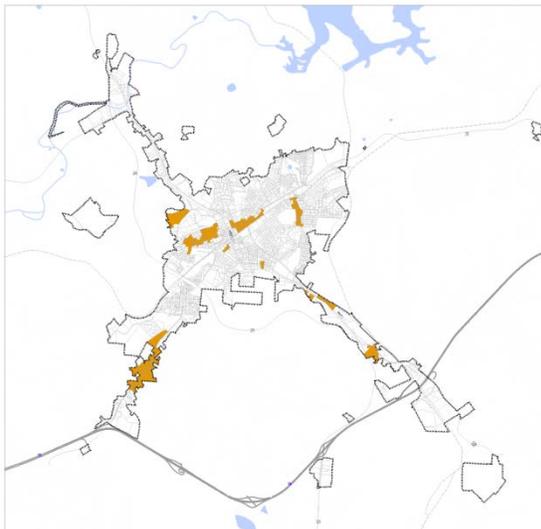
Map: 3-3.7: R-8 Urban Residential



This district is established to recognize the need to increase residential density in close proximity to downtown, which can be achieved through rehabilitation and adaptation of existing homes into

smaller condominium units and live-work units, the development of new residential dwellings that are consistent in outward appearance of adjacent properties, and professional offices that are within walking distance of downtown and public off-street parking. Any use which, because of its characteristics would interfere with the residential nature of the area should be excluded. Form based codes should limit off-parking to the rear or side of the property and should adequately screened by vegetation to minimize these areas from public view, adjoining property, front yard setbacks should remain entirely landscaped excluding pedestrian pathways (no greater than eight-foot wide) that connect with existing sidewalks, and/or parking. Land uses permitted as a special exception would include B&B, professional business offices, and other similar uses that operate primarily during normal business hours and have little appearance of a non-residential operation.

Map: 3-3.8: NMU-12 Neighborhood Mixed Use



R-8 Urban Residential District:

The R-8 Multi-Family Residential District is established to provide a variety of multi-family housing types that promote greater density immediately adjacent to the most urbanized and developed areas of the city thereby providing direct and convenient access to employment centers, social services, and commercial goods and services.

NMU-12 The Neighborhood Mixed Use District:

The NMU-12 is established to serve the needs of the surrounding residential neighborhoods by providing compatible goods and services without negatively impacting the primary residential nature of the area, and to allow for greater residential density and multi-modal accessibility. It is intended to establish areas for low-intensity and specialized goods and services with low to modest off-street parking needs, but which are also accessible to pedestrians from the surrounding residential neighborhoods. This district allows for small-scale

multi-family development in the form of patio homes, condominiums, fourplex units, townhomes, and similar attached single-family and multi-family residential opportunities.

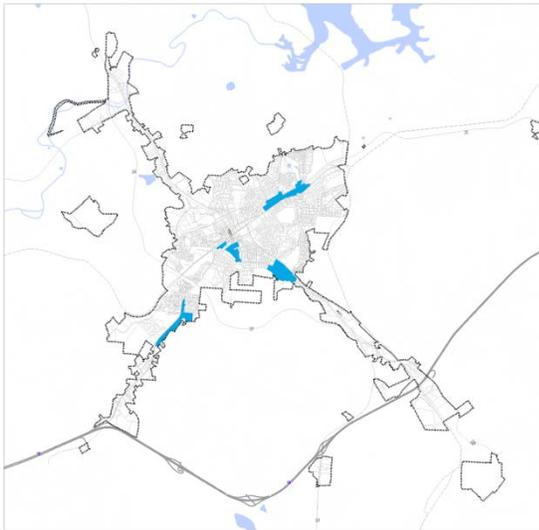
Permissible non-residential land uses should be of such nature that they avoid conflict with surrounding residential uses in terms of architecture, noise, smell, and/or traffic. The Neighborhood Mixed Use District should be integrated into the residential character of the adjoining neighborhoods with new residential and/or commercial development enhancing or maintaining the appearance and scale of the surrounding community character.

B-1 Neighborhood Business District:

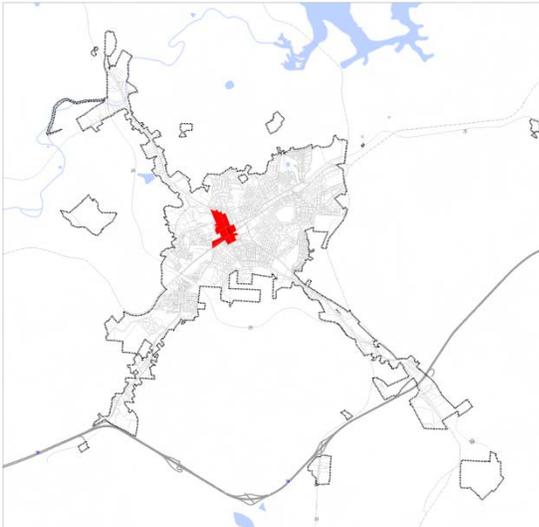
This district is established to serve the needs of the immediately adjacent neighborhoods by providing goods and services that accommodate day-to-day needs. The intent is to provide goods and services while minimizing traffic congestion, locally undesirable land uses "LULU's" including auto-oriented businesses and businesses associated with high vehicular turnover, in an effort to enhance safety and promote an inviting pedestrian-oriented environment, creating connections between businesses and neighborhoods, preserving the appearance and value of the surrounding neighborhood character, and allowing for the redevelopment of non-residential properties that directly serve the neighborhoods in which they are located.

It is strongly recommended that the footprint of the structure remain smaller to encourage multistory development to expand upper floor office and residential uses. Other form based codes should limit off-street parking to the rear or side of the property out of public view, within an alley, or have access to on-street parking or off-street public parking; build-to lines instead of setbacks should be considered to accommodate a five foot public sidewalk and a minimum five-foot "street furniture zone" to encourage pedestrian accessibility from surrounding neighborhoods and central public parking areas to promote a safe neighborhood environment where vehicular accessibility is secondary.

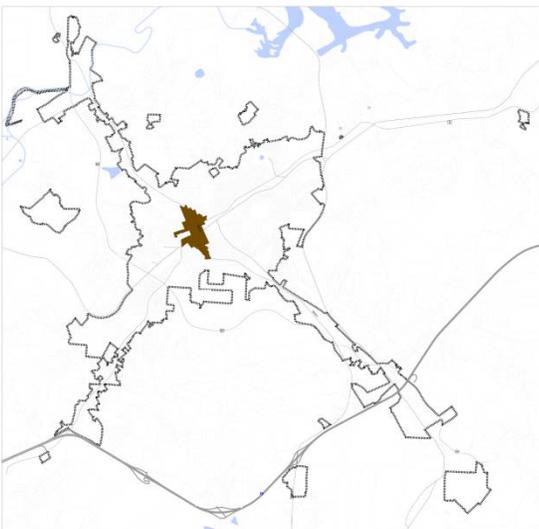
Map: 3-3.9: B-1 Neighborhood Business



Map: 3-3.10: C-1 Central Business



Map: 3-3.11: DO Downtown Historic Overlay



C-1 Central Business District:

The C-1 Central Business District also known as “Historic Downtown”. This district is established to maintain a pedestrian-oriented environment that preserves architectural heritage and small-town character of Historic Downtown Marion. It is intended to promote a safe, convenient, and attractive environment for pedestrians; promote business in buildings of a size and scale appropriate to a small town; encourage locally-owned businesses, entrepreneurs, and artists; provide a wide range of shopping, dining, working, and cultural attractions with storefronts that interact with the sidewalk; promote the beautification of the public rights-of-way; and encourage residential development that blends with the commercial character of the district and enhances the variety of housing opportunities afforded to residents of every age, ability, and income level.

Land uses and building styles should be discouraged that do not require a central location and which are not compatible with the function of the area as a pedestrian-oriented shopping and office area, including auto-oriented businesses and businesses with a high turnover of vehicles which increases traffic congestion and hazardous interactions between automobiles and pedestrians. Zero lot lines should be required of all new development within the C1 Central Business District.

DO Downtown Historic District Overlay:

The Downtown Historic Overlay is established to provide development and design standards for the entire downtown and Main Street corridor, which are in addition to underlying general use districts. Within the DO Overlay District there exist multiple land use districts. Each parcel retains the same requirements for its designated general use district in addition to the standards set for the Downtown Overlay District. Where noted, the uses and standards of the D-O supersede those uses and standards of underlying districts.

This district is established to preserve the architectural heritage and small-town character of downtown Marion. Significant public investment has been made to improve the appearance of downtown and to support local-businesses. Design guidelines and enforcement remedies should be established that increase private

Map: 3-3.12: C-2 Community Business

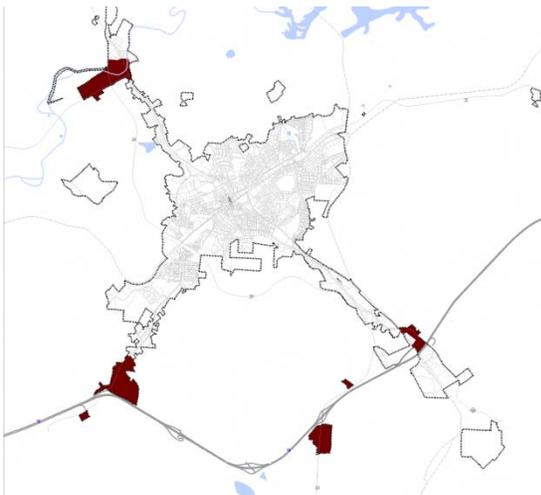


investment in the outward appearance of buildings to help protect public and private investment of adjacent properties and maintain property values, which are in jeopardy due to deterioration and disrepair of some properties. A review of existing sign regulations are encouraged to promote an outward appearance that is more compatible with the Historic District, as well as a review for amortizing existing nonconformities so that a fair and equitable transition to improve the appearance of downtown is made.

C-2 Community Business District:

The purpose of the C-2 Community Business District is to provide for commercial goods and service land use activity that primarily serves the needs of Marion residents and the immediate surrounding community. This district should be characterized as marginally to entirely auto-dependant and established along major corridors within the City, and at other appropriate areas where adequate vehicular accessibility exists. Regulations should be designed to preserve the traffic carrying capacity of the streets, address adequate off-street parking as well as pedestrian and bicycle accessibility and infrastructure. Regulations for this district should discourage extensive strip commercial development by requiring shared points of vehicular access between developments thereby concentrating the number of signalized intersections and need for dual functioning turning lanes commonly referred to as "suicide lanes".

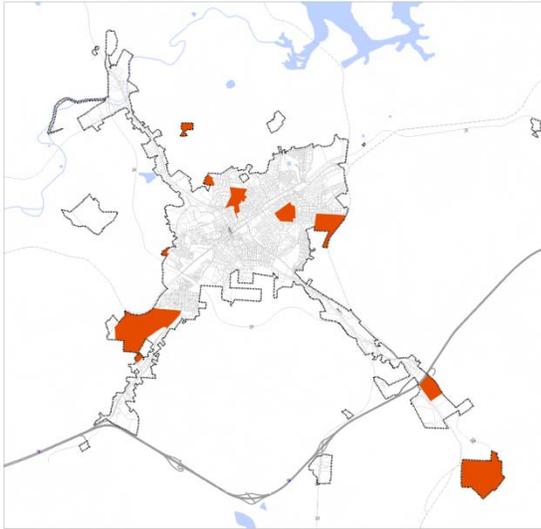
Map: 3-3.13: C-3 Regional Business



C-3 Regional Business District

The C-3 Regional Business District is a district intended to provide for a wide variety of general and commercial land uses of a large scale and intensity that typically cater to the motoring public and/or regional population. Further the intent of the district is to provide orderly growth along the City's major thoroughfares; promote access management and traffic safety for all modes of transportation, encourage the redevelopment of existing commercial sites; create economic opportunities for general retail, restaurants, professional services, banks, automotive sales & service, and other uses which expand the City's economic base; promote a safe, convenient and attractive environment for pedestrians to access stores; and create gateways

Map: 3-3.14: O-I Office and Institutional

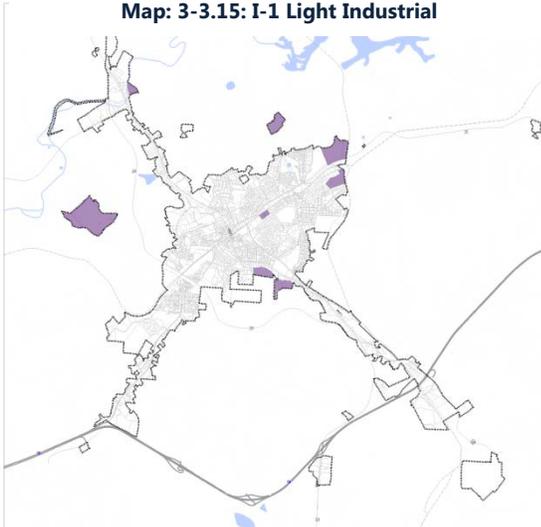


and entrances into the City along central corridors. Due to the need for major highway frontage, this district should be clustered around major highway intersections to control and accommodate efficient multi-modal access. This district should be located contiguous to major highway corridors, and not in areas where there would be an incompatible transition between commercial and residential land uses, erode the existing level of service or vehicular carrying capacity on local streets, or along commercial corridors where there is limited ability to expand infrastructure to accommodate any increase in vehicular capacity.

O-I Office and Institutional District

This district is established to provide areas for hospitals, doctor offices, schools, and other similar uses. It provides for a more accommodating transition between commercial and residential land uses; accommodates a mixture of office and institutional uses and planned developments that are institutional in nature but which may have multiple buildings and uses within one property; and which is easily and conveniently accessible to both the local and regional population being served. Form based regulations should encourage overall design integrity of a campus or facility setting while minimizing any adverse impacts on the neighboring areas.

Map: 3-3.15: I-1 Light Industrial

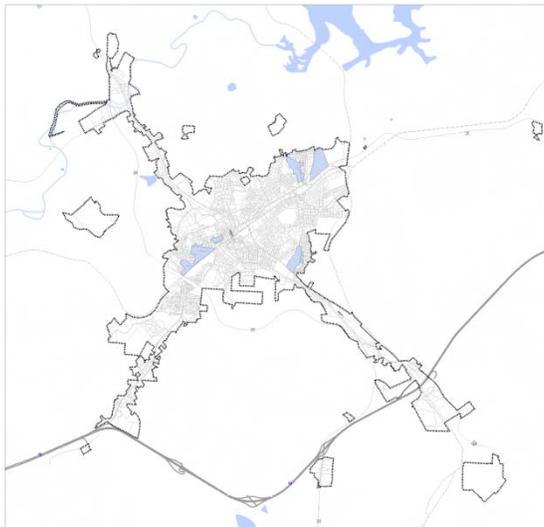


I-1 Light Industrial District

The Light Industrial District is intended to provide areas in which the principle use of land is for light manufacturing, fabrication, distribution warehousing, processing, and retail operations incidental thereto; promote moderate-sized, clean industries which provide jobs and career opportunities within the community; permit uses that are conducted so that noise, odor, dust and glare of each operation is completely confined within an enclosed building, insofar as is practical; encourage entrepreneurship and small business development; ancillary residential uses which do not conflict with the ability of industrial enterprises to conduct their businesses within the district area; allow community facilities and convenience goods and services establishments which provide services to industrial development and/or its employees. Form based regulations should consider

large setbacks for development in this district since the wide variety of activities can have an adverse impact on adjacent residential properties.

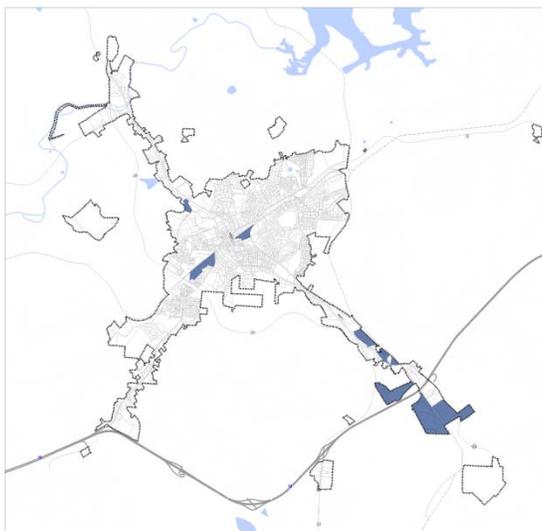
Map: 3-3.16: TRD Traditional Redevelopment Overlay



TR Traditional Redevelopment Overlay:

The TRD Traditional Redevelopment Overlay is for areas zoned for industrial use that have become obsolete either in land use activity, building function, and/or operate at less than half its original capacity. This overlay is intended for industrially zoned land closely associated with the traditional neighborhoods that were constructed to house the labor force employed by the original facility. The redevelopment of any industrial property from its original or existing land use designation should be compatible with the adjacent traditional residential neighborhood and adjoining zoning districts in which redevelopment occurs. Form-based codes should be established which enhance the cohesion between any redevelopment of industrial property and any adjoining traditional neighborhood district.

Map: 3-3.17: I-2 Heavy Industrial



I-2 Heavy Industrial District:

The I-2 Heavy Industrial District is intended to provide areas *in which the principle use of the land is for general manufacturing, materials processing, warehousing or outdoor storage of materials, and retail operations incidental thereto*; to promote moderate to large industries which provide jobs and career opportunities within the community; permit uses that are conducted so that noise, odor, dust and glare of each operation impacts only other industrial uses; encourage entrepreneurship and business development; and to allow community facilities and convenience trade and fleet establishments which provide needed services to industrial development.

Form based regulations should consider large setbacks for development in this district since the wide variety of activities can have an adverse impact on surrounding properties.

CHAPTER THREE

ADDITIONAL OVERLAY DISTRICTS

SFHA: Floodplain Hazard Overlay

The purpose of the SFHA Floodplain Hazard Overlay is provided to give property owners reasonable use of their property while protecting people and private property in a flood event. This overlay should at a minimum established greater flexibility in setback requirements, which are prescribed within the underlying zoning district designation of the property, without the need for variance approval. In addition, this overlay could serve as an overlay for a future Transfer of Development Rights (TDR) program, which would allow affected property owner's to sell a portion or all of their development rights on a voluntary basis, and transfer them to another property within the city limits that could use the credits to increase development potential. This mechanism would allow for the affected property owner to obtain just compensation for land to costly to develop or limited to develop, minimize risk to public health, safety, and reoccurring damage to private property, steer private development to more appropriate locations, and offer more opportunities for public access and use of local natural resources.

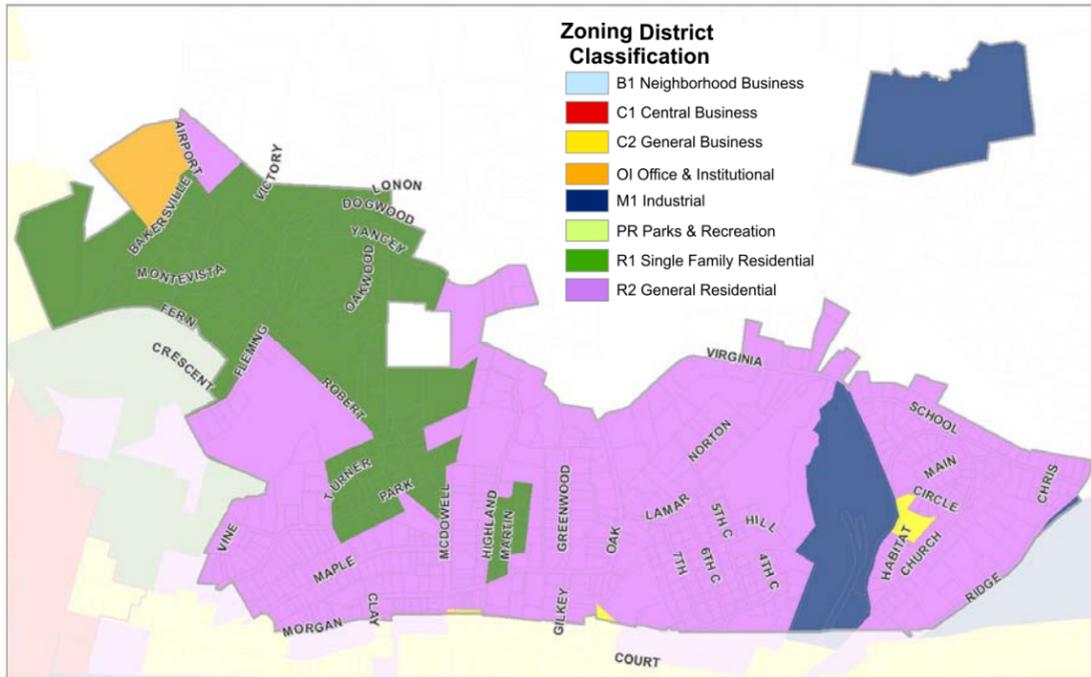
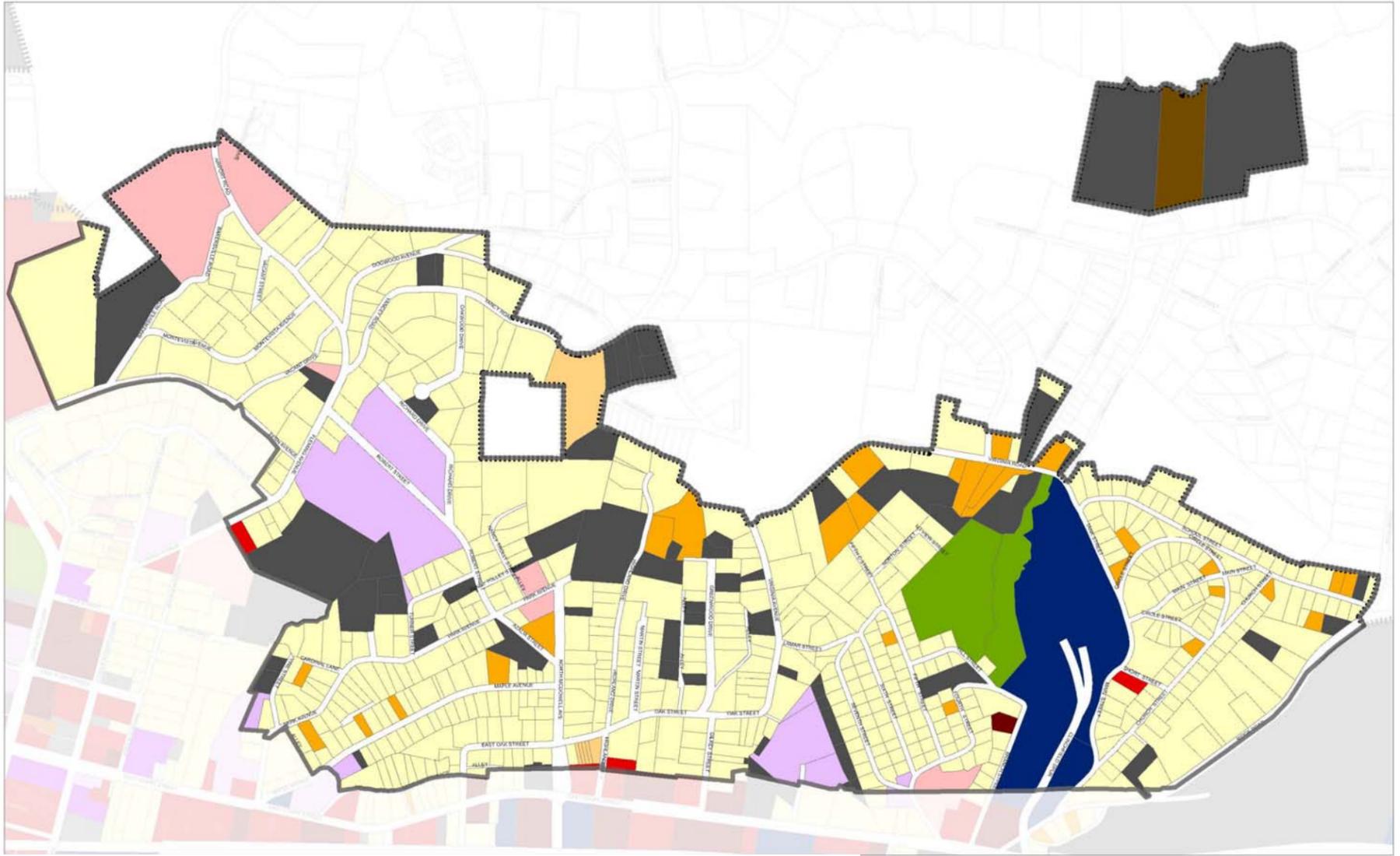
CE: Corridor Enhancement Overlay

The purpose of the Corridor Enhancement Overlay is to implement the policies with the Plan to revitalize central corridors that serve as gateways into the community that have become economically stagnant, worn in appearance, and have accessibly constraints that act as barriers to new investment that spur new economic growth and employment opportunities.

New regulations could be established within this overlay that provide incentives for new development and redevelopment within the corridor, while simultaneously affording the opportunity to make both public and private multi-modal accessibility improvements that help reduce traffic congestion and improve efficiency.

LAND USE SECTOR PROFILES

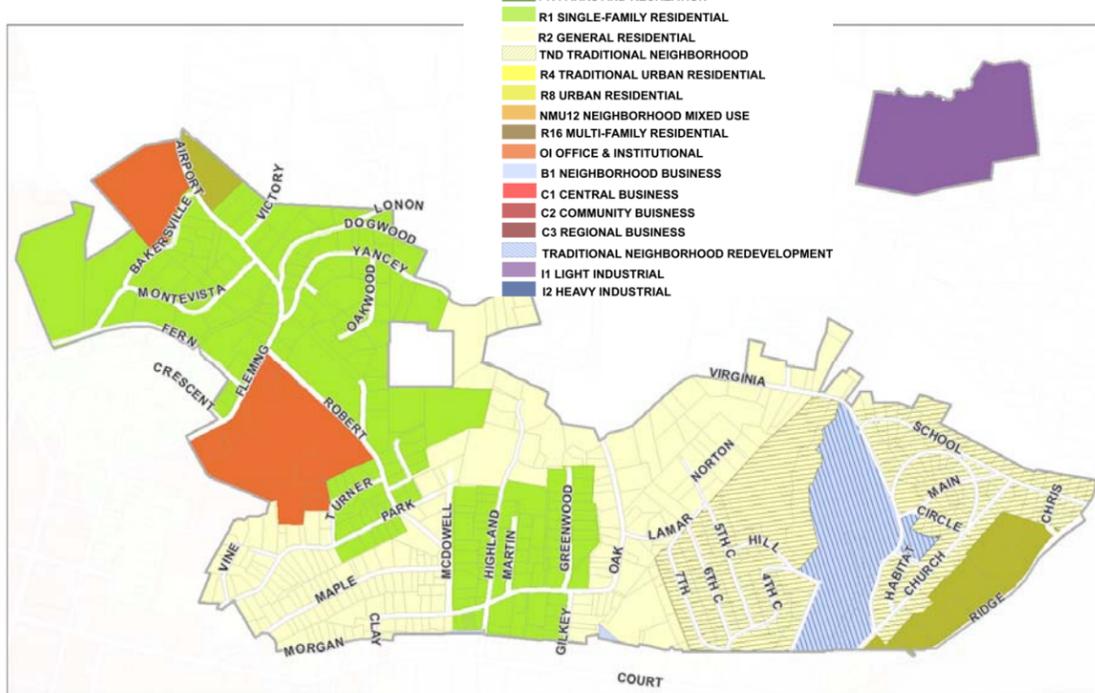
CLINCHIFELD NORTH SECTOR



Existing Uses

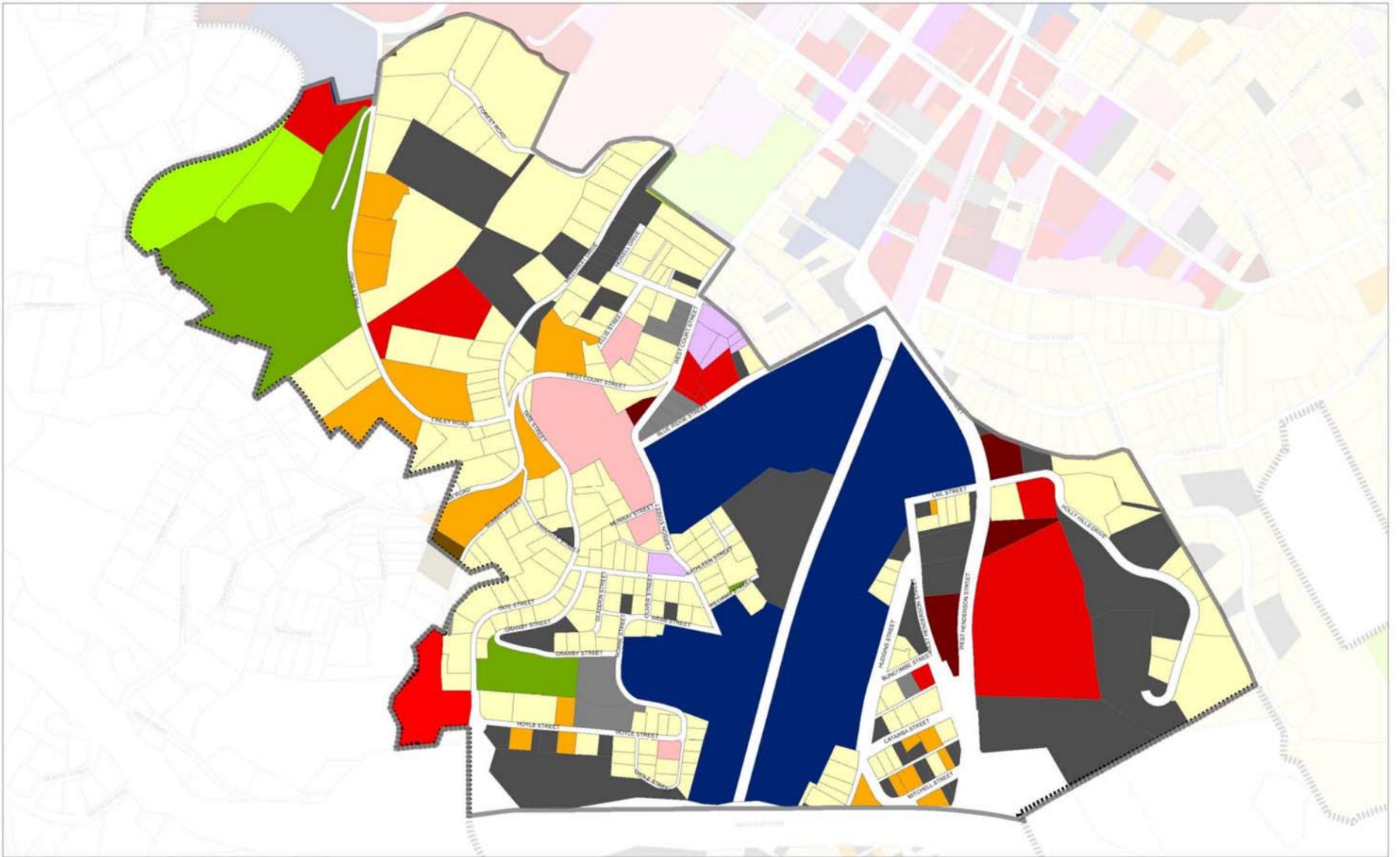
- Single-Family detached
- Duplex
- Manufactured housing
- Multifamily
- Assisted Living
- Life Care/Continuing Care
- Business, Prof., Scientific, or Tech Service
- Gasoline Station
- Church, Synagogue, Temple, Mosque
- Grade School
- Child Day Care
- Recreational Park
- Light industrial
- Assembly and Construction Type Plants
- Warehouse/Storage Facility
- Wastewater pump station
- Vacant

PROPOSED ZONING DISTRICTS



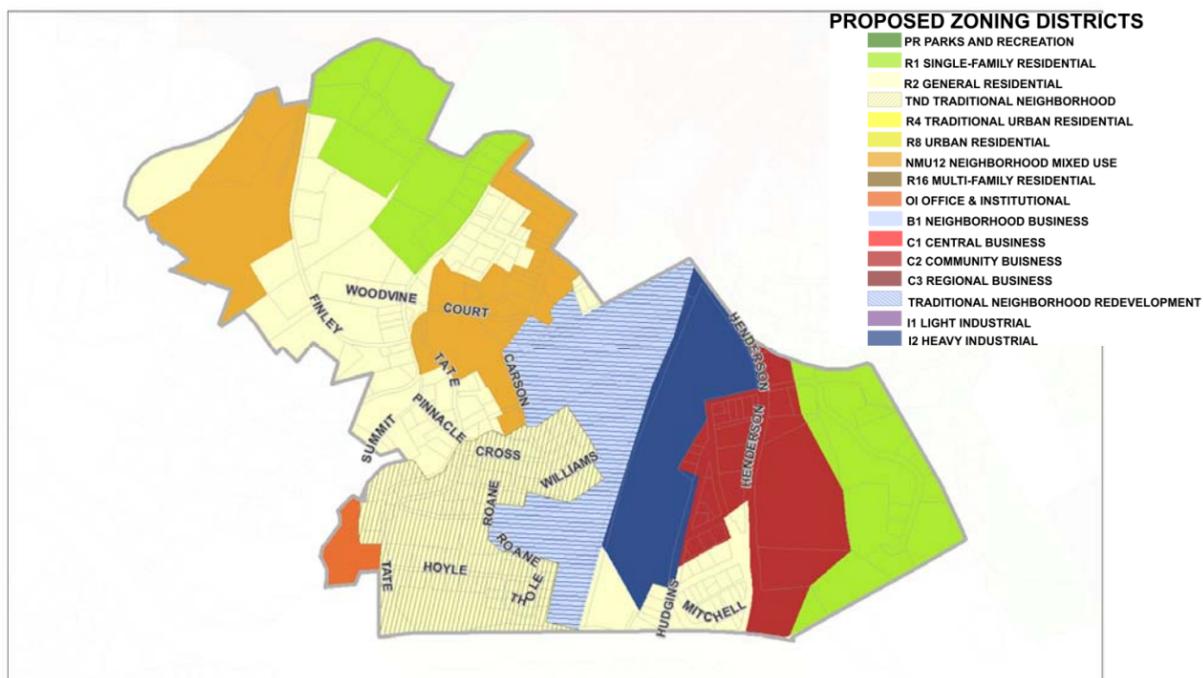
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CROSS CENTRAL



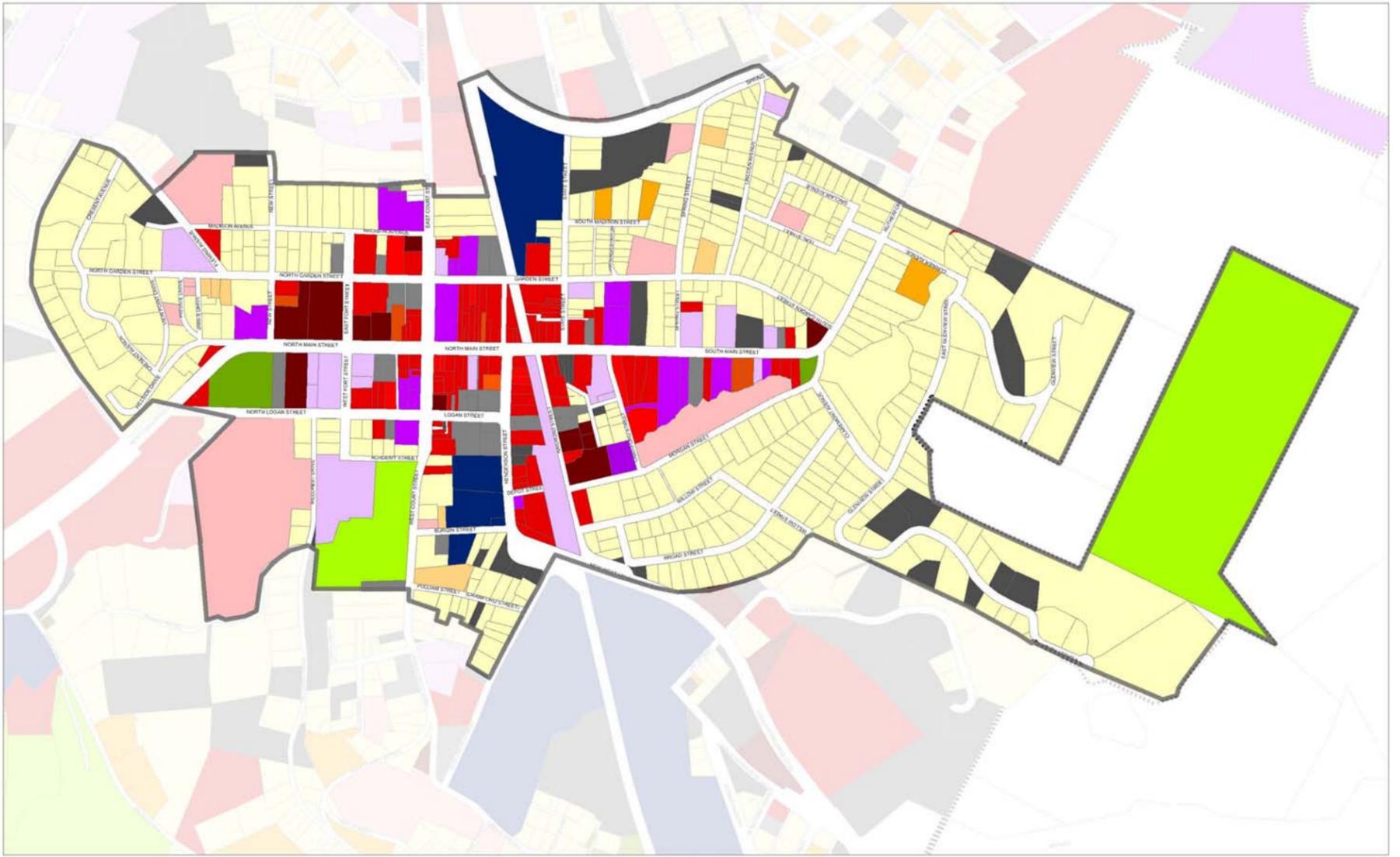
Existing Land Uses

- Single-Family detached
- Manufactured housing
- Multifamily
- Assisted Living
- Office/Bank w/o Drive-Thru
- Restaurant (Dine In)
- Business, Prof., Scientific, or Tech Service
- Stand-Alone Store
- Neighborhood Shopping Center
- Convenience Store
- Restaurant (Drive-Thru/Pick-up)
- Gasoline Station
- Auto Repair and Service
- Church, Synagogue, Temple, Mosque
- Bowling, Billiards, Pool
- Recreational Park
- Mill-Type Factory Structure
- Water tanks
- Parking Lot
- Vacant



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DOWNTOWN



Zoning District Classification

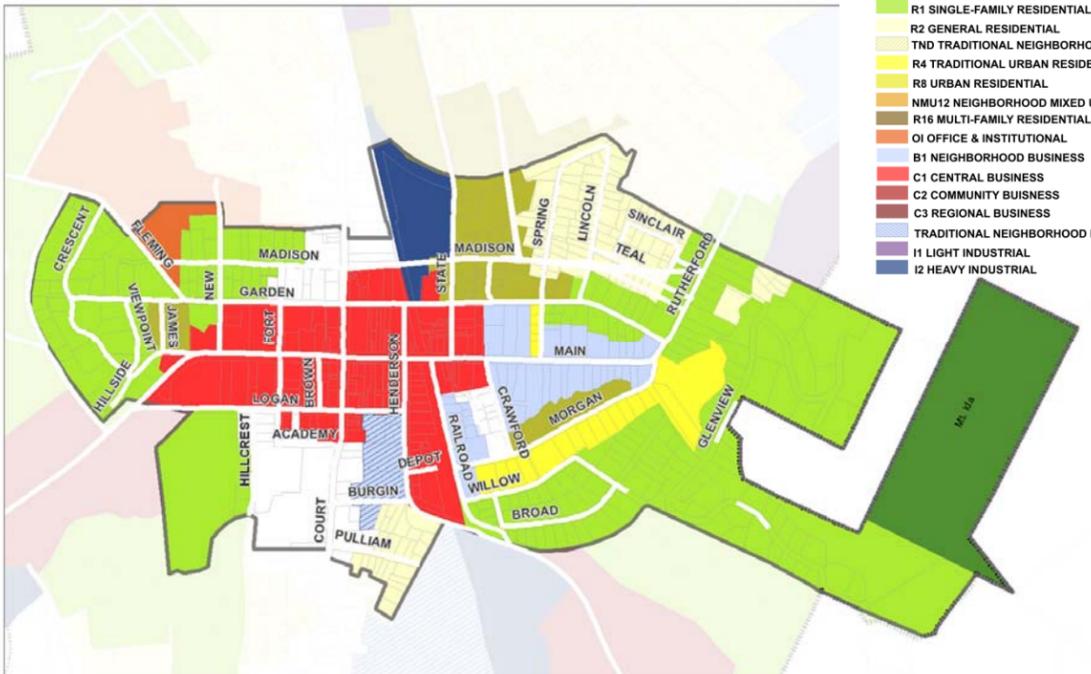
- B1 Neighborhood Business
- C1 Central Business
- C2 General Business
- OI Office & Institutional
- M1 Industrial
- PR Parks & Recreation
- R1 Single Family Residential
- R2 General Residential

Existing Uses

- Single-Family detached
- Duplex
- Zero lot line residential
- Manufactured housing
- Life Care/Continuing Care
- Bed and Breakfast Inn
- Service-Oriented Store
- Lumberyard/Building Materials
- Goods-Oriented Store
- Resale Business
- Restaurant (Dine In)
- Stand-Alone Store
- Farmer's Market
- Office/Bank w/ Drive-Thru
- Office building over store front
- Office/Bank w/o Drive-Thru
- Office w/Upper Floor Residential
- Gasoline Station
- Business, Prof., Scientific, or Tech Service
- Car Care Center/ Car Wash
- Assembly and Construction Type Plants
- Church, Synagogue, Temple, Mosque
- Misc. Community Structure
- Funeral Home and Cremation Facilities
- Cemetery, Mausoleum, Monument
- Medical Clinic
- Postal Service
- Library Building
- Public Administration
- Fire and Rescue Station
- Police Station
- Social Assistance, Welfare, Charitable Services
- Recreational Park
- Parking Lot
- Vacant

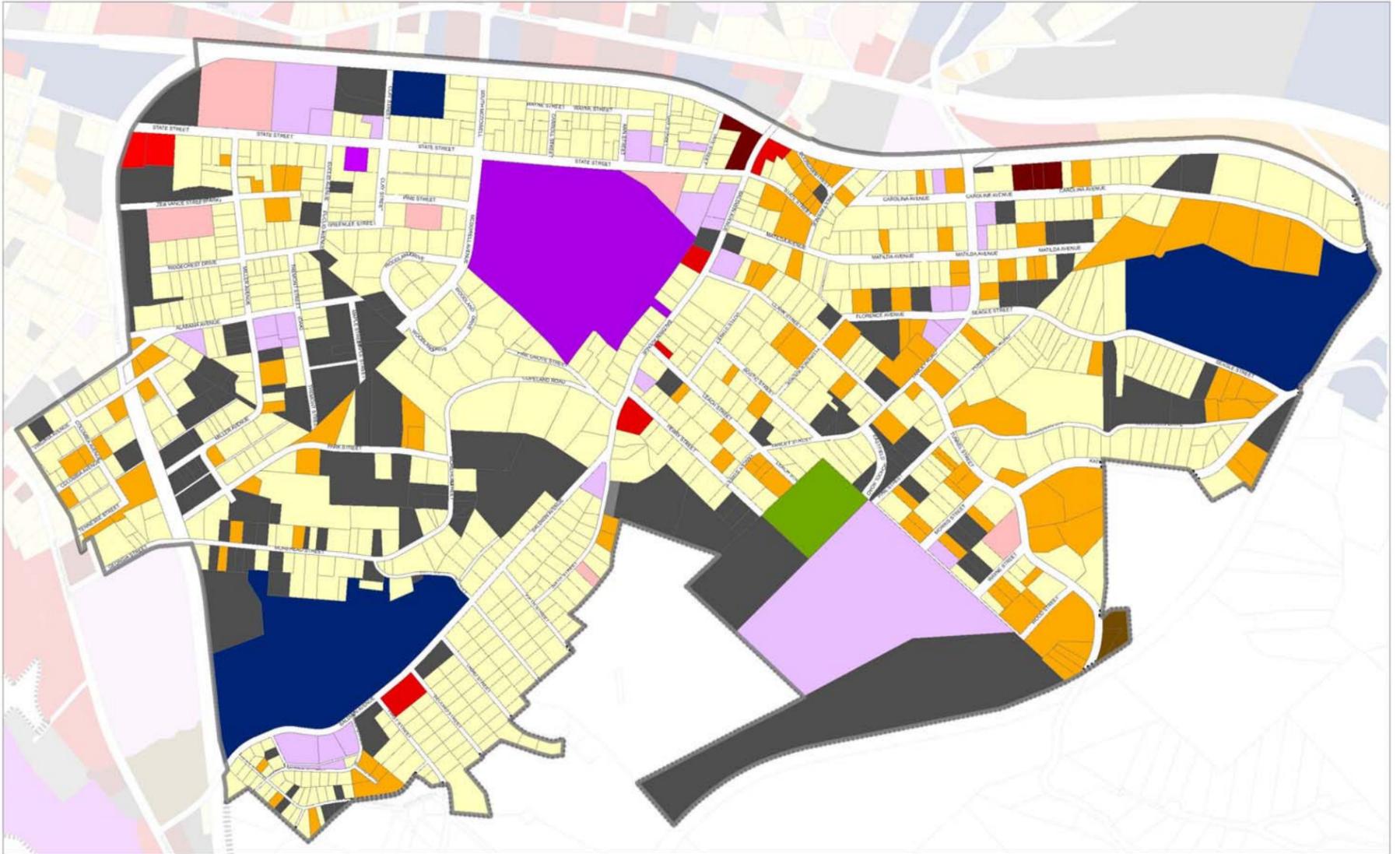
PROPOSED ZONING DISTRICTS

- PR PARKS AND RECREATION
- R1 SINGLE-FAMILY RESIDENTIAL
- R2 GENERAL RESIDENTIAL
- TND TRADITIONAL NEIGHBORHOOD
- R4 TRADITIONAL URBAN RESIDENTIAL
- R8 URBAN RESIDENTIAL
- NMU12 NEIGHBORHOOD MIXED USE
- R16 MULTI-FAMILY RESIDENTIAL
- OI OFFICE & INSTITUTIONAL
- B1 NEIGHBORHOOD BUSINESS
- C1 CENTRAL BUSINESS
- C2 COMMUNITY BUSINESS
- C3 REGIONAL BUSINESS
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL



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EAST MARION



Existing Uses

- Single-Family detached
- Manufactured housing
- Multifamily
- Group Home
- Goods-Oriented Store
- Office/Bank w/o Drive-Thru
- Stand-Alone Store
- Gasoline Station
- Auto Repair and Service
- Car Care Center/ Car Wash
- Church, Synagogue, Temple, Mosque
- Grade School
- Cemetery, Mausoleum, Monument
- Social Assistance, Welfare, Charitable Services
- Recreational Park
- Railroad Facility
- Gas/Electric Power Generation Facility
- Mill-Type Factory Structure
- Assembly and Construction Type Plants
- Tank Farm
- Parking Lot
- Vacant

Zoning District Classification

- B1 Neighborhood Business
- C1 Central Business
- C2 General Business
- OI Office & Institutional
- M1 Industrial
- PR Parks & Recreation
- R1 Single Family Residential
- R2 General Residential

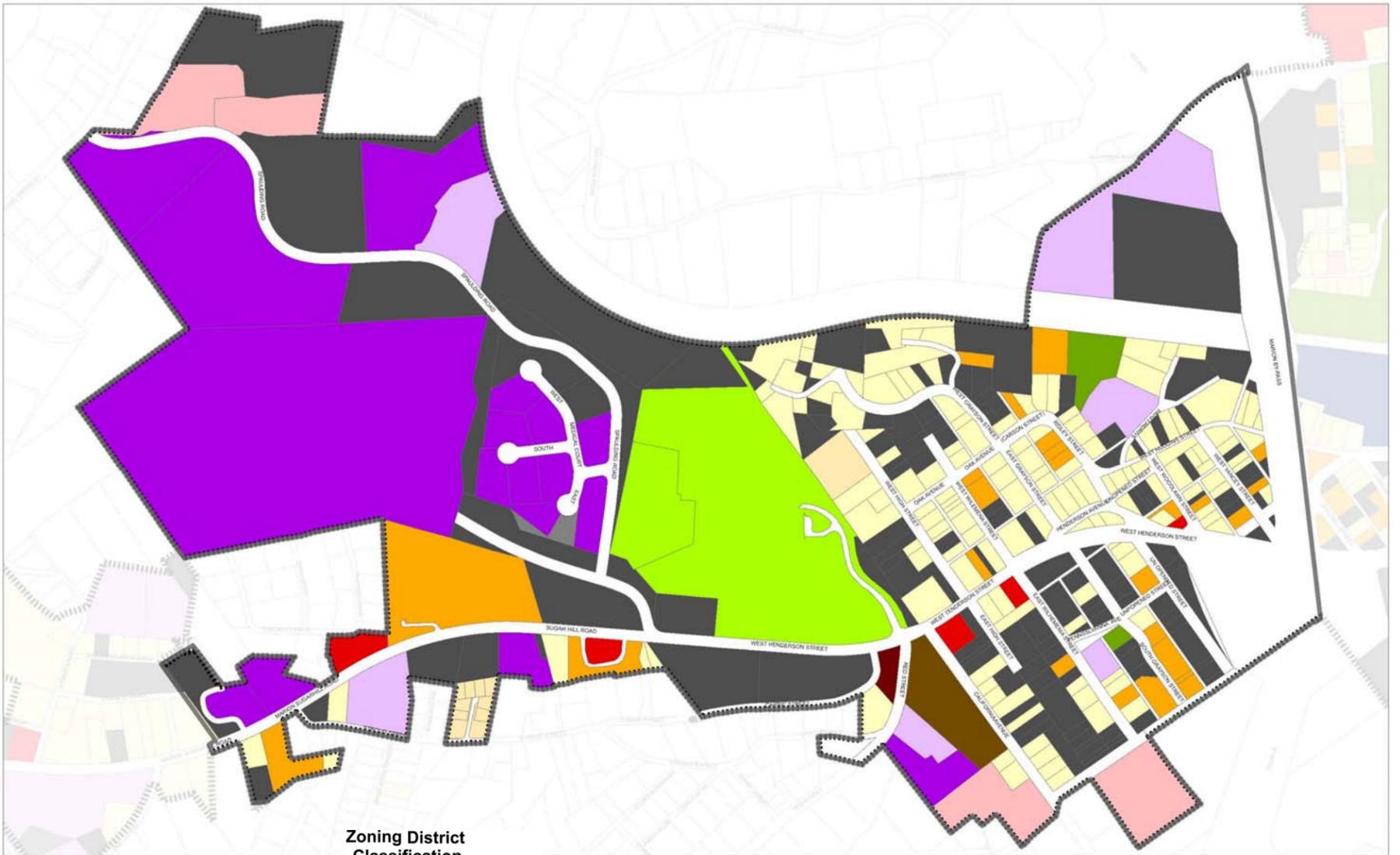


PROPOSED ZONING DISTRICTS

- PR PARKS AND RECREATION
- R1 SINGLE-FAMILY RESIDENTIAL
- R2 GENERAL RESIDENTIAL
- TND TRADITIONAL NEIGHBORHOOD
- R4 TRADITIONAL URBAN RESIDENTIAL
- R8 URBAN RESIDENTIAL
- NNU12 NEIGHBORHOOD MIXED USE
- R16 MULTI-FAMILY RESIDENTIAL
- OI OFFICE & INSTITUTIONAL
- B1 NEIGHBORHOOD BUSINESS
- C1 CENTRAL BUSINESS
- C2 COMMUNITY BUSINESS
- C3 REGIONAL BUSINESS
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL

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WEST MARION



Zoning District Classification

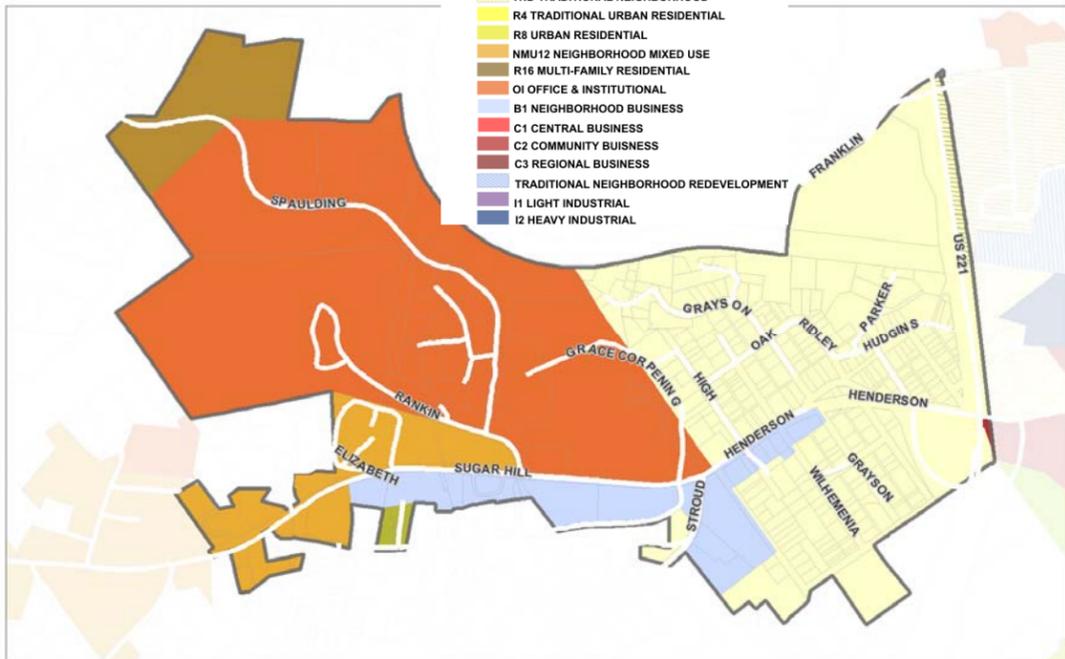
- B1 Neighborhood Business
- C1 Central Business
- C2 General Business
- O1 Office & Institutional
- M1 Industrial
- PR Parks & Recreation
- R1 Single Family Residential
- R2 General Residential

Existing Land Uses

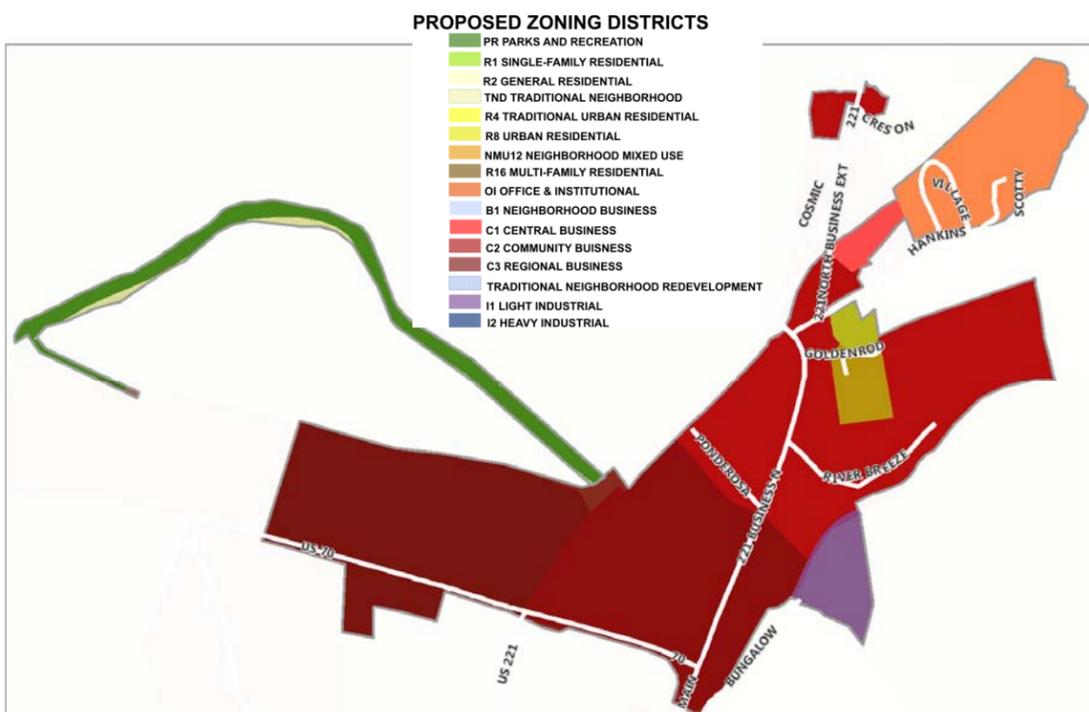
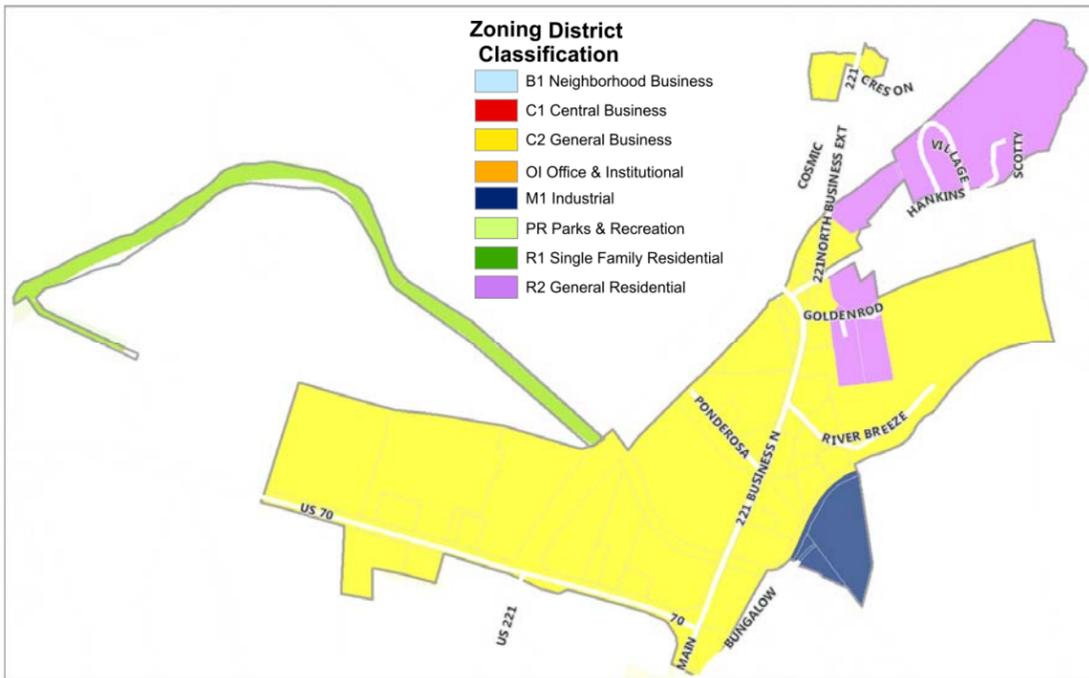
- Single-Family Detached
- Single-Family Attached
- Manufactured housing
- Multifamily
- Retirement Housing
- Service-Oriented Store
- Goods-Oriented Store
- Convenience Store
- Gasoline Station
- Church, Synagogue, Temple, Mosque
- Child/Youth Services
- Other Family Services
- Hospital
- Medical Clinic
- Public Administration
- Jail, detention, correctional facility
- Armory
- Fitness, Recreational, Sports Gym
- Recreational Park
- Gas/Electric Power Generation Facility
- Wastewater pump station
- Construction-related business
- Vacant

PROPOSED ZONING DISTRICTS

- PR PARKS AND RECREATION
- R1 SINGLE-FAMILY RESIDENTIAL
- R2 GENERAL RESIDENTIAL
- TND TRADITIONAL NEIGHBORHOOD
- R4 TRADITIONAL URBAN RESIDENTIAL
- R8 URBAN RESIDENTIAL
- NMU12 NEIGHBORHOOD MIXED USE
- R16 MULTI-FAMILY RESIDENTIAL
- O1 OFFICE & INSTITUTIONAL
- B1 NEIGHBORHOOD BUSINESS
- C1 CENTRAL BUSINESS
- C2 COMMUNITY BUSINESS
- C3 REGIONAL BUSINESS
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL



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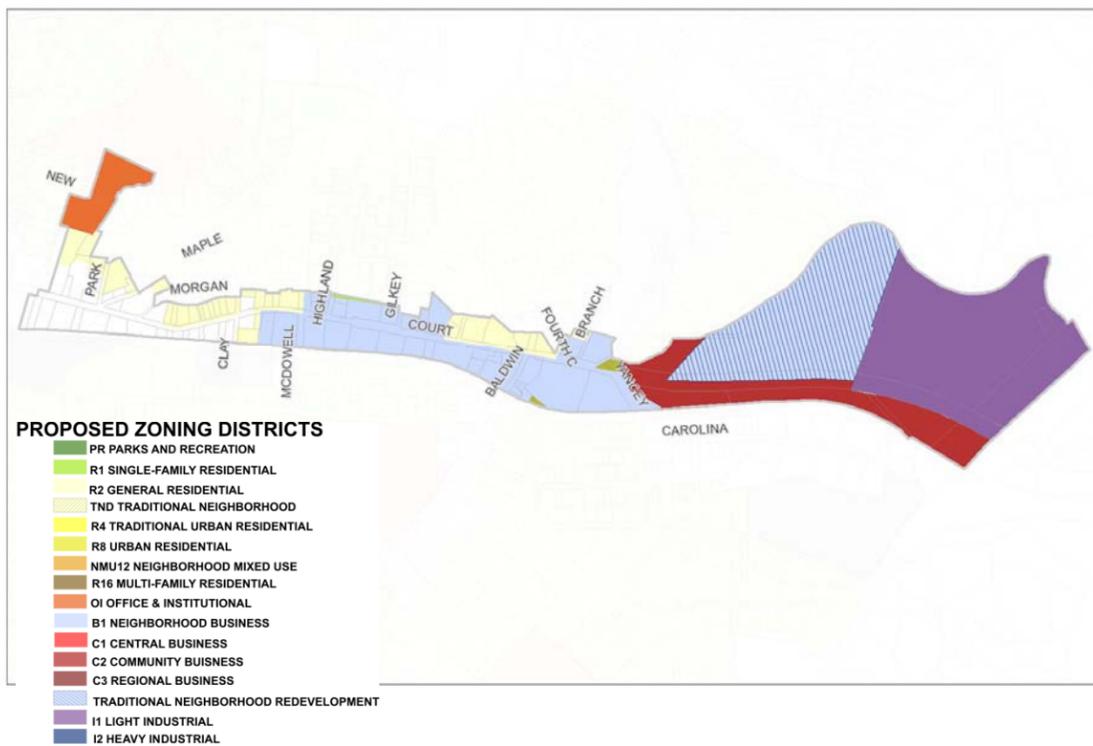
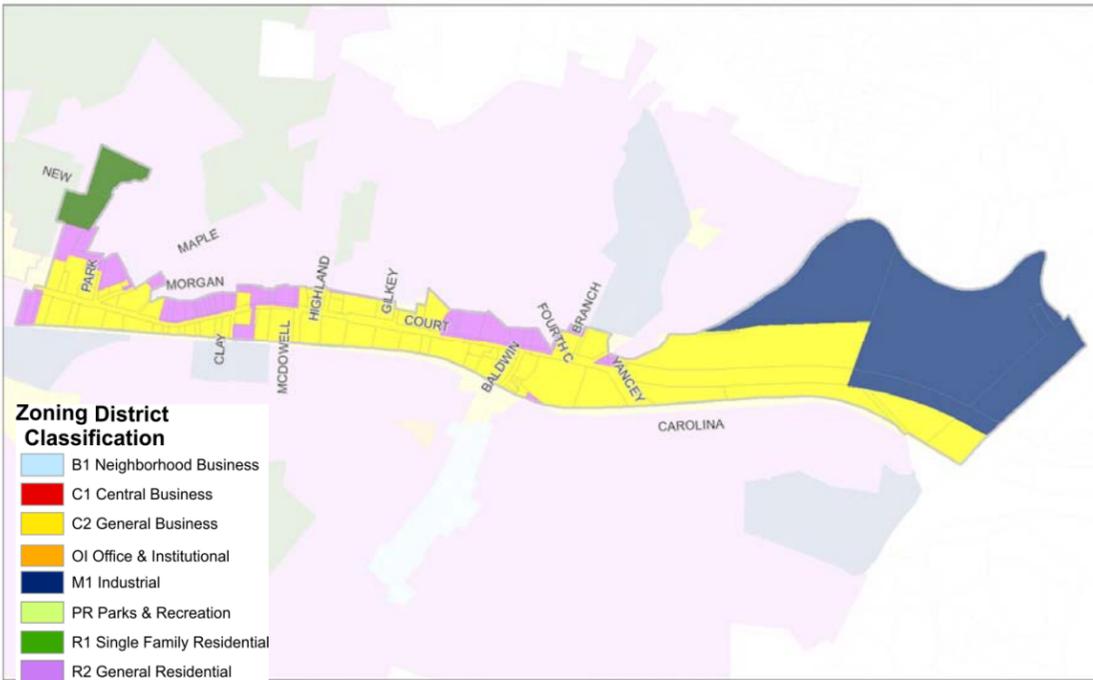
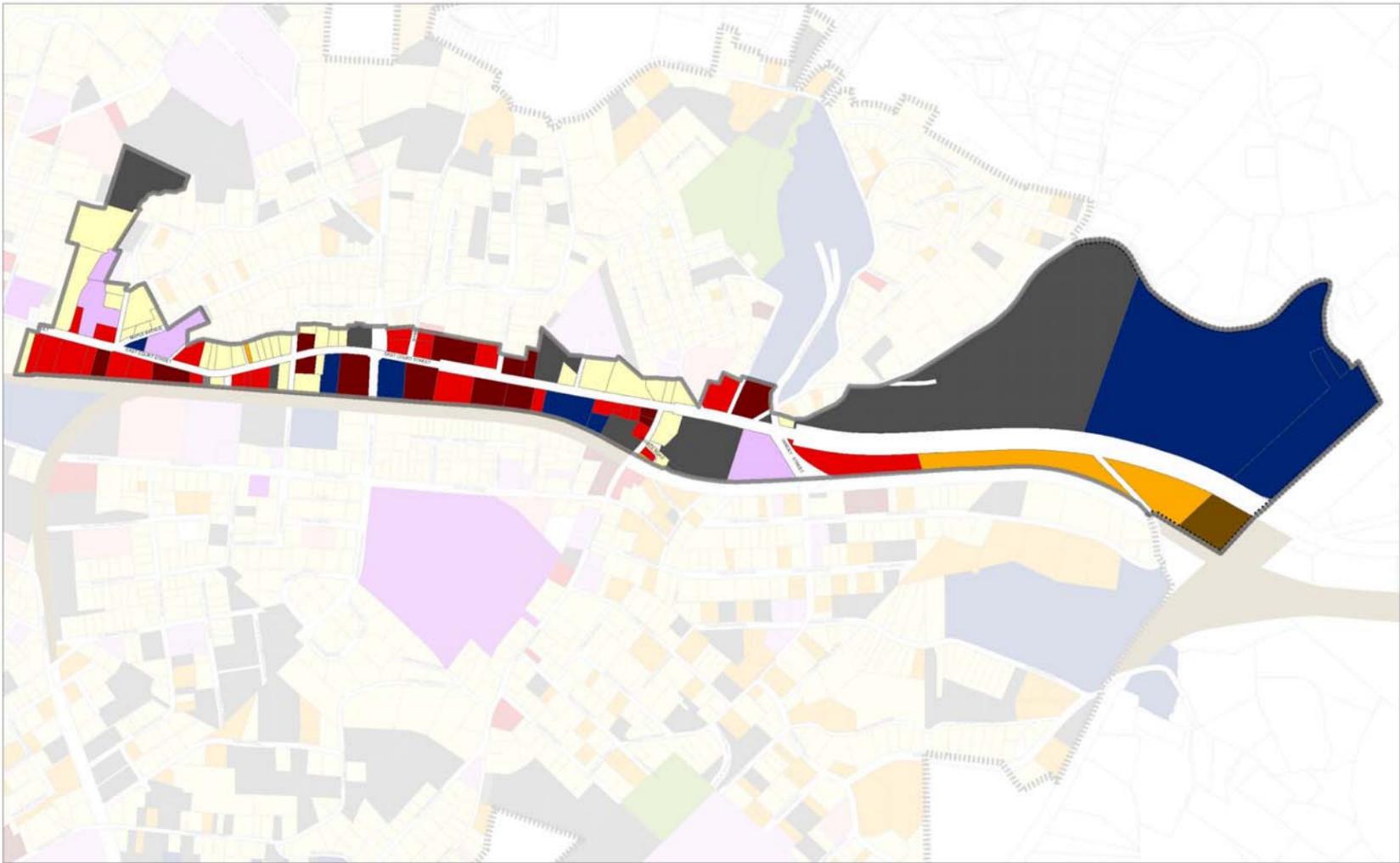


Existing Land Uses

- Single-Family detached
- Manufactured housing
- Multifamily
- Hotel/Motel
- Farmer's Market
- Goods-Oriented Store
- Resale Business
- Liquor Store
- Restaurant (Dine In)
- Stand-Alone Store
- Regional shopping center
- Home improvement center
- Office/Back w/ Drive-Thru
- Restaurant (Drive-Thru/Pick-up)
- Auto Dealer
- Church, Synagogue, Temple, Mosque
- Misc. Community Structure
- Medical Clinic
- Agriculture
- Campground
- Recreational Park
- Wastewater pump station
- Stone Quarry
- Parking Lot
- Vacant

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COURT STREET CORRIDOR

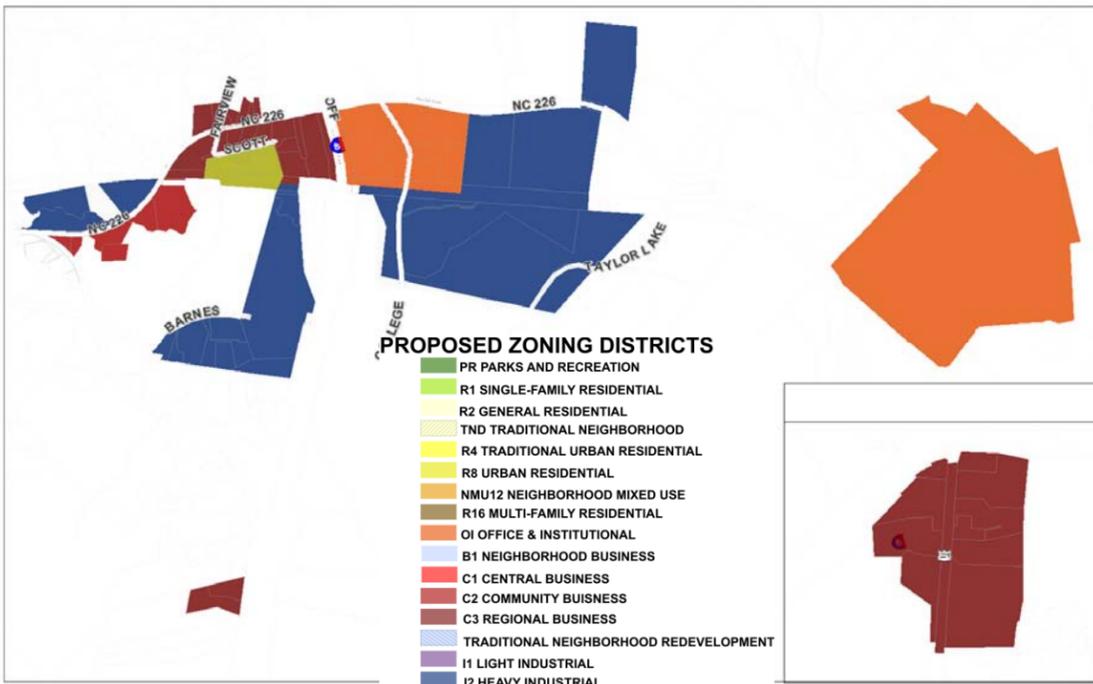
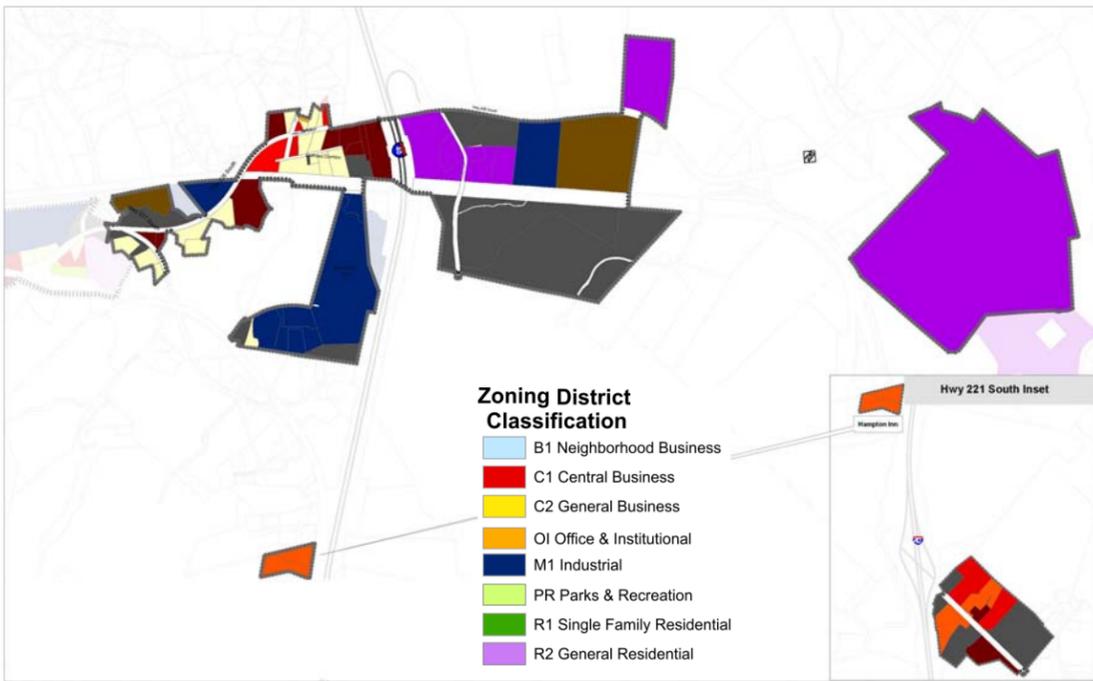
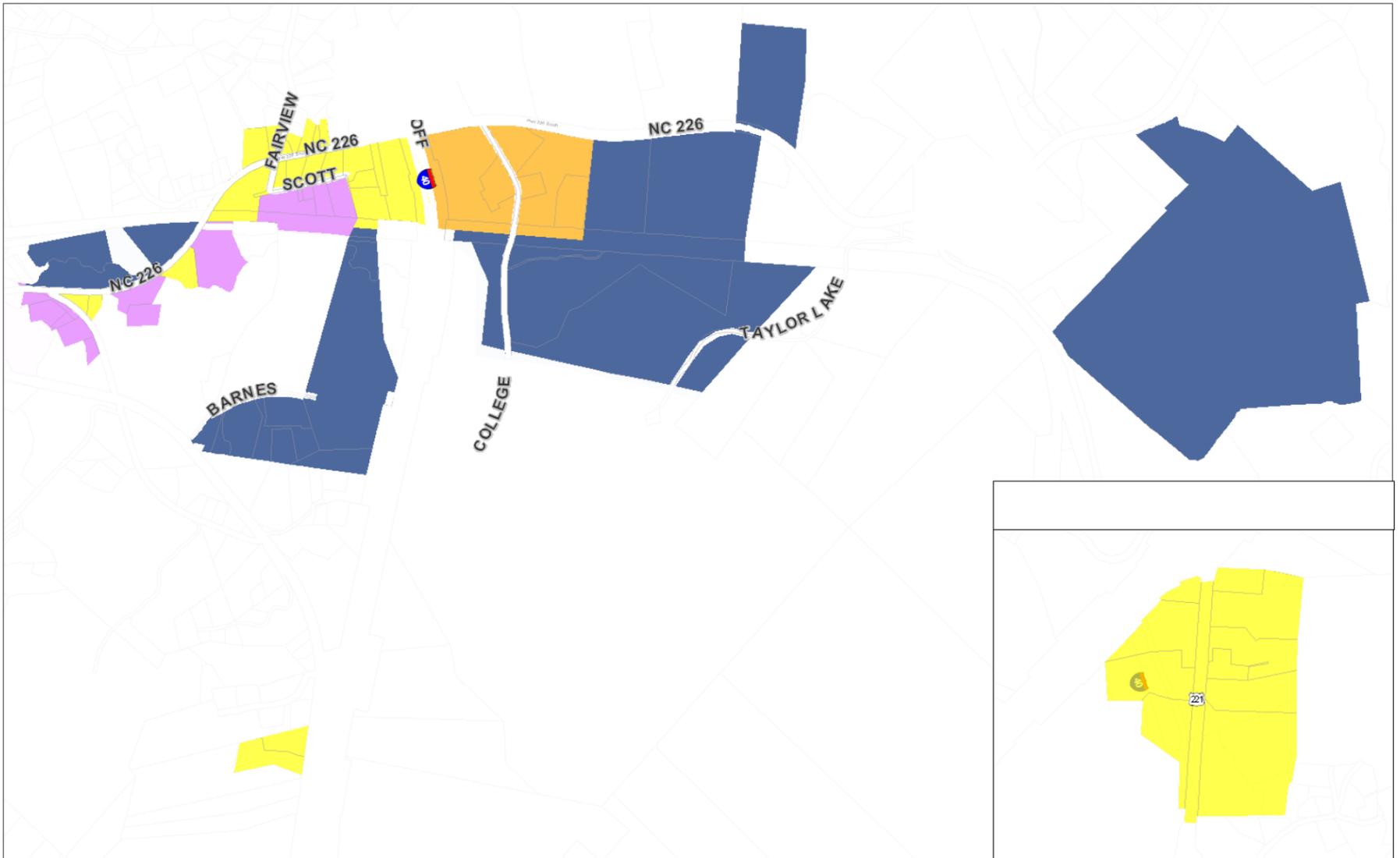


Existing Land Uses

- Single-Family detached
- Manufactured housing
- Service-Oriented Store
- Goods-Oriented Store
- Resale Business
- Liquor Store
- Restaurant (Dine In)
- Stand-Alone Store
- Flea Market
- Rental and leasing
- Business, Prof., Scientific, or Tech Service
- Services To Buildings & Dwellings
- Convenience Store
- Personal Services (Hair Salon, Barber Shop)
- Office (high turnover of auto)
- Restaurant (Drive-Thru/Pick-up)
- Gasoline Station
- Auto Repair and Service
- Car Care Center/ Car Wash
- Auto Parts, Accessories, or Tires
- Auto Dealer
- Child Day Care
- Church, Synagogue, Temple, Mosque
- Tank Farm
- Warehouse/Storage Facility
- Construction-related business
- Assembly and Construction Type Plants
- Railroad Facility
- Parking Lot
- Vacant

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INTERSTATE 40 CORRIDOR

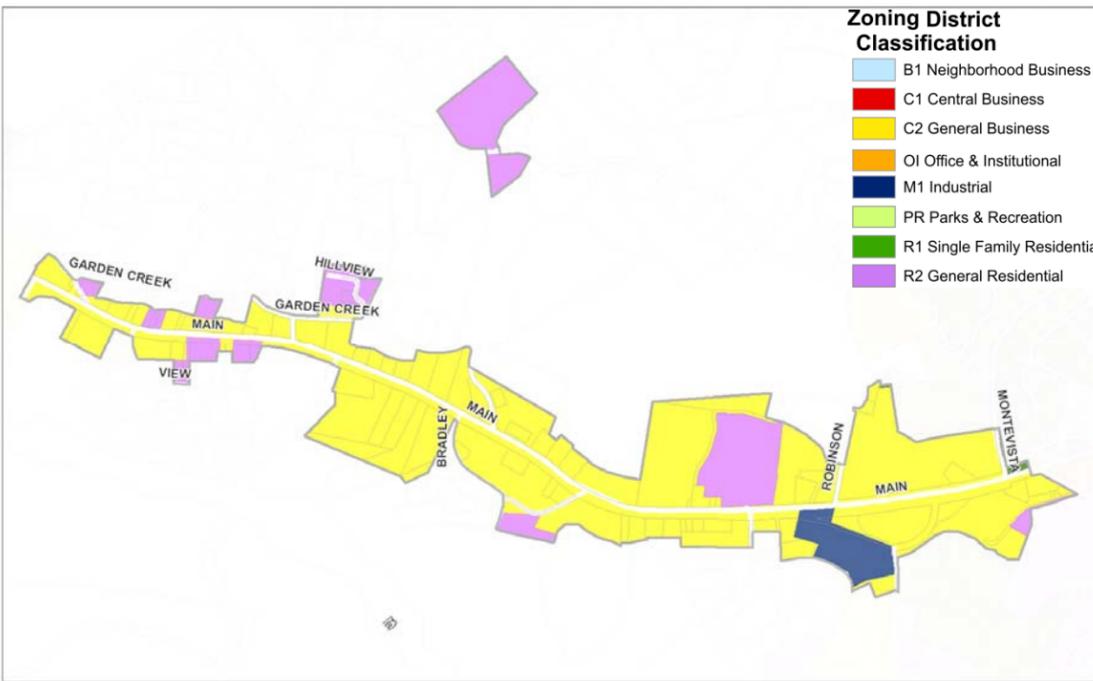
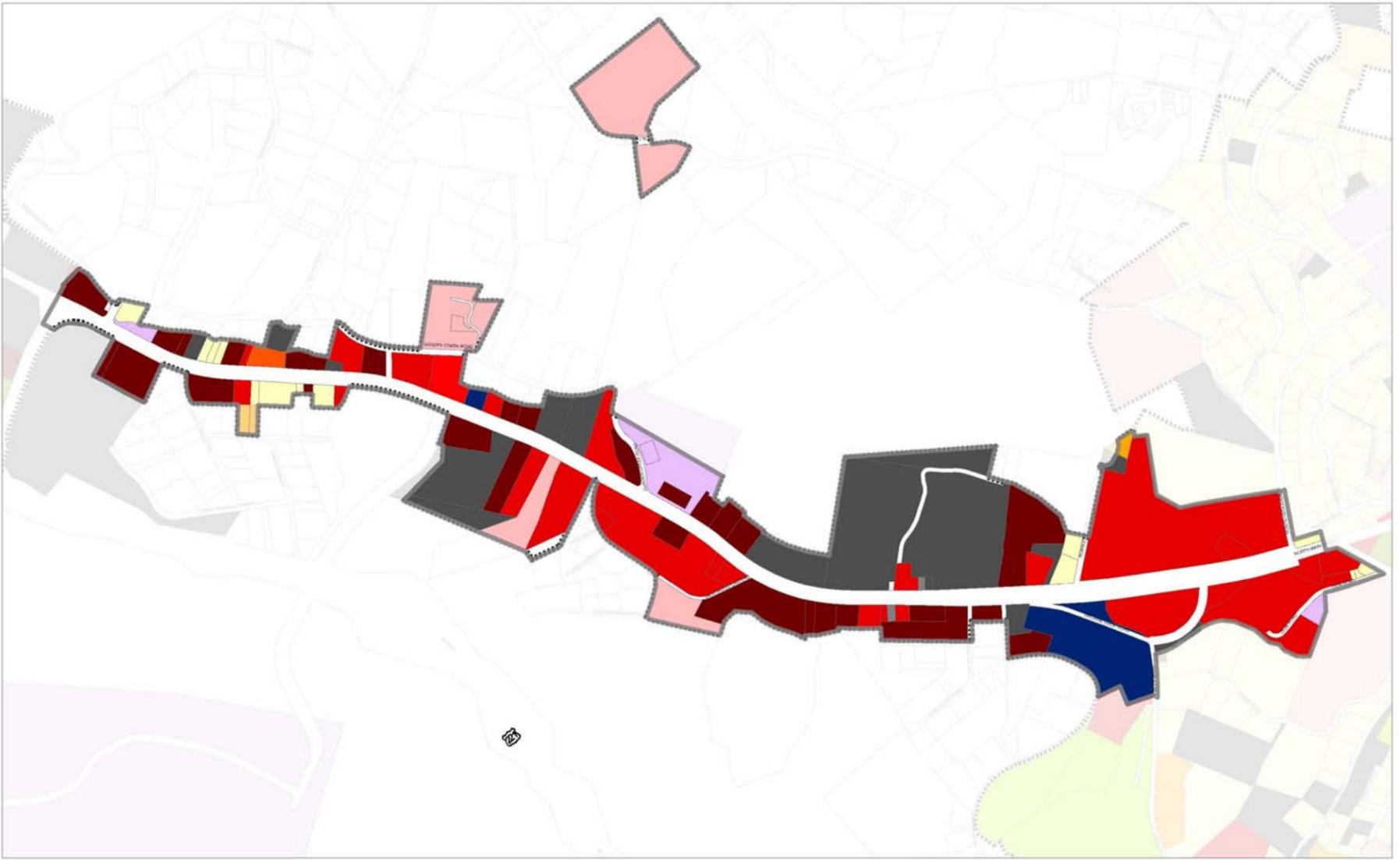


Existing Land Uses

- Single-Family detached
- Manufactured housing
- Hotel/Motel
- Office/Bank w/o Drive-Thru
- Goods-Oriented Store
- Neighborhood Shopping Center
- Convenience Store
- Restaurant (Dine In)
- Restaurant (Drive-Thru/Pick-up)
- Auto Repair and Service
- Truck, Trailer, RV Leasing
- Auto Dealer
- Car Care Center/ Car Wash
- College or university
- Jail, detention, correctional facility
- Light industrial
- Assembly and Construction Type Plants
- Construction-related business
- Water treatment plant
- Vacant

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NORTH MAIN CORRIDOR

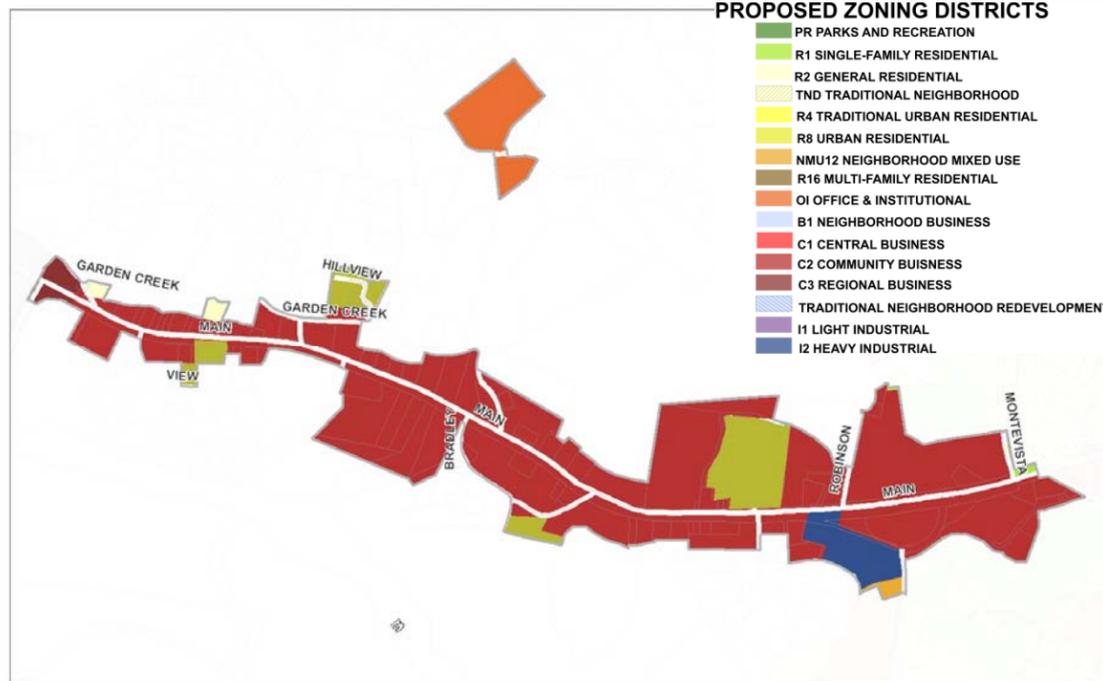


Zoning District Classification

- B1 Neighborhood Business
- C1 Central Business
- C2 General Business
- OI Office & Institutional
- M1 Industrial
- PR Parks & Recreation
- R1 Single Family Residential
- R2 General Residential

Existing Uses

- Single-Family detached
- Duplex
- Manufactured housing
- Multifamily
- Assisted Living
- Hotel/Motel
- Service-Oriented Store
- Lumberyard/Building Materials
- Goods-Oriented Store
- Restaurant (Dine In)
- Stand-Alone Store
- Resale Business
- Convenience Store
- Community Shopping Center
- Business, Prof., Scientific, or Tech Service
- Office/Back w/ Drive-Thru
- Restaurant (Drive-Thru/Pick-up)
- Auto Parts, Accessories, or Tires
- Auto Dealer
- Car Care Center/ Car Wash
- Gasoline Station
- Auto Repair and Service
- Movie Theater
- Church, Synagogue, Temple, Mosque
- Trade or Specialty School Facility (Private)
- Construction-related business
- Laboratory/Specialized Industrial Facility
- Metal/Chemical Process Plant
- Parking Lot
- Vacant

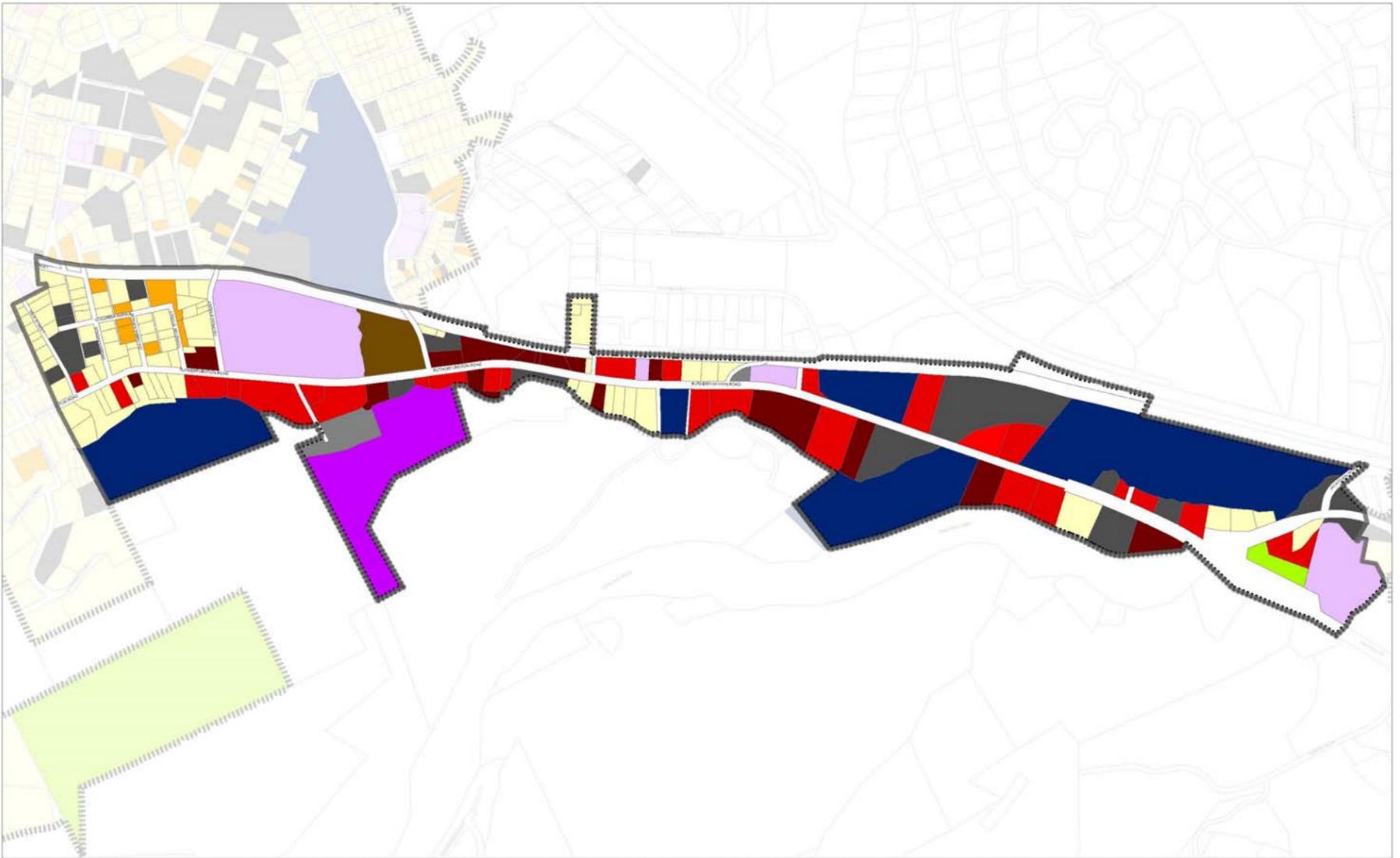


PROPOSED ZONING DISTRICTS

- PR PARKS AND RECREATION
- R1 SINGLE-FAMILY RESIDENTIAL
- R2 GENERAL RESIDENTIAL
- TND TRADITIONAL NEIGHBORHOOD
- R4 TRADITIONAL URBAN RESIDENTIAL
- R8 URBAN RESIDENTIAL
- NMU12 NEIGHBORHOOD MIXED USE
- R16 MULTI-FAMILY RESIDENTIAL
- OI OFFICE & INSTITUTIONAL
- B1 NEIGHBORHOOD BUSINESS
- C1 CENTRAL BUSINESS
- C2 COMMUNITY BUSINESS
- C3 REGIONAL BUSINESS
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL

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RUTHERFORD ROAD CORRIDOR

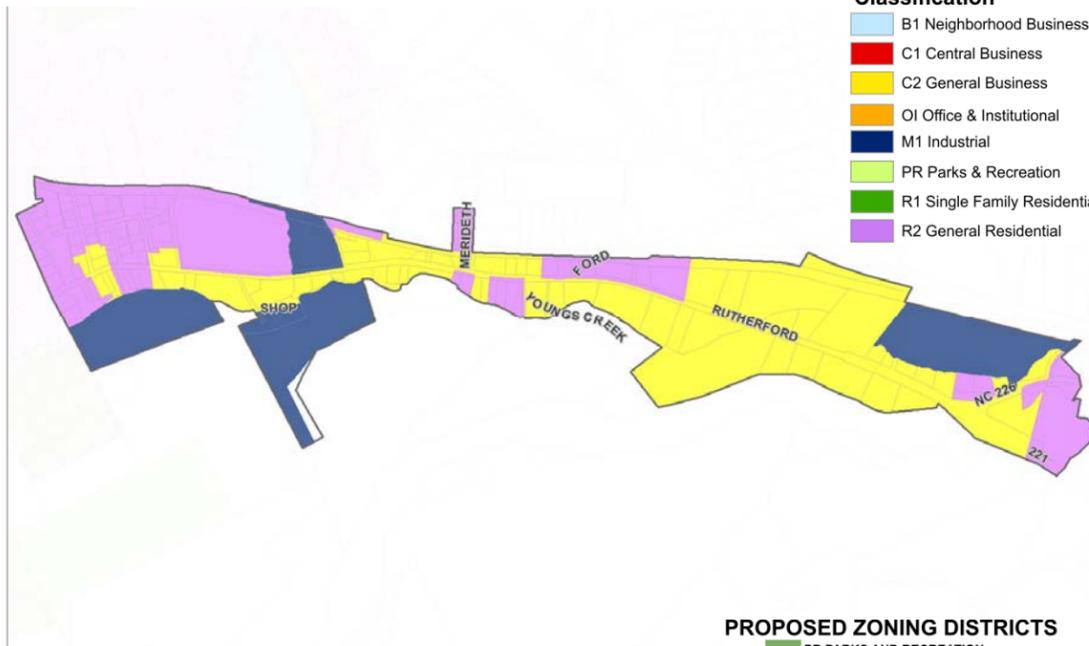


Zoning District Classification

- B1 Neighborhood Business
- C1 Central Business
- C2 General Business
- OI Office & Institutional
- M1 Industrial
- PR Parks & Recreation
- R1 Single Family Residential
- R2 General Residential

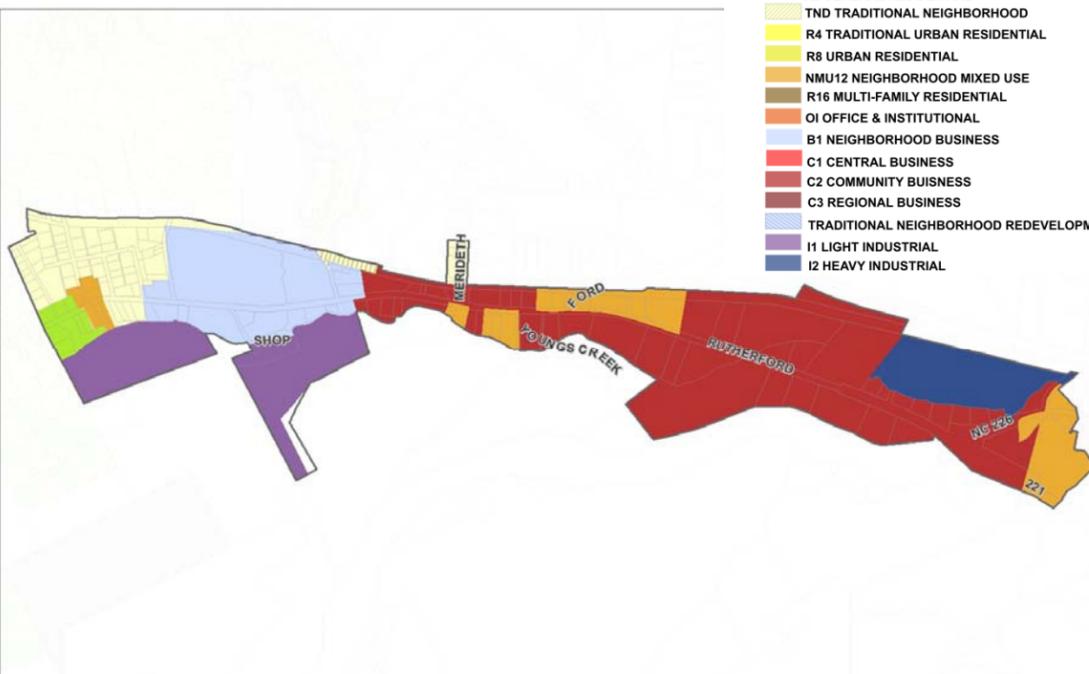
Existing Land Uses

- Single-Family detached
- Manufactured housing
- Office/Bank w/o Drive-Thru
- Service-Oriented Store
- Goods-Oriented Store
- Resale Business
- Restaurant (Dine In)
- Stand-Alone Store
- Services To Buildings & Dwellings
- Business, Prof., Scientific, or Tech Service
- Lumberyard/Building Materials
- Restaurant (Drive-Thru/Pick-up)
- Auto Dealer
- Bicycle, Motorcycle, all-Terrain Dealer
- Gasoline Station
- Auto Repair and Service
- Truck, Trailer, RV Leasing
- Car Care Center/ Car Wash
- Church, Synagogue, Temple, Mosque
- Cemetery, Mausoleum, Monument
- Public Administration
- Construction-related business
- Light industrial
- Laboratory/Specialized Industrial Facility
- Assembly and Construction Type Plants
- Metal/Chemical Process Plant
- Warehouse/Storage Facility
- Stone Quarry
- Gas/Electric Power Generation Facility
- Vacant



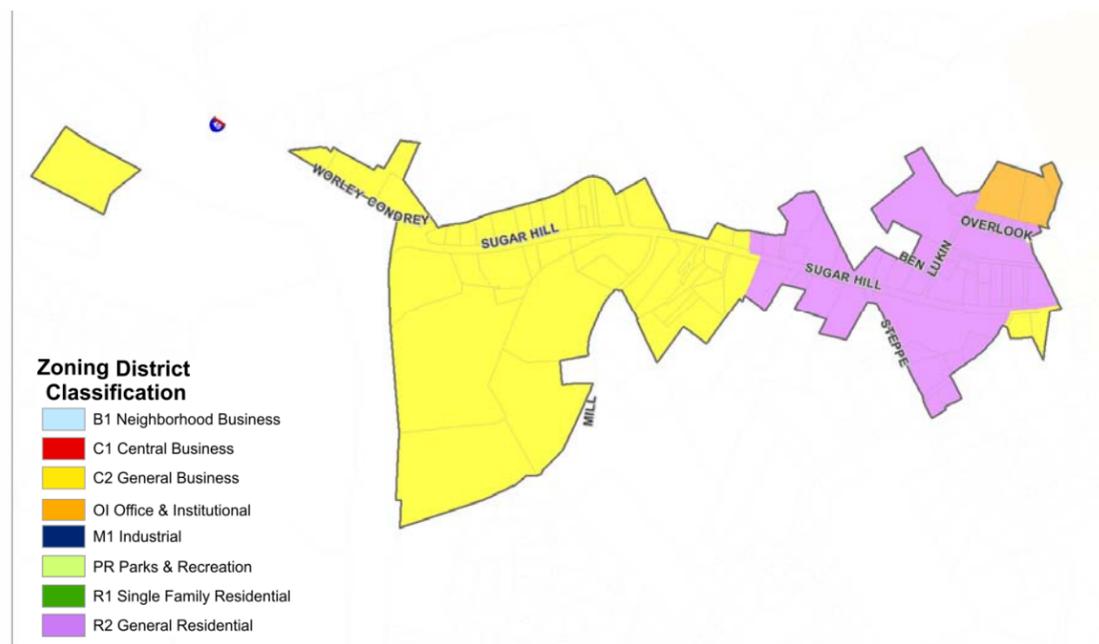
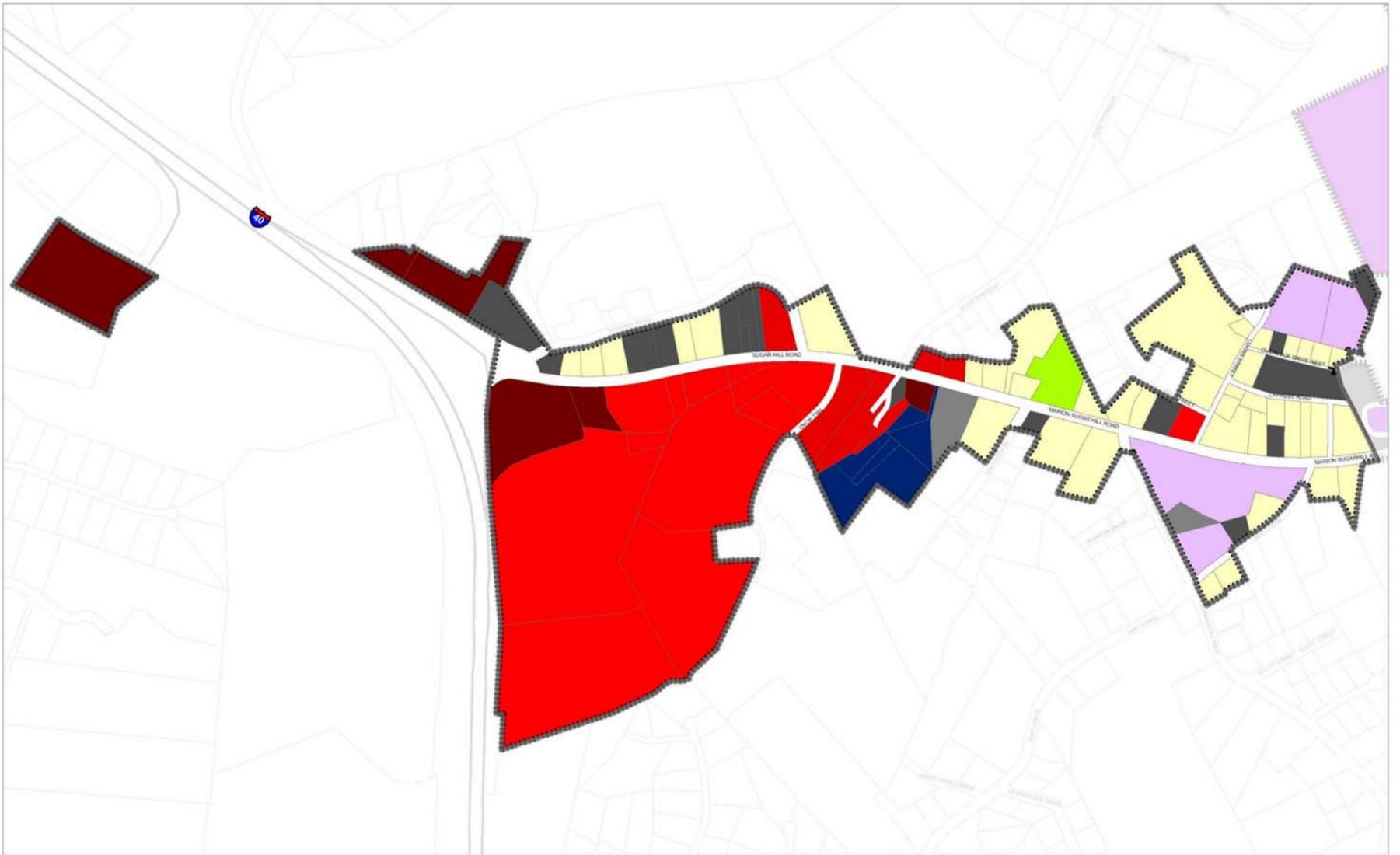
PROPOSED ZONING DISTRICTS

- PR PARKS AND RECREATION
- R1 SINGLE-FAMILY RESIDENTIAL
- R2 GENERAL RESIDENTIAL
- TND TRADITIONAL NEIGHBORHOOD
- R4 TRADITIONAL URBAN RESIDENTIAL
- R8 URBAN RESIDENTIAL
- NMU12 NEIGHBORHOOD MIXED USE
- R16 MULTI-FAMILY RESIDENTIAL
- OI OFFICE & INSTITUTIONAL
- B1 NEIGHBORHOOD BUSINESS
- C1 CENTRAL BUSINESS
- C2 COMMUNITY BUSINESS
- C3 REGIONAL BUSINESS
- TRADITIONAL NEIGHBORHOOD REDEVELOPMENT
- I1 LIGHT INDUSTRIAL
- I2 HEAVY INDUSTRIAL

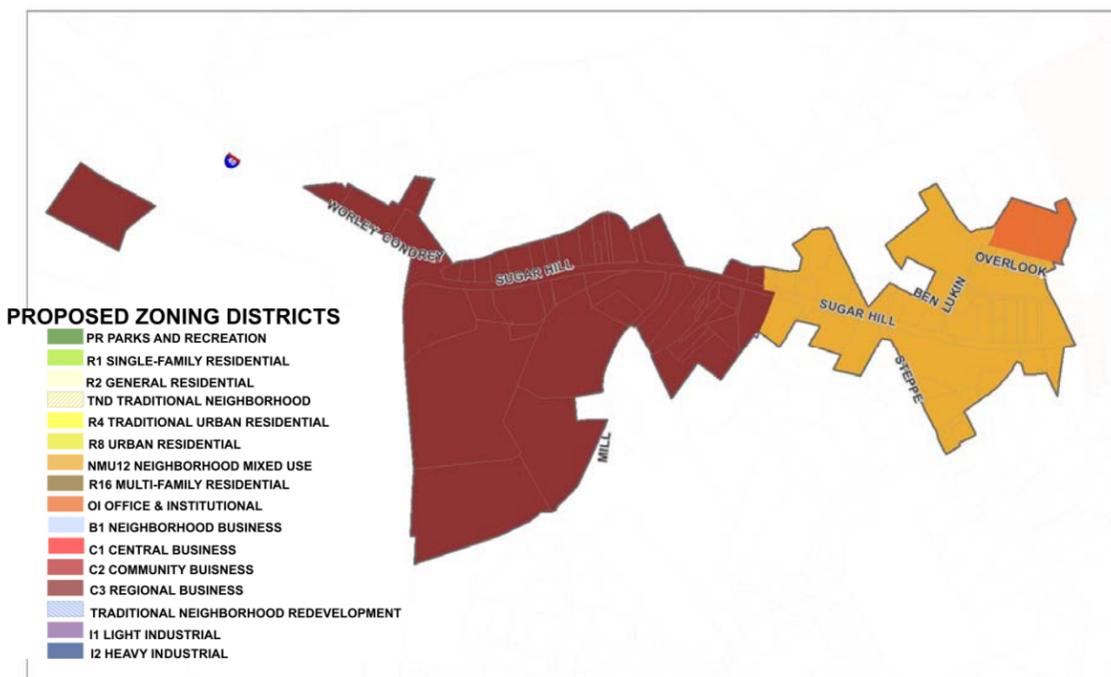


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SUGAR HILL ROAD CORRIDOR



- Single-Family detached
- Stand-Alone Store
- Resale Business
- Lumberyard/Building Materials
- Regional shopping center
- Auto Dealer
- Restaurant (Drive-Thru/Pick-up)
- Gasoline Station
- Grade School
- Church, Synagogue, Temple, Mosque
- School/Employee Transportation Facility
- Wastewater pump station
- Light industrial
- Assembly and Construction Type Plants
- Parking Lot
- Vacant



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GOALS, OBJECTIVES, & POLICIES: A ROADMAP TOWARDS A SUSTAINABLE FUTURE

As stated previously, the Plan is a road map for where the community would like to be in the future. This chapter provides guidance that if followed will help the community stay on the right course.

To ensure that Marion moves in the right direction, goals, objectives and policies (GOP) have been developed based on the ideas and concepts identified in the community visioning process. The purpose of the GOP is to help guide the City in its journey for achieving the community's long term vision. Each of the eight elements are arranged in order beginning with a stated goal, followed by a series of objectives and policies recommended for achieving that goal.

*A **GOAL** is a general statement by the community in which a particular final outcome is intended.*

*An **OBJECTIVE** is a sub-section of a goal that provides a measurable strategy for achieving the desired goal. It is not uncommon to have more than one objective in order to accomplish a goal.*

*A **POLICY** is an operational or administrative action relevant to completing the goal. It states the action and/or position that the City shall take to help achieve a specific goal.*

The GOP alone will not drive the plan to action. It will take continued public support and must represent the values and needs of the community. The GOP must be readily accepted and part of common understanding for the plan to be an effective tool for positive change and evolution. It shall require the fundamental principle of the Cognitive Criterion for Public Support:

“An effective policy must be popular if it is to stand the test of time and it must be popular for the right reasons, namely because it promotes the right long-term values in the minds of citizens, reinforced through the lived experience”

It is anticipated that a variety of initiatives will occur – some immediately, some in the next few years, and some in the longer term, in response to this Plan. A number of initiatives as indicated in this section are presently taking place or are beginning to occur as a result of the initial focus group meetings.

The framework for the GOP is developed around the overarching themes that were identified in the community visioning process. Each focus group identified priorities that the community would like to see planned for and/or accomplished within the planning horizon. The following is a list that complies that list into four main themes followed a detailed list from each focus group.

1. Develop sidewalks and bicycle lanes which promote health, provide alternative and more convenient transportation options, and connect neighborhoods with parks, schools, employment, goods, and services providing greater accessibility for all ages, abilities, and income levels.
2. Protect the unique and irreplaceable historical, cultural, and environmental resources located within the community and surrounding area that are enjoyed by residents, attract visitors, and generate economic development opportunities.
3. Place greater restrictions on mobile home development, which tend to drive down neighborhood property values; and place design standards on metal and modular building construction requiring the use of masonry materials and/or architectural designs standards to help create a more attractive building which maintains its appearance over a longer period of time helping to maintain the economic stability of the community.
4. Promote higher density residential development and infill development through adaptive reuse of vacant and underutilized buildings, nonconforming lots and structures, and other blighted areas to create a more inviting, walkable, and family-oriented urban environment that provides affordable homeownership opportunities, convenient access to employment, goods and services, and recreational activities.

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LAND USE

The City of Marion's geographic location has influenced its land use patterns overtime from the industrial boom to the development of the first zoning ordinance. A combination of natural amenities, low taxes, and convenient location makes Marion a desirable location to live, which in time has attracted a steady increase in residential growth in and around the community. As the City continues to grow special attention should be given to infill development; the stabilization of property values; the protection of environmentally-sensitive areas; transportation and its direct relationship to existing and future land use patterns; and new development standards that will create a more sustainable development pattern over time.

The first step in building a framework for this plan is to outline a pattern of land uses that will not only preserve the quality of life the community has come to enjoy, but also provide guidance for creating and maintaining livable and walkable neighborhoods, attractive and accessible shopping areas, conveniently located public services and spaces, productive centers of employment, and a network of natural areas and greenways tied together by the vitality generated from well-integrated uses and activities.

This section includes goals, objectives, and policies that set forth the pattern of land uses that the City envisions as continues to grow and change.

GOAL 1.1: Guide Future Growth and Land Use Development That Best Meets the Needs and Desires of the Community, and which Makes the Best and Most Efficient Use of Public Infrastructure, Facilities, and Resources to Ensure the Long-Term Sustainability of the Community.

Objective 1.1.1: Guide Growth and Development According to the Future Land Use Map. The Future Land Use Map (FLUM) identified herein establishes suitable areas for future land use, growth, and development.

Objective 1.1.2: Objective: Establish Future Land Use Designations. The future land use designations, as depicted on the Future Land Use Map, are established as defined within the Comprehensive Land Use Plan. They are not established to direct immediate and sweeping changes to the City's Zoning Districts, but rather to guide new development overtime that is logical and thoughtful to existing land uses, and which makes efficient use of public infrastructure and services.

Objective 1.1.3: Objective: Utilize the FLUM in Land Use Decisions: Use the FLUM as a guide for making land use and other planning decisions. The FLUM serves as the foundation for long-term desired outcomes, and while circumstances will occur that warrant deviations from the FLUM they should not be in such conflict that it undermines the overall vision set forth in the Plan.

Objective 1.1.4: Objective: Create a Mechanism for Amending the Future Land Use Map. Trends in land use development, population change, public policy, infrastructure and services shall serve as indicators of possible changes in land use needs. The City Planning & Development Department shall periodically evaluate the Future Land Use Map to determine if changes are necessary. Land use policy and regulations shall be refined as needed in order to remain responsive

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to evolving issues. Changes to the Future Land Use Map should not be amended based on individual need, but when it serves the greater good of the community.

Objective 1.1.5: Objective: Implement the Comprehensive Land Use Plan. Implement the Plan beginning with any necessary revisions to the Official Zoning District Map and the City's land development regulations to guide growth and development consistent to the Plan.

Objective 1.1.6: Objective: Utilize the FLUM for Public Infrastructure and Services Planning. The FLUM should be utilized for planning new infrastructure and services to ensure consistency and coordination between all state, regional, and local agencies and departments, including but not limited to:

- Comprehensive Transportation Plan
- Comprehensive Water and Sewer Plan
- Capital Improvement Plan
- Long-Range Plan for Police and Fire Services
- Hazard Mitigation Plan
- Parks & Recreation Master Plan
- Solid Waste Management Plan
- Economic Development Plan
- Watershed Protection Plans
- Neighborhood or Community Master Plans

Policy 1.1.7: Support Focused and Consolidated Land Use Development. The City shall support new development that is suitable in location and makes efficient use of land, avoids unnecessary traffic congestion, or places a strain on public facilities and services. It shall be the City's policy to evaluate the impact of proposed developments on the City's fiscal and operational ability to provide and maintain services and infrastructure necessary to support such development.

Goal 1.2: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses That Integrates Multiple Uses, Shortens and Reduces Automobile Trips, Promotes Pedestrian and Bicycling Accessibility, and Decreases Infrastructure and Housing Costs, and Discourage the Location and Design of Development That Creates a Pattern of Isolated and Disconnected Land Uses.

Objective 1.2.1: Expand the Number of Zoning Districts to Provide a More Harmonious Transition Between Residential and Non-Residential Uses. Existing zoning districts provide little transition between residential, commercial and other higher intensity land uses (greater noise, traffic, activity, etc.), which has contributed to lower residential property values, decrease in residential quality of life, and encroachment of incompatible land uses. The City shall evaluate existing land uses and modify existing zoning district designations that create a more harmonious transition between land uses.

Objective 1.2.2: Develop Standards for Integrating Mixed Uses in New and Established Areas of the Community. The Planning and Development Department shall review

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existing land development regulations and incorporate standards for a mixture of interdependent, compatible, and mutually supportive land uses that based on type, size, intensity, and scale create vitality and benefit the surrounding neighborhood and/or business area.

Objective 1.2.3: Develop Standards That Concentrate Land Uses for Greater Transportation Efficiency. Concentrate and mix commercial and residential activities and land uses around defined centers in order to create more diversity and synergy between uses, and that provide the public with greater ability and access to viable pedestrian and bicycle corridors, and which can support future transit service needs.

Policy 1.2.4: Support High-Density Infill Development and Adaptive Reuse of Vacant Buildings. The City shall support and seek opportunities to assist developers and property owners to refurbish older vacant buildings that have overtime become functionally obsolete and no longer support the original land use for which the building was established.

Policy 1.2.5: Work with Property Owners and Business Owners To Expand Mixed-Use Development to Improve Downtown Vitality. The City shall work with downtown property and business owners to help expand mixed-use development in existing buildings, encouraging upper floor residential and office land-uses and store-front businesses that in turn support downtown living such as food and goods retail, restaurants and other social gathering establishments, civic and cultural land uses, and other employment-related businesses.

Policy 1.2.6: Discourage Incompatible Development Contiguous to the City. The City shall work with McDowell Economic Development Association and other interested stakeholders for developing a standard review system for new projects within the County that are in need of City infrastructure and services in order to develop.

Goal 1.3: Enhance Marion’s Sense of Place by Improving Overall Appearance, Creating a Framework of Public Spaces, Parks, Greenway, Trails, and Other Areas That Connect to Every Corner of the Community, and Preserve the Cultural and Historical Aspects That Make Marion a Healthy and Vibrant Community in Which to Live, Work, and Play.

Objective 1.3.1: Create Guidelines That Will Help Shape the Physical Form of Development. The Planning & Development Department shall incorporate new standards that further help achieve a desired design of new construction and combined it with existing zoning controls to create a more predictable outcome of new development that is balanced, and in harmony with adjoining neighborhoods and business activity centers. Considerations for the following should be considered during the revision process:

- A. Reduction to the proportion of street frontages and rights-of-ways lined by parking lots, solid non-dimensional walls or facades, which gives the appearance of strip-shopping centers that have been discouraged since the adoption of the C-2 General Business District.

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- B. Increase street connectivity and discourage dead end streets, gated-residential development, and cul-de-sacs.
- C. Introduce non-homogenous standards for multi-family developments that promote healthy and safe family-oriented living.
- D. Create standards for conservation-based and cottage-style subdivision design to protect the natural environment and large open-space areas for social and recreational activity.

Objective 1.3.2: Use Public Spaces to Help Frame the City. Utilizing the FLUM identify opportunities for long-range planning that will expand upon the exiting greenway and trail system so that such system will extend into a citywide network of trails, parks, open space, and other public spaces for the community to enjoy, recreate, and live healthy active lifestyle.

Objective 1.3.3: Amend City Ordinances as Necessary to Improve Citywide Appearance. The City has existing ordinances that require properties to be maintained from junk, debris, and other trash, but limited regulations for the maintenance and upkeep of buildings and structures. The City shall review existing ordinances and identify opportunities for improving citywide appearance.

Policy 1.3.4: Make Public Spaces an Integral Part of the Land Use Patten. The City shall continue to enhance and protect the natural, cultural, and scenic areas including, parks, greenways, and other trails as critically important land uses and infrastructure that represent significant public and private investment that have become an integral part of the City's land use pattern.

Policy 1.3.5: Work With the Community to Enhance Citywide Appearance. The City shall continue to work with community and economic-based organizations, property owners, and other interested stakeholders to identify opportunities for and solutions to appearance challenges as a result of property abandonment, lack of property maintenance, and other areas of blight that continue to hurt the overall appearance and activity of adjacent business and neighborhood land uses.

Policy 1.3.6: Work with Stakeholders to Enhance And Protect Historic, Cultural, and Natural Resources. The City will support and work with stakeholders such as the Historic Marion Foundation, McDowell House Committee, McDowell Trails Association, and other key stakeholder organizations and individuals to enhance and protect Marion's historic, cultural, and natural resources.

Goal 1.4: Value Land Use Patterns and Decisions That Encourage Walking, Bicycling, and Public Transportation Use, and Help Make These Transportation Options Be a Safe and Convenient Choice for the Community.

Objective 1.4.1: Plan, Design, and Create Well-Structured Neighborhoods. The City shall help plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, health care, recreation, and other destinations.

HOUSING AND RESIDENTIAL NEIGHBORHOODS

The purpose of the housing goals, objectives and policies is to further the vitality and character of established residential neighborhoods, new residential neighborhoods, and a plan for moving forward to ensure that an adequate housing supply is available to meet both the existing and forecasted housing demand. In the previous chapter, the Plan includes an inventory and analysis of the local housing stock and information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. This section identifies ways to promote the development of new housing and maintenance or rehabilitation of existing housing and recommendations for providing a range of housing choices that meet the needs of the residents of the municipality, while maintaining and enhancing residential quality of life.

Goal 2.1: Protect and Enhance the Quality of Life of Residential Neighborhoods from Incompatible Development That Either By Design or Land Use Have or Have the Potential To Be Unsafe or Disruptive to Residential Living and Harmful to Property Values.

Objective 2.1.1: Plan and Design for Residential Quality. The Planning and Development Department shall evaluate and amend new regulations for design and land use that ensure the stability, compatibility, and defining qualities of residential neighborhoods.

Objective 2.1.2: Establish an Appropriate Mix of Housing Types and Densities in Residential Neighborhoods. Establish an appropriate mix of housing types that provide property owners and developers with the opportunity to quickly respond to shifting housing markets in response to changing demographics and socioeconomic characteristics, lifestyle choices, and market conditions while maintaining and enhancing existing quality of life standards.

Objective 2.1.3: Provide Incentives for Quality Design and Development. The City shall develop incentives to encourage property owners and developers to construct projects that will enhance existing residential areas.

Policy 2.1.4: Encourage Active-Living Senior Housing Projects. Marion and the surrounding community, like many places, has a growing senior demographic that will become increasingly more dependent on both medical and public services, as well as access to those services. Senior housing developments can allow Marion's population to 'age in place' and shall be encouraged by the City.

Policy 2.1.5: Support the Preservation and Protection of Historic Mill Villages. The City's historic mill villages represent some of the most well-designed and vibrant neighborhoods within the community. In addition to their historic value, property values have remained stable unlike other neighborhoods and offer first-time home buyers, retirees, and young family's opportunities in home-ownership due to size and reasonable value. The City shall support and encourage property owners within the mill villages to protect their neighborhoods, which can include designation as a historic district to gain access to tax credits for maintenance and repair.

Policy 2.1.6: Support Live-Work, Loft Units, Upper Floor Condominiums and Apartments Within the Downtown. Downtown has struggled to maintain long-term vitality. Existing development and design offers unique opportunities for an urban residential lifestyle within a small-town setting. Current zoning regulations allow for upper-floor residential land uses. The City shall continue to encourage upper-floor residential housing as a means to help support the long-term economic vitality of the downtown area.

Goal 2.2: Reverse the Slow Decline of Residential Properties to Help Improve the Overall Health of Neighborhoods.

Objective 2.2.1: Improve Substandard Housing Stock to Provide Safe and Decent Living Conditions while Improving Neighborhood Vitality. The City shall use data from the housing and neighborhood inventory within the Plan to identify areas where active abatement and enforcement of dilapidated and blighted homes and structures should take place, and identify opportunities to revitalize those areas with appropriate new housing types that increases the vitality of the neighborhood, enhances property values, and improves residential quality of life.

Objective 2.2.2: Create Walkable and Bikeable Neighborhoods To Promote a More Healthy and Active Lifestyle. The Planning and Development Department shall review and amend zoning and subdivision regulations as necessary to encourage neighborhood design that creates a walkable and bikeable environment for residents to pursue a healthy and active lifestyle.

Objective 2.2.3: Establish A Program or Citizen Guide For Neighborhood-Level Planning. The City will establish a program or guide for neighborhood-level planning, and work with interested residents to help identify opportunities and solutions to overcome challenges specific to their residential area.

Policy 2.2.4: Turn City-Owned Properties into Neighborhood Assets. It shall be the City's policy to work with housing agencies and other advocates to redevelop vacant and/or once blighted properties that are in city possession so that they can be reestablished as opportunities for equitable home ownership, community common areas, parks, greenways, or other neighborhood enhancement.

Policy 2.2.5: Support Programs That Encourage Active Living. The City shall support and work with health advocates to help promote a culture of active living within the community and support program efforts to reduce chronic health disease and make Marion a more active and healthy community.

Policy 2.2.6: Improve the Safety and Pride of Existing and Future Neighborhoods by Encouraging Neighborhood Associations. To help the City identify and solve public health and safety problems and identify other opportunities to enhance residential areas, Neighborhoods shall be encouraged to work together to make positive changes that improve their overall quality of residential life.

Goal 2.3: Encourage the Development and Redevelopment of Decent and Affordable Housing for Present and Future Populations while Preserving Existing Residential Neighborhoods and Protect Residential Quality of Life, and Discourage the Installation and Replacement of Single-Wide Mobile Homes.

Objective 2.3.1: Encourage the Construction of Diverse, Affordable, and Decent Housing Options Throughout the Community.

Building permit trends indicate that mobile homes account for a majority of new affordable housing being established within the City for both owner-occupied and renter-occupied residents. This trend has hurt residential property values, and had a negative impact on many residential neighborhoods. The Planning and Development Department shall amend the City Code as necessary to protect neighborhood property values by prohibiting residential development that harms property values, including but not limited to the installation and/or replacement of single-wide mobile homes, and shall make recommendations for alternative site and building designs that will allow for diverse and affordable housing options.

Objective 2.3.2: Encourage Quality Infill Development by Creating Regulations for “Cottage-Style” Townhome Development, Conservation-Based Development, and Multi-Family Attached and Detached Housing.

The City has zoning and subdivision regulations in place for traditional single-family home development, but few regulations in place for attached, semi-attached, and non-traditional detached housing such as “cottage-style” and “conservation-based” development. These types of developments require special approval and longer review periods, which creates a disincentive to smaller site-built affordable housing projects. The Planning and Development Department shall amend the city code to allow for small-scale attached and detached residential development projects that will encourage more diverse and affordable housing options within the City.

Policy 2.3.3: Support Housing Advocates and Organizations That Help to Enhance Housing Conditions and Access to Diverse Housing Options.

Work with local, regional, and state housing advocates and organizations to develop and identify specific housing needs, programs, and incentives for workforce and “starter-home” housing, as well as improve overall access to diverse housing options.

Policy 2.3.4: Work with Developers and Property Owners to Provide Safe and Adequate Housing.

The City shall work with property owners and developers encouraging them to more actively preserve existing neighborhoods by maintaining and enhancing their properties, and encourage quality design of future developments in a manner, which promotes neighborhood settings, aesthetics, and community cohesiveness.

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TRANSPORTATION

The City of Marion envisions a transportation system that encourages healthy, active living; promotes transportation options and independent mobility; increases community safety and access to healthy food; reduces environmental impact; mitigates climate change, and supports greater social interaction and community identity by providing safe and convenient travel along and across streets through a comprehensive, integrated transportation network for pedestrians, bicyclists, public transit, motor vehicle drivers, passenger and freight rail, and people, of all ages and abilities, including youth, families, older adults, and individuals with disabilities.

Goal 3.1: Plan and Develop a Safe and Efficient Transportation System That Allows for Efficient Travel Through and Around the Community.

Objective 3.1.1: Consider the Type, Size, and Level of Service (LOS) Needed for New Developments and the Impact It Will Have on the Existing Transportation System.

Roadway infrastructure improvements and routine maintenance require significant public investment. Those costs increase when new or expanded roadways are needed to accommodate new land use development. The City, through the development review process, shall give greater consideration for the needs of medium and large scale development projects to ensure that the existing roadway system has the capacity to carry additional traffic loads, and that all roadway improvements are designed and constructed in an efficient manner in an effort to avoid higher long-term costs.

Objective 3.1.2: Develop a Transportation Inventory and Future Facilities Plan to Identify Opportunities for Greater Connectivity and Traffic Flow within the City.

The City does not have a future facilities plan for local streets, and in some cases platted streets and alleys have never been opened, or were developed in areas other than that identified on the original plat. The City should inventory and plan for future transportation needs to provide, to the greatest extent possible, a transportation network that improves connectivity and efficiency.

Policy 3.1.3: Improve the Aesthetic Appearance of Transportation Corridors by Incorporating Landscaping into Future Projects.

The City shall consider where feasible to include tree lawns, landscaped islands, and other landscape treatments when design new streets or retrofitting existing streets to improve the overall all aesthetics of the roadway network and community appearance.

Goal 3.2: Provide Safe and Comfortable Routes for Walking, Bicycling, Public Transportation to Increase Use of These Modes of Transportation, Enable Convenient and Active Travel as Part of Daily Activities, Reduce Pollution, and Meet the Needs of All Users, including Children, Families, Older Adults, and People with Disabilities.

Objective 3.2.1: Develop a Citywide Multi-Use Trail System. Continue working on a multi-use trail system that has both internal and regional connectivity and that focuses on:

- A. Collaboration with other communities in order to create a regional trail system.

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- B. Plans for a citywide trail network, and
- C. Fills in incomplete trail linkages.

Objective 3.2.2: Adopt the City of Marion Safe Routes to School Action Plan. Adopt the City of Marion Safe Routes to School Plan, implementing its recommendations and utilizing it as a guide to plan future SRTS projects as service and need grow.

Objective 3.2.3: Continue to Construct Sidewalks in Areas of the Community That Lack Adequate and Safe Pedestrian Facilities. Build upon the Safe Routes to School Plan for planning future sidewalk improvements and extension as well as off-street trails and greenways where other pedestrian treatments are not feasible.

Objective 3.2.4: Develop a Comprehensive Bicycle and Pedestrian Plan. Develop a long-term plan for a bicycle and pedestrian network that meets the needs of users, including pedestrians, bicyclists people of all ages and abilities, including children, families, older adults, and individuals with disabilities.

Objective 3.2.5: Incorporate Complete Street Principles in New and Retrofitted Street Projects. The City where feasible shall integrate complete streets infrastructure and design features into new and retrofitted street design and construction to create safe and inviting environments for all users and ability levels to walk, bicycle, and use public transportation.

Policy 3.2.6: Consider Pedestrian, Bicyclist, and Public Transportation of All Users and Ability Levels as Part of the Transportation Network. In planning, designing, and constructing complete streets the City shall make every reasonable effort to:

- A. Include infrastructure that promotes a safe means of travel for all users along the right-of-way, such as sidewalks, shared-use paths, bicycle lanes, and paved shoulders.
- B. Include infrastructure that facilitates safe crossing of the right-of-way, such as accessible curb ramps, crosswalks, refuge islands, and pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of all ages.
- C. Ensure that sidewalks, crosswalks, public transportation, stops and facilities, and other aspects of the transportation right-of-way are compliant with the American with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others.
- D. Prioritize incorporation of street design features and techniques that promotes safe and comfortable travel be pedestrians, bicyclists, and public transportation riders, such as traffic-calming circles, narrow vehicle lanes, raised and/or landscaped medians, bulbouts, road diets, physical buffers and separations between vehicular traffic and other users.
- E. Ensure use of additional features that improve the comfort and safety of users:
 - 1. Include public safety officer in design review to identify potential crime risks and design strategies to prevent crime based on Crime Prevention Through Environmental Design (CPTED) standards.
 - 2. Provide pedestrian-oriented signs, pedestrian-scale lighting, benches and other street furniture, bicycle parking facilities.

3. Encourage street trees, landscaping, and planting strips, including native plants where possible, in order to buffer traffic noise and protect and shade pedestrians and bicyclists.
4. Reduce surface water runoff by reducing the amount of impervious surfaces on streets.

Policy 3.2.7: Make Every Effort to Incorporate Infrastructure That Improves Transportation Options for All Users. In all street projects, make every effort to include infrastructure that improves transportation options for pedestrians, bicyclists, and public transportation systems for all ages and abilities.

- A. Ensure that this infrastructure is included in planning, design, approval, construction, operations, and maintenance phases of street projects.
- B. Incorporate this infrastructure into all construction, reconstruction, retrofit, maintenance, alteration, and repair of streets, bridges, and other portions of the transportation network.
- C. Incorporate multimodal improvements into pavement resurfacing, restriping, and signalization operations where safety and convenience of users can be improved within the scope of work.
- D. Develop a system and set of guidelines for design and incorporation of such infrastructure into construction and reconstruction of private streets.
- E. Allow exclusion of such infrastructure from street projects only upon approval by City Manager, Streets Committee, or North Carolina Department of Transportation and only where documentation and supporting data indicate one of the following bases for the exemption:
 1. Use by nonmotorized users is prohibited by law.
 2. The cost would be excessively disproportionate to the need or probable future use over the long term;
 3. Significant adverse environmental impacts outweigh the positive effects of the infrastructure.
 4. There is an absence of current and future need, or
 5. Inclusion of such infrastructure would be unreasonable or inappropriate in light of the scope of the project.

Policy 3.2.8: Develop Policies and Tools to Improve Complete Streets Practices.

- A. Develop a pedestrian crossings policy, addressing matters such as where to place crosswalks and when to use enhanced crossing treatments.
- B. Develop policies to improve the safety of crossings and travel in the vicinity of schools and parks.
- C. Develop a checklist for the City of Marion's development and redevelopment projects, to ensure the inclusion of infrastructure providing for safe travel for all users and enhance project outcomes and community impact.

Policy 3.2.9: Support Initiatives for Expanded Public Transportation Service. Support efforts to enhance and expand public transportation service to a broader group of users throughout the City of Marion and surrounding area; encourage the development of a public transportation

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system that increase personal mobility and travel choices, conserves energy resources, preserves air quality, and foster economic growth.

Policy 3.2.10: Continue to Seek Funding Sources to Implement Complete Streets Projects. Identify additional funding streams and implementation strategies to retrofit existing streets to make infrastructure improvements that will benefit all users.

Goal 3.3: Make Complete Streets Practices a Routine Part of the City of Marion's Everyday Operations.

Objective 3.3.1: Develop Street Standards and Design Manual. Develop street standards and design manual to add cross-section templates and design treatment details, to ensure that standards support and do not impede complete streets policies; coordinate with related policy documents such as the City of Marion Comprehensive Transportation Plan, Safe Routes To School Action Plan, and/or Downtown Streetscape Plan.

Objective 3.3.2: Revise City Ordinances and Policies That are in Conflict with Complete Streets Principles. As necessary, restructure and revise zoning and subdivision codes and other plans, laws, procedures, rules, regulations, policies, guidelines, programs, design manuals, templates, or any other similar documents, in order to integrate, accommodate, and balance the needs of all users in all street projects on public and private streets.

Objective 3.3.3: Train Appropriate Personnel on Complete Streets Principles. Make training available to planning and public works personnel and city contractors on the importance of complete streets and on the implementation and integration of multimodal infrastructure and techniques.

Policy 3.3.4: Encourage Coordination Among Agencies to Prioritize and Implement Projects. Encourage coordination among agencies and departments to develop joint prioritization, planning, and implementation of street improvement projects and programs.

Policy 3.3.5: Support State Initiatives That Look Beyond Level of Service (LOS) Standards to Prioritize Street Improvements. Encourage and support efforts by NCDOT to replace automobile level of service (LOS) as a dominant determination with multimodal level-of-service assessment criteria.

Policy 3.3.6: Collaborate with Others to Integrate Complete Streets into Regional Transportation Planning. Work in collaboration with NCDOT, NCDENR, IPRC, McDowell County Government, and other agencies to integrate bicycle, pedestrian, and public transportation facility planning into regional and local transportation planning programs and agencies to encourage connectivity between jurisdictions.

Policy 3.3.7: Continue to Encourage and Support Public Involvement in the Planning, Prioritization, and Implementation Process. Continue to encourage and support public involvement in the planning process to ensure opportunities for local advocates to share information on community needs, and partner with the McDowell Health Department, McDowell Trails Association, and other agencies and organizations who have a vested interest in projects that strengthen their own mission and goals.

Goal 3.4: Encourage Alternative Forms Transportation by Fostering a Safe Environment For Pedestrians, Cyclists, and Public Transportation Users By Promoting Transportation Safety.

Objective 3.4.1: Identify Safety Issues and Solutions to Make Pedestrian and Bicycle Travel Safer. Identify safety issues and improvements that would make bicycle and pedestrian travel safer along major bicycling and walking routes and add them to the appropriate agency's improvement schedule.

Policy 3.4.2: Encourage Transportation Safety and Education. Encourage McDowell Schools, McDowell Senior Center, YMCA, McDowell Hospital, McDowell Trails Association, public safety agencies, or any other agencies or advocacy groups to provide community education about safe travel for pedestrians, bicyclists, public transportation riders, and others.

Policy 3.4.3: Discourage Development That Impedes Walking and Bicycle Safety in Residential Areas. Discourage development design that impedes walking and bicycling in neighborhoods and near schools and parks.

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ECONOMIC DEVELOPEMENT

While the community has had its share of economic hurdles, Marion does have a growing economy that continues to diversify and strengthen. This section provides guidance on the areas of economic development that the City should continue to foster, as well as actions that the City can take, in partnership with local economic development organizations, to build upon recent success and ensure a healthy and economically prosperous future.

Goal 4.1: Promote and Encourage Increased Diversity of Employment and Business Opportunities, Promote Access to Education and Training, Expand Entrepreneurial Opportunities, and Promote the Establishment of Retail/Service-Oriented Businesses Closer to Residential Neighborhoods Providing Synergy and Vitality Between Both the Business and the Neighborhoods They Serve.

Objective 4.1.1: Develop an Economic Development Master Plan. Work with partner organizations to develop an economic master plan that utilizes the existing retail market analysis completed in 2008 to evaluate the existing local economy, identify and articulate comparative advantages, and evaluate Marion's strengths and weaknesses in engaging in diverse economic sectors.

Objective 4.1.2: Create a Market Assessment Summary To Market Marion and Attract New Corporate Business. Work with partner organizations to develop a market assessment summary report to utilize as a tool to attract new businesses in sectors with growth potential identified in the market analysis and economic development plan, as well as sectors of growth with linkages to existing businesses within the region.

Objective 4.1.3: Streamline The Development Review Process For Vacant or Underutilized Commercial Properties. The Planning and Development Department shall look for opportunities and implement a program that establishes flexible development standards and streamlined review process for vacant and/or functionally obsolete properties that under current regulations discourage or prevent adaptive reuse or redevelopment.

Policy 4.1.4: Offer Commercial and Industrial Development Incentives to Attract New Businesses. Continue to work with partner organizations to offer commercial and industrial development incentives such as land grants, tax rebates, and tax increment financing, and seek out new strategies that provide incentives as they may become available.

Policy 4.1.5: Strengthen Economic Competitiveness Regionally and Statewide. Continue to work with MEDA, McDowell Technical Community College, MBA, and Chamber of Commerce, Advantage West, NC Rural Center, and State Department of Commerce to strengthen economic competitiveness in the state and region.

Policy 4.1.6: Prepare a Well-Educated Work Force to Meet Evolving Business Needs. Support and encourage partner organizations that provide consulting, business development, as well as management and workforce training programs to develop a well-educated and skilled workforce sought by expanding businesses and industries.

Policy 4.1.7: Support Primary and Secondary Schools in Their Efforts to Provide High Quality Education. Support and encourage quality primary and secondary education, and recognize that access to quality education is a critical component to attracting future employers and employees who care about their children's education.

Policy 4.1.8: Encourage Improvements to and Expansion of Workforce Housing Stock. Recognize that current and future workforce housing availability and needs is a critical component of Marion's overall economic development strategy.

Policy 4.1.9: Support Efforts to Establish Commercial Incubators to Foster New Business Growth. Support the efforts of interested economic organizations and other stakeholders to establish, operate, and manage a small business incubator to foster and nurture new small business startups, providing the mentoring, synergy, cost-saving support needed to become a long-term success.

Goal 4.2: Promote the Stabilization, Retention, and Expansion of Existing Businesses; and Foster An Environment Conducive To Their Growth and the Employment Opportunities Created From That Support.

Objective 4.2.1: Support Marion Business Association and Their Efforts to Promote Economic Development in Marion. The City shall continue to fund and coordinate economic development programs and support services with the Marion Business Association building on the successes achieved since the organization's creation, and continue to encourage efforts that have been successful including but not limited to:

- A. Surveying local businesses periodically to determine plans for changes or expansions, and attitudes towards current government policies;
- B. Business roundtables and breakfasts as an opportunity to learn from others success and failures, and to network with other business members in the community;
- C. Regular personal visits to businesses to offer economic development services;
- D. Publications and marketing materials that help support local businesses;
- E. Active involvement and coordination with other economic agencies and organizations to promote local businesses; and
- F. Including business owners on the board and advisory committees to discuss, recommend, and implement economic initiatives that help local commerce.

Objective 4.2.2: Create Greater Economic Vitality Along Smaller Corridors That Serve as Collectors Between Neighborhoods. Smaller corridors serving as residential collectors offer the greatest potential for businesses that focus on goods and services that support daily lifestyle needs. Encouraging such land uses to locate in close proximity to residential areas provides greater access and convenience for residents who are in turn more likely to patron those businesses. The Planning and Development Department shall amend regulations as necessary to promote more economic activity along smaller mixed-use corridors and residential collectors.

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Objective 4.2.3: Study the Feasibility and Logistics of Developing a Revolving Loan Fund. The City shall work with the MBA and other interested stakeholders to determine the feasibility of a revolving loan fund, if found to be a feasible opportunity, the City shall work with MBA and others to establish such a program.

Policy 4.2.4: Make Business Retention and Attraction a Priority. City shall continue to work with MBA and other agencies to develop and provide economic development incentives to locally-owned businesses to help them grow and expand.

Policy 4.2.5: Be Responsive to the Needs of Businesses. The City shall always be responsive to the business community and work with business owners to overcome challenges that the government can help to rectify.

Policy 4.2.6: Encourage The Use of New Technologies to Expand Market Base. City shall support efforts by the MBA and McDowell Technical Community College to develop programs to train and assist small businesses to utilize new technologies to expand their market base beyond the Marion market.

Goal 4.3: Promote and Market Marion’s Strengths and Assets That Contribute to the Quality of Life, That While Sometimes Are Intangible In Terms of Direct Economic Benefit, Make the Community an Attractive Place to Live, Work, and Do Business.

Objective 4.3.1: Continue to Revitalize Downtown Marion into the Most Vibrant Commercial Activity Center in the City. The City shall continue to work with MBA and other partnering organizations to foster revitalization and redevelopment on Main Street and downtown Marion in order to make it livable, walkable, and the most vibrant commercial activity center in Marion.

Objective 4.3.2: Initiate a Marketing Campaign That Promotes Marion as a Destination. Work with the Marion Tourism Authority or other marketing agency to develop a promotional campaign for Marion that focuses on quality of life, recreational and cultural opportunity, and unique points of interest that set it apart from other destinations in Western North Carolina. Utilize materials developed for not only tourism-based marketing but as a business and industrial recruitment tool.

Policy 4.3.3: Support Locally-Owned Businesses to Enhance The Community’s Unique Sense of Place. The City shall work with MBA and other organizations in retaining community character by encouraging and supporting the development of new locally-owned businesses and helping existing locally-owned businesses grow and expand.

Policy 4.3.4: Marion’s Historic, Cultural, Recreational, and Natural Resources Are Its Greatest Economic Recruitment Assets. The City recognizes that it’s historic, cultural, recreational, and natural resources are its greatest economic assets and will continue to enhance and protect them from incompatible land use development practices so that they can continue to be used as one of the most lucrative tools in attracting new business and employment to the community.

Policy 4.3.5: Make Visitors Feel Welcome and Invited While Visiting Marion. The city shall continue to support the Chamber of Commerce as the main welcome center, while also ensuring visitor information is available after hours at other convenient locations such as Downtown Marion, and other key destinations throughout the community.

Policy 4.3.6: Promote and Market Marion to Potential Business, Industry, Tourism-Related Interests on the Internet. Online marketing is one of the easiest and most cost effective means of marketing a community, and for better or worse, it provides outside interests with a first impression of the community. The City shall maintain an up-to-date and attractive web presence to help make a positive and inviting introduction for new business and visitor interests to enjoy.

Policy 4.3.7: Support Marion's Local Farmers Market and Promote the Economic Benefit It Provides to Area Farmers. Work with MBA and Appalachian Sustainable Agriculture Project (ASAP) to help create and expand local food markets that promote Marion's local agricultural heritage, gives residents, businesses, and visitors access to fresh, healthy food, and keeps farms in production.

Policy 4.3.8: Continue To Be Actively Involved In Programs and Initiatives Sponsored by the Blue Ridge National Heritage Area. The Blue Ridge National Heritage Area (BRNHA) sets Western North Carolina apart from the rest of the world, and as a federally funded National Park Service Program it promotes Western North Carolina as a regional destination and has been successful in attracting hundreds of thousands of visitors to the mountains each year. The City shall continue to be actively involved in program and initiatives sponsored by the BRNHA.

Policy 4.3.9: Continue to Improve the City's Way-Finding Signage Program to Assist Visitors in Navigating the Community. The City has a successful way-finding signage program, and shall continue to seek opportunities to expand the program to assist visitors with navigating the community and promoting destinations to visit.

INFRASTRUCTURE & PUBLIC SERVICES

The City's infrastructure and public services provide the backbone for economic commerce and residential living in the community. Without adequate infrastructure, the quality of life in the city is reduced. To attract new businesses and maintain a quality of life that residents enjoy and have come to depend on, it is the City's responsibility to maintain quality of the infrastructure and services provided, and bring those systems up-to-date to meet future growth and development. Overall, the City's public utilities are meeting the current demands of the community. However, as is indicated in the Plan, meeting future needs will require planning and financial investment. New services will also be required as the City continues to grow, therefore planning ahead for infrastructure and services will be essential to ensure that the City has the resources to manage those additional services as required by state and federal law.

Goal 5.1: Continue to Provide and Maintain the Quality of Public Infrastructure and Services That the Public Has Come to Enjoy and Depend On from the City.

Policy 5.1.1: Continue to Provide Adequate Public Infrastructure and Services to the Community. Continue to work to ensure that Marion residents have access to adequate public infrastructure and services, and strive to maintain the quality of service currently provided as the community continues to grow and develop.

Policy 5.1.2: Maintain Policy Requiring New Development to Connect to Water and Sewer System. Require that the installation of infrastructure as occurs concurrently with new development.

Policy 5.1.3: Implement New Programs, Policies, and Standards as Required By State and Federal Agencies. From time to time, state and/or federal agencies amend regulations or implement policies and/or programs that public utilities and service providers are required to implement. The City shall implement new programs, policies, regulations, and other standards as required to remain in compliance with state and federal agencies.

Goal 5.2: Ensure That the Community Has a Safe, Potable Water Supply and an Adequate System of Distribution including Water Towers, Retention Wells, and Service Lines.

Objective 5.2.1: Make Upgrades as Needed to the Water Treatment Plant. Study the need for updates to the existing water treatment plant to ensure safe and adequate water supply is maintained.

Objective 5.2.2: Maintain a Safe and Adequate Water Supply. Evaluate the future adequacy of Marion's water supply and identify opportunities for off-stream impoundments for the development of emergency water intake on the Catawba River for the use in drought conditions or other warranted event.

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Objective 5.2.3: Loop Water Service Lines to Provide Maximum Service. The City shall continue to look for opportunities to loop the water line system where feasible to ensure maximum service coverage at all times.

Objective 5.2.4: Maintain and Improve Water Pressure as Needed for Optimal Operating Conditions. Replace outdated and/or undersized existing water lines, as is appropriate, striving to maintain normal working pressure of between 50 and 60 psi, and no less than 35 psi and no greater than 100 psi under normal operating conditions.

Policy 5.2.5: Investigate the Cause Water Pressure Problems and Correct Any Problems That Are Found. If water pressures of below 35 psi or 100 psi are found within the system the City shall evaluate the condition and make recommendation for improvements that bring psi to acceptable operating levels to avoid contamination or leakage.

Policy 5.2.6: Provide Potable Water That Has Been Treated and Regularly Tested. Protect the health of residents by providing a safe water supply through the treatment and regular testing of water before distribution to the community.

Policy 5.2.7: Improve the City's Fire Rating by Providing Adequate Water Supply. Maintain, if not improve, the City's fire rating that is in part affected by the quality and quantity of the water service available in the community.

Policy 5.2.8: Maintain the City's Policy for Only Allowing the Use of Alternative Water Systems Under Special and Limited Circumstances. Continue to support the policy that allows the City to evaluate the feasibility of using a private well on a case-by-case basis. In addition, the policy should establish a procedure for the proper abandonment of an unused well.

Goal 5.3: Ensure That Residents Have an Adequate Sanitary Sewer System Including Treatment Facility, Lift Stations, and Collection Systems.

Policy 5.3.1: Treat Waste Water In Accordance with State and Federal Guidelines. Protect public health by treating sewage in accordance with Federal and State guidelines before releasing it back into Corpening Creek.

Policy 5.3.2: Maintain Adequate Capacity to Support Needs of Current and Future Users. The City shall maintain a waste treatment system has adequate capacity to support the existing community as well as any new development that may be proposed.

Policy 5.3.3: Maintain the City's Policy for Only Allowing the Use of Septic Systems When It Can Be Reasonably Justified. The City shall maintain its policy for only allowing the use of private septic systems on a limited and justifiable basis. In addition, the policy should establish a procedure for the proper abandonment of an unused or abandoned system.

Policy 5.3.4: Replace Outdated and/or Undersized Sewer Lines to Maintain Adequate Service. The City shall replace outdated and/or undersized existing sewer lines as needed to maintain existing quality of service, or as needed to accommodate expanding needs.

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Policy 5.3.5: Reduce Level of Storm Water Entering the Waste Treatment System to Improve System Efficiency. The City shall eliminate to the greatest extent possible the infiltration of storm water entering the waste treatment system, which becomes a financial and operational burden.

Goal 5.4: Maintain a Clean and Safe Community by Providing Adequate Solid Waste Services to Meet Existing and Future Needs.

Objective 5.4.1: Work With McDowell County to Update the Countywide Solid Waste Management Plan. The City Solid Waste Department shall work closely with McDowell County to update the County-Wide Solid Waste Management Plan as is required every three years in accordance with N.C. General Statute 130A-309.09A.

Objective 5.4.2: Expand the City's Recycling Program. Increase the number of recycling locations within the City by providing additional recycling collection points at all public parks and other city-owned facilities, and encourage the implementation of private recycling programs and activities.

Policy 5.4.3: Provide Solid Waste Services to All Members of the Community. The City shall continue to provide disposal capacity, waste collection services, and waste reduction programs to all members of the community at an equitable price.

Policy 5.4.4: Reduce the Improper Disposal of Waste and Expand Waste Reduction Opportunities. The City shall continue to implement cost effective waste reduction programs that are convenient and accessible to the public in an effort reduce improper disposal of waste.

Policy 5.4.5: Continue to Educate the Importance of Recycling. The City shall continue to work with McDowell County and Keep McDowell Beautiful to help educate the public on the benefits of recycling, and opportunities available to keep Marion a clean and safe community.

Goal 5.5: Continue to Provide the Most Professional Level of Public Safety Service to the Community to Maintain the Quality of Life, Public Safety, and Protection That the Community Depends On.

Objective 5.5.1: Maintain a Current Emergency Operations and Hazard Mitigation Plan. The City shall review and update the City's Emergency Operations and Hazard Mitigation Plans, as necessary, to respond to physical growth and change within the community, and work with county and regional public safety agencies to prepare and strengthen response to natural disasters and other hazardous events.

Objective 5.5.2: Evaluate Current Training, Equipment, and Facility Needs and Establish Plan For Timely Improvements and Upgrades. The City currently provides equipment, training, and facilities for public safety personnel and volunteers so that they are prepared and equipped to respond to any public safety situation. To maintain the safety of personnel, volunteers, and the public, the City shall as needed, evaluate current training, equipment, and training facility needs, and establish a plan for improvements and upgrades to provide the most professional service to the community.

Objective 5.5.3: Study the Need for Public Safety Substations and Establish a Plan for Adding Substations to Respond to Community Growth and Development. The City has doubled in size over the past ten years. As growth continues, it will necessitate the need to establish substations in additional areas of the community to provide adequate response to public safety needs. The City shall evaluate the existing need by determining thresholds that reduce sufficient ratings and overall response to public safety needs, and establish a plan for new substations.

Objective 5.5.4: Improve Fire Hydrant Visibility: The City shall, through interdepartmental coordination, paint fire hydrant caps with high-visibility reflective paint to increase visibility to assist in locating hydrants in the dark or under low visibility conditions and to increase overall response time.

Policy 5.5.5: Recruit Well-Qualified Public Safety Personnel and Volunteers. The City shall continue to actively recruit and maintain highly skilled and trained police and fire personnel and volunteers to provide the best quality and professional service to the public.

Policy 5.5.6: Continue to Ensure That Marion is a Safe Community by Meeting or Exceeding Recognized Standards for Public Safety. City Public Safety Departments shall strive to meet and exceed recognized and professional standards in their respective fields through professional certifications and above average rating achievements.

Policy 5.5.7: Maximize Visibility By Optimizing Patrol Deployment. The City shall continue to maximize visibility within the community by having routine uniform patrol within residential neighborhoods, and strengthen visibility through routine evaluation of public safety data and statistics.

Goal 5.6: Improve Energy Conservation and Make Efficient Use of Other Utilities to Preserve Resources and Reduce Operational Costs, and Encourage the Community To Do the Same.

Policy 5.6.1: Maintain Close Partnerships with Utility Providers. The City shall continue to work with utility providers, including Duke Energy, Frontier, Charter, and other service providers to ensure that residents of the community have access to good quality services.

Policy 5.6.2: Coordinate with Utilities when Land Development Activity Occurs. The City shall continue to work cooperatively and communicate openly with utility providers regarding land use development so that services can be provided in an orderly and timely manner to meet the potential utility and energy needs.

Policy 5.6.3: Encourage the Use of Clean Energy Initiatives. Encourage utility providers as well as private development interests to consider clean energy initiatives, increase energy efficiencies through better design and operation, and when feasible install more efficient technologies, such as solar, geothermal, and/or wind energy to increase efficiency, protect the environment, and reduce consumer costs.

Policy 5.6.4: Encourage Utility Providers to Enhance Services. Encourage utility providers to explore ventures that would enhance services to their customers.

PARKS & RECREATION

Being located in a region full of national parks, forests, lakes, and rivers is one the City's greatest assets. Those who enjoy being outdoors have access to a variety of settings suitable for either land-based or water-based recreation. The City has also been very active in building parks in residential neighborhoods and establishing greenways and other trails linking residential areas to parks, schools, and commercial areas. Within Marion's parks a variety of facilities can be found such as fitness trails, basketball and tennis courts, splash pad, and Frisbee golf. This section provides guidance on new facilities that will build upon the existing parks and recreation system and link these assets together through a network of greenways and other trails.

Goal 6.1: Provide a Balanced Recreation and Open Space System That Meets the Needs of the Community That is Efficient to Administer and Maintain.

Objective 6.1.1: Maintain a Parks, Recreation and Open Space Designation. The City of Marion shall identify public park sites, recreation facilities and open space on the City's Official Zoning Map and FLUM. The Recreation and Open Space (RO) zoning and land use designation is intended to accommodate existing public parks and recreation facilities, and open space systems. The City shall designate such areas based on the development of new or expanded parks and recreation systems and dedicated open space to help identify current service areas and future needs

Objective 6.1.2: Update the Parks and Recreation Master Plan Every Five Years. The City of Marion shall review the need for new or enhanced recreation and open space sites and facilities predicated on data, standards and policies, and update the Parks and Recreation Plan as needed to ensure that community recreational needs are being met.

Objective 6.1.3: Monitor and Update Recreation Supply and Demand. Beginning after the effective date of the comprehensive plan, every five years thereafter, the City of Marion shall prepare a report updating the recreation and open space inventory and analysis of the plan. If the analysis identifies any deficiencies, the City shall enact a method for meeting the deficiency.

Policy 6.1.4: Receive Recommendations by the Parks and Recreation Advisory Committee. The Marion Parks and Recreation Advisory Committee shall assist, under their role and responsibility, to periodically evaluate the City's parks and recreation system and make recommendations to the City Council.

Policy 6.1.5: Provide a Balanced Parks and Recreation System. The City shall continue to provide a balanced park and recreation system available to all segments of the community, and shall encourage people of all ages and ability levels to participate in programs and facilities to improve their health and fitness.

Policy 6.1.6: Designate or Acquire Land for Parks, Recreation and Open Space. As land, facility, and improvement needs are identified, the City shall investigate the potential of funding through use of public or private non-profit agency resources to designate or acquire land for the purpose of enhancing the City's parks and recreation system.

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Policy 6.1.7: Coordinate with Other Organizations and Agencies. The City of Marion shall coordinate with other local, state, federal agencies as well as, nonprofit organizations, and the private sector in fulfilling the recreation and open space needs of the community.

Policy 6.1.8: Seek Grants and Alternative Sources of Funding to Build Parks and Recreational Facilities. The City of Marion shall ensure that local and non-local sources of financial and technical assistance for land acquisition, planning, design and development of parks, recreation and open space are sought and received to ensure that recreation goals are achieved in a cost effective and fiscally equitable manner.

Goal 6.2: Ensure Parks and Recreational Facilities Are Well Planned to Ensure Safe and Accessible Facilities for All Users.

Policy 6.2.1: Maintain Safe Recreational Facilities. The City shall maintain and enhance parks sites and recreation facilities to ensure safe public facilities are available. Annually, prior to the adoption of the annual budget, the City shall review the need for improvements, repairs and general preventive maintenance, and shall set aside capital for such needs during the budget process.

Policy 6.2.2: Treat Parks and Open Space as an Amenity That Improves Quality of Life. The City shall continue to maintain, preserve, and enhance the desirable and distinctive characteristics of the community and its individual neighborhoods by strengthening its sense of place through neighborhood parks, recreation facilities and open space.

Policy 6.2.3: Build a Comprehensive Greenway System. Identify, evaluate and prioritize the acquisition and dedication of lands that will remove barriers, which restrict access, in order to connect residential areas with other land uses to create an interconnected system of parks, trails and open space.

Policy 6.2.4: Incorporate Creative Design Concepts and Conserve Environmentally Sensitive Open Space. Active and passive recreation areas shall be planned in a manner compatible with the natural resources found within the City. Park improvements shall be designed to preserve, protect and enhance the environmental, historical, and cultural resources found on each site. Where appropriate, recreation areas shall be designed to provide a circulation system that minimizes conflict between bicyclists, pedestrians and vehicles. Adequate landscape and screening shall be integrated into park improvement plans to minimize land use conflicts, protect stability of established residential areas and enhance community appearance.

Policy 6.2.5: Ensure Recreation and Open Space Facilities are ADA Accessible. All public recreational facilities shall continue to be compliant with federal ADA standards and made accessible to all ages and ability levels, as appropriate and safe, given a facility's function as part of the recreation and open space system.

Policy 6.2.6: Promote the Urban Forestry Program. The City of Marion shall work with the City Tree Board to promote urban forestry activities that provide additional landscaping and tree planting along transportation routes and throughout the City to enhance public open space and public parks.

Goal 6.3: Support Public and Private Partnerships to Plan and Implement Efficient Delivery of Parks and Recreation Services.

Objective 6.3.1: Continue to Build and Strengthen Partnerships with Recreation-Based and Public Health Advocates to Enhance Health and Fitness Community-Wide. The City of Marion shall continue to partner with and strengthen partnerships with other public agencies and private organizations to enhance the City's parks and recreation system to increase access to recreational amenities that improve health and fitness community-wide.

Policy 6.3.2: Ensure Citizens Recreational Needs and Priorities Are Met. The City of Marion shall through the public process maintain an open dialogue with the community to encourage and accommodate citizen participation in how plans, constructs, and operates its parks and recreation facilities and services.

Policy 6.3.3: Support the Expansion of Recreational Facilities and Programs Provided by Partner Organizations and Agencies. The City shall support partner organizations such as the McDowell Trails Association, YMCA, McDowell County Health Department, Foothills Conservancy, Muddy Creek Restoration Partnership, Rails to Trails, NCDENR Division of Parks and Recreation, and other groups that provide additional recreational opportunities that encourage a healthy active lifestyle.

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PUBLIC HEALTH & NATURAL RESOURCE PROTECTION

Abundant natural resources define Marion's unique sense of place. The mountains, forests, rivers and streams, and agricultural land are tangible assets that make the community an appealing place to live and work, while contributing directly and indirectly to the local economy. In order to ensure that the health and well being of the community is protected and Marion's unique sense of place is preserved it is necessary to recognize how the built environment influences the natural environment, and take measures to mitigate any impacts that destroy natural resources, damage personal property, and/or harm the public's safety. In large part, Marion has not had to face many of the environmental challenges that are commonly associated with increased development and urbanization. However, as the City continues to grow and develop these challenges will become increasingly difficult to manage, and have the potential to become a considerable socio-economic burden on the community. Fortunately, Marion has taken steps both directly and indirectly to protect natural resources and mitigate risks to public safety and personal property. Moving forward with similar low-cost and practical solutions to these challenges will reduce long-term economic impact and enhance community well being.

Goal 7.1: Enhance the Management of Natural and Manmade Hydrological Systems Throughout the Community to Mitigate Problems Associated with Erosion and Flooding on both Public and Private Properties, Reduce Infiltration Into the Public Waste Treatment System, and Reduce the Number of Pollutants Contaminating the Community's Natural Water Resources.

Objective 7.1.2: Establish an Incentive Program to Encourage Compliance with Flood Standards to Reduce Risk of Damage from Flood Events. The City shall establish a program that allows for flexible development regulations in federally designated flood hazard areas providing property owners development opportunities not obtainable under standard regulations, while encouraging floodplain compliant redevelopment that reduces risk of public health and safety as well as damage to personal property from a flooding event.

Objective 7.1.3: Create a Storm Water Best Management Practices Guide for Property Owners. Work with MCRP to develop a public guide of Best Management Practices for alternative storm water management that will provide strategies and solutions for improving site specific storm water problems.

Objective 7.1.4: Work with MCRP to Resolve Marion's Current Storm Water Problems. Work with MCRP to identify storm water problem areas within the community, and allow them to engineer and implement sound storm water management solutions that help protect properties from erosion, reduce pollutant loads in adjacent waters, and enhance the areas natural beauty, including areas that can be used for or in conjunction with parks, open spaces, and/or greenways.

Objective 7.1.5: Prepare for State Mandated Storm Water Regulations. The City shall prepare itself for new regulatory requirements for locally implemented storm water management

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programs by studying the financial impact it will have on the City, and identify opportunities prior to any mandate that would lessen the financial burden on the City and City taxpayers.

Policy 7.1.6: Comply with all State and Federal Storm Water Regulations. The day will come when the City will be required by state law to implement a storm water program, when that day comes the City shall comply with all State and Federal regulations for storm water regulations.

Objective 7.1.7: Amend City Regulations as Needed to Reduce the Frequency of Soil Erosion Problems Associated with Storm Water Runoff. The City shall review regulations that require developers to work with the natural environment and its characteristics in order to protect the city and adjacent property owners from flooding and erosion problems.

Goal 7.2: Improve and Sustain Community Quality and Livability by Mitigating Adverse Impacts from Excessive Noise, Glaring Light, Dust and Other Pollutants That Are Detrimental to the Comfort, Enjoyment, and Well Being of the Community.

Objective 7.2.1: Create a Landscape Manual to Promote Citywide Beautification. The City shall design a user-friendly landscape manual that provides information to property owners and developers including useful information regarding native landscaping and other materials suitable to Marion, innovative design solutions and examples, interpretation of the City's landscape regulations and review process, and any other information that may be of benefit to the community and promote best management practices for the installation and maintenance of landscape and open space areas.

Policy 7.2.2: Continue to Require the Installation of Landscaping as Part of All New Development Projects. The City shall continue to require the installation of landscaping in all new development projects including designated areas and size of open space that includes a mixture of vegetation and other natural materials to enhance the aesthetics of the property, provide shade protection and reduce heat gain "urban heat island effect" thus reducing energy costs for cooling, and reduce the amount of impervious surface which contributes to stormwater runoff, erosion, and degradation of water quality.

Policy 7.2.3: Promote Open Space and Natural Resource Protection Through The Landscape Ordinance. The City shall continue to promote the preservation of open space, protection of the natural environment, and the physical appearance of the community through the use of landscape regulations.

Policy 7.2.4: Use Professional Landscaping Practices in City Projects. It shall be the City's policy to incorporate professional practices as recommended in the landscape manual in city projects in an effort to promote good landscape and environmental design, provide local examples of techniques outlined in the manual, and enhance the appearance of public spaces.

Objective 7.2.5: Review and Update the Landscape Ordinance When Zoning District and Development Standards Warrant Changes. The City of Marion shall evaluate and revise the City Zoning Regulations to amend landscape and open space requirements that are more suitable

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to the size and scale of development, the intensity and density of land uses, and the transition of such land uses.

Policy 7.2.6: Allow For Flexible and Alternative Landscape Practices. It shall be the City's policy to work with the public to allow for alternative landscape practices when such design is similar to or exceeds the City's regulatory standards or where meeting the requirements would have a negative effect on the public or well-being of the community.

Objective 7.2.7: Find Solutions to Poor Landscape Practices and Work with Property Owners to Make Improvements. The City shall continue to work in the community to resolve problems associated with poor landscape design, management, and/or land use practices that have a negative impact on the natural environment, water-quality, community appearance, and property values.

Policy 7.2.8: Continue Active Enforcement of Poorly Maintained Properties. The City shall actively pursue code violations associated with unmaintained open space areas on developed properties, as well as properties that have been cleared of naturally existing vegetation and have not been maintained to developed standards in appearance.

Policy 7.2.9: Support the Efforts of Organizations Working to Enhance the Community's Natural Environment. It shall be the City's policy to work with organizations and interested stakeholders to promote best management practices for landscaping, open space, and environmental design, and strive to preserve and protect the natural resources that are of importance to the community's long-term economic and public vitality and sustainability.

Policy 7.2.10: Support an Active Tree Board and Oversee Urban Forestry Program. The City shall continue to support the Marion Tree Board who work to install trees and other landscaping community-wide, which provides shelter, beauty, urban heat reduction, and separation from automobile traffic.

Policy 7.2.11: Support Local Efforts to Eradicate Invasive Plants and Animals. Invasive species can adversely affect the natural ecosystem if left unchecked. The City shall support efforts to eradicate these species before they spread and cause greater harm to the local ecosystem.

Policy 7.2.12: Minimize Removal of Vegetation in All New Developments. The City shall encourage new development to minimize the unnecessary removal of existing vegetation. In particular, the cutting of mature native trees, especially on unstable slopes and along creek and river banks to avoid soil erosion and bank destabilization.

Goal 7.3: Protect Marion's Quality of Life and Sense of Place by Limiting Noise and Light Emissions that Produce Glare, Light Trespass, Noise, Vibrations, and Other Sensory-Related Nuisances That Make the Community a Less Desirable Place to Live.

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Objective 7.3.1: Study the Impacts and Solutions To Light and Noise Pollution. The City shall study the impacts of noise and light pollution on adjacent properties paying particular attention to the impacts of noise on residential neighborhoods and public uses and facilities, and provide recommendation on strategies and other solutions to mitigate potential noise and light impacts.

Objective 7.3.2: Establish an Outdoor Lighting Ordinance. The Planning and Development Department shall draft an outdoor lighting ordinance that will guide the illumination levels, types of lighting, shielding and placement of lighting, and heights of light fixtures to minimize glare and light trespass onto adjacent properties, while allowing for acceptable levels illumination that adequately address individual lighting needs.

Objective 7.3.3: Minimize Existing Light Pollution Problems. The City shall identify and provide opportunities to minimize existing light disturbances through various strategies and/or programs that provide assistance and/or incentives to replace or refurbish lighting equipment.

Policy 7.3.4: Encourage Citizens To Install Appropriate Outdoor Lighting. The City shall encourage citizens to install only the level of outdoor lighting necessary for safety, security, and utility purposes while limiting light trespass onto neighboring properties.

Objective 7.3.5: Amend City Ordinances as Necessary to Address Noise Pollution. The City shall draft new noise regulations based on recommended strategies, guidelines, and opportunities for managing noise as identified in the noise impact study.

Policy 7.3.6: Work with the Marion Police Department Curtail Noisy Vehicles. The City shall continue to promote the load vehicle postcard complaint program and work together with the Marion Police Department to curtail noisy vehicles.

Policy 7.3.7: Continue to Minimize Noise Disturbance in Neighborhoods. The City shall continue to minimize noise disturbance in neighborhoods, with a particular emphasis on reducing noise at night and in the early morning hours.

Policy 7.3.8: Discourage New Development That Increase Noise Levels Beyond Acceptable Levels. The City shall discourage development that will significantly increase existing noise levels, unless mitigation measures are designed as part of the project to limit noise emissions to an acceptable level compared to existing sound levels. It is recommended that future developments requiring board of adjustment approval consider criteria that would encourage proper site planning and/or building orientation to lessen noise intrusion and minimize noise elements on adjacent land uses.

Policy 7.3.9: Encourage NCDOT to Maintain Adequate Sound Barriers Between Highways and Residential Land Uses. The City shall strongly encourage NCDOT to maintain adequate sound barriers between highways and residential land uses utilizing soundproofing walls or heavily vegetated buffers.

Goal 7.4: Encourage Others to Preserve, Protect, and Utilize Natural Resource in a Sustainable Manner That Are Beyond Local Jurisdictional Control, but Influence Marion's Unique Sense of Place.

Policy 7.4.1: Support Land Acquisition That Protects Natural Resources and Preserves Public Access. The City shall support regional projects that work to protect the natural environment and preserve existing and future public access for the public to enjoy.

Policy 7.4.2: Discourage Steep Slope Development. The City shall not support development projects in areas susceptible to landslides which create irreparable damage, and which permanently impact Marion's scenic vistas, aesthetic character of the area's natural features.

Policy 7.4.3: Support Measures That Protect the Region's Air Quality. The City of Marion shall support measure that protect air quality so that air pollution levels do not threaten public health and safety, and discourage measures that would place undue burden on the community as a result of socio-economic conditions and/or geographical location.

Policy 7.4.4: Encourage Comprehensive Planning of Regional Open Space Protection And Preservation. The City shall encourage and work with organizations engaged in regional comprehensive planning for open space protection and preservation.

Policy 7.4.5: Support the Preservation of Unique Plant Communities and Wildlife Habitats. The City shall be supportive of efforts to preserve and protect habitats shown to be necessary for the protection of rare and endangered plants and animals.

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COMMUNITY CHARACTER

Throughout the planning process, citizens and stakeholders frequently expressed their desire to “preserve and enhance Marion’s small town character”. Through public meetings and public input the community envisions that Marion will grow steadily, without losing its small town character and sense of place. The first thing visitors often notice about a community is the overall design, care, and planning given to the details of the community. Even though some design elements may be time consuming and costly, they are the most rewarding and often build upon the community’s existing legacy and landmarks. Marion should consider these efforts and the community’s desire for “preserving and enhancing Marion’s small town character” when addressing community design in the future.

The Community Character section focuses on the elements that define Marion’s identity and unique sense of place. It is a collection of both tangible and intangible characteristics that make the community inherently unique from any other place and have special meaning and value to citizens. An attractive and inviting city will attract quality development, instill civic pride, enhance visual character, promote healthy living, and create a strong, positive image for Marion. This section provides direction for these characteristics and how they can be protected, reinforced, and enhanced to foster greater physical identity, economic vitality, and social well-being.

Goal 8.1: Maintain and Enhance, Whenever Possible, the Quality of Life and Sense of Place That Citizens Value and Enjoy.

Objective 8.1.1: Establish Design Guide and Form-Based Standards That Preserve and Enhance The Community. The City shall establish a set of design guidelines and form-based regulations that encourage preferred development and redevelopment that enhances and preserves the distinctive, attractive character and the community’s strong sense of place of Marion and amend current ordinances and regulations as needed to encourage alternative development and redevelopment opportunities.

Objective 8.1.2: Minimize the Impact of Automobiles in Residential Neighborhoods. Minimize the impacts of automobiles in residential neighborhoods by providing multi-modal transportation alternatives, applying road treatments that are aesthetically pleasing, enhancing neighborhood appearance, and through amending current ordinances and regulations to foster an appropriate mix of land uses that help create healthy walkable neighborhoods.

Policy 8.1.3: Focus on Community Assets and Citizen Engagement to Enhance Blighted and Underutilized Areas. At times, tired, transitional, or blighted areas appear to be overwhelming of a challenge. The City shall work with citizens to identify the assets that can be capitalized on and utilize resources available to improve and enhance blighted and underutilized areas to enhance appearance, make areas more productive, and increase property values.

Policy 8.1.4: Encourage Retail Centers to Maintain an Attractive Appearance. The City shall encourage retail centers to maintain distinctive and attractive appearances to create a destination, which is inviting, attracts consumers, maintains tenant occupancy, and increases revenues.

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Policy 8.1.5: Consider Needs of the Aging Population and Other Demographic Shifts When Planning New Facilities and Services. Incorporating specialized community design strategies related to housing, transportation, and land use will enable older citizens to maintain their independence, allow them to age in place, foster better health, and to actively participate in community life. The City shall consider the needs of the aging population and other demographic shifts when planning new facilities and services.

Policy 8.1.6: Seek Opportunities to Improve the Appearance and Vitality of Corridors. The City shall look for opportunities that will help improve the appearance of corridors utilizing strategies and initiatives implemented in the downtown.

Policy 8.1.7: Foster a New Generation of Civic Leaders. The City shall continue to educate and involve young citizens and professionals by providing opportunities for them to gain a better understanding of all that the local government does to make the community a vibrant and healthy place to live, work, and play.

Goal 8.2: Foster an Environment That Supports the Arts and Cultural Events That Will Enrich Lives and Build Greater Appreciation While Creating a More Attractive and Vibrant Sense of Place.

Policy 8.2.1: Support the Arts and Events That Provide Community Enrichment. The City shall continue to support local arts and cultural organizations, events, and facilities such as Marion Business Association, Historic Marion Tailgate Market, McDowell Arts Council, and Historic McDowell House that offer enriching experiences and enhance the community.

Policy 8.2.2: Establish Art in Public Places. The City shall support a favorable environment for a flourishing arts community and promote the full range of artistic and cultural activities, including but not limited to programs and activities that establish and provide access to art in public places such as parks, schools, public building, and encourage the community support this effort.

Goal 8.3: Improve Health, Safety, and Mental Well Being of Residents by Creating Convenient and Safe Opportunities for Physical Activity and Access to Healthy Food.

Objective 8.3.1: Remove Barriers That Hinder Access to Healthy Food Options. The Planning and Development Department shall evaluate existing regulatory barriers that hinder access to healthy food choices, and make recommendation on increasing accessibility in close proximity to residential areas, in particular, low income areas where access is more limited.

Policy 8.3.2: Support Community Urban Agriculture and Garden Projects. The City shall support urban agriculture projects that provide access to healthy food options within walking distance of residential neighborhoods such as community gardens, school gardens, urban orchards, and other agricultural-based projects, as well as native plant or botanical gardens that support educational opportunities all of which provide direct benefit to the community.

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Policy 8.3.3: Provide Equal Access to Public Parks and Other Recreational Amenities.

The City shall continue its efforts to ensure that residents of all ages and income levels have access to walking trails, public parks, and/or other recreational amenities providing them with the facilities that will help them meet their daily exercise needs.

Policy 8.3.4: Improve Pedestrian, Bicycle, and Public Transportation Connectivity.

Continue to improve pedestrian, bicycle, and public transportation access to and connectivity between residential areas, educational and child-care facilities, hospital and health care services, employment centers, grocery stores, retail centers, recreational areas, historic and cultural sites, and other key destination points within the City.

Policy 8.3.5: Create a Safe and Healthy Environment for Children Through the Safe Routes to School Program.

The City shall work with NCDOT and other agencies to provide children with safe and appealing opportunities for walking and bicycling to school in order to decrease school-hour traffic, reduce energy consumption, and improve air quality. Encourage exercise and healthy living habits in children, reduce the risk of injury to children through traffic collisions near schools, and foster an environment that improves their ability to learn.

Policy 8.3.6: Continue to Work with Schools to Improve Transportation Safety.

The City shall continue to work with area schools to improve transportation safety, including drop-off and pickup zones, and locations where interactions occur between pedestrians, bicyclists, automobiles, and buses.

Policy 8.3.7: Assist Public Health Advocates in Their Efforts To Improve Public Health.

Assist public health advocacy organizations in their efforts to reduce asthma levels, diabetes, obesity, chronic and cardiovascular disease, and other ailments, as well as reduce social isolation that all enhance community well-being.

Goal 8.4: Protect Marion’s Historic Resources and Create Public Awareness, Knowledge, and Appreciation for These Assets That Make the City a Unique Place.

Objective 8.4.1: Maintain an Inventory of Historic Resources. The Planning and Development Department in coordination with The City’s Historic Preservation Commission shall maintain and update as needed an inventory of historic resources within the corporate limits and make that information available to the public. The information shall include a survey of historic resources within the city limits and GIS mapping of their location.

Objective 8.4.2: Seek Certified Local Government Status. The City shall work with the Historic Preservation Commission to apply for Certified Local Government (CLG) Status through the State historic Preservation Office, and utilize opportunities through this status to enhance Marion’s resources.

Policy 8.4.3: Support Property Owner’s Efforts to Restore Historic Buildings. The City shall work with property owners in their efforts to rehabilitate historic buildings providing information on funding sources and other opportunities available to them for restoration purposes.

Policy 8.4.4: Utilize Marion’s Historic Assets to Promote and Market Marion. The City shall continue to encourage the Historic Marion Foundation and McDowell Tourism Association to promote and market Marion and its historic assets.

Policy 8.4.5: Encourage the Preservation of Marion’s Mill Villages. The City shall encourage Cross Mill, Clinchfield, and the East Marion neighborhoods to preserve the integrity of their mill villages and acknowledge them as areas that contribute to the history of Marion.

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ASHEWORTH MORRIS



AVERAGE HOUSEHOLD SIZE	1.63
PROPERTY VALUE	47% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	RH Residential High
PROPOSED ZONING DISTRICT	Neighborhood Mixed-Use
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 14 lots, 1.60 acres
 Total Residential units: 8
 Mobile homes: 0
 Stick/modular homes: 8
 Acres dedicated to residential (including vacant land): 1.12
 Average residential lot size: 0.11 average lot size

Residential Neighborhood Land Value:

8 residential units: Assessed building value \$305,460
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$30,546
 Average property value: \$41,310
 Average residential property value minus mobile homes, vacant land, and other uses: \$44,940

Other land uses:

2280 = 0.30
 4800 = 0.09
 5200 = 0.09

Vacant land:

Total vacant land= 1 lots, 0.08 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.73
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 2990 sq ft.

CLAIRMONT PARK



Residential Land Uses:

Total lots: 20 lots, 7.68 acres
 Total Residential units: 19
 Mobile homes: 0
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 7.68
 Average residential lot size: 0.38 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value \$1,373,130
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$68,515
 Average property value: \$91,781
 Average residential property value minus mobile homes, vacant land, and other uses: \$96,296

Other land uses: 0

Vacant land:

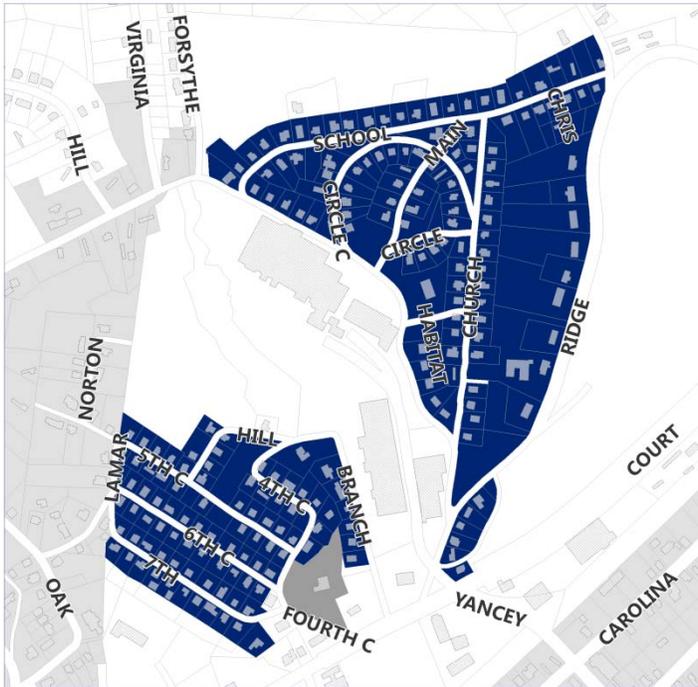
Total vacant land= 1 lots, 0.31 acres
 Total buildable land =1 lots, 0.31 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 8177 sq ft.

AVERAGE HOUSEHOLD SIZE	2.22
PROPERTY VALUE	14% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	UE Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Clinchfield



AVERAGE HOUSEHOLD SIZE	2.2
PROPERTY VALUE	53% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/TND Traditional Neighborhood Overlay
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 230 lots, 57.29 acres
 Total Residential units: 214
 Mobile homes: 13
 Stick/modular homes: 201
 Acres dedicated to residential (including vacant land): 55.66
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

214 residential units: Assessed building value \$6,496,400
 13 mobile homes total building value: \$27,961
 Average mobile home value: \$2150
 Average stick/modular home value: \$29,527
 Average property value: \$37,700
 Average residential property value minus mobile homes, vacant land, and other uses: \$40,086

Other land uses:

2270 & 2280 = 1.63 acres (Virginia & Branch)
 3500 = 1.72 Acres (Yancey Ave)

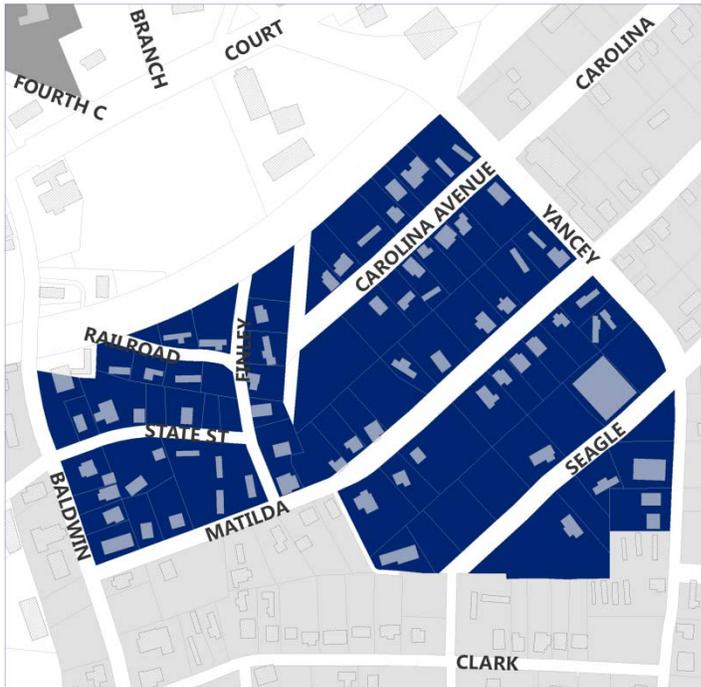
Vacant land:

Total vacant land = 14 lots, 5.38 acres
 Total buildable land = 12 lots, 5.15 acres
 Total vacant nonconforming lots = 2

Nonconformities

Nonconforming zoning = 1
 Total nonconforming lots (including vacant) = 71
 Total nonconforming land: 9.88 acres
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 3280 sq ft.

Clinchfield Annex



AVERAGE HOUSEHOLD SIZE	1.86
PROPERTY VALUE	50% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	UR-8 Urban Residential
SECTOR LOCATION	East Marion Sector

Residential Land Uses:

Total lots: 78 lots, 25.66 acres
 Total Residential units: 67
 Mobile homes: 29
 Stick/modular homes: 49
 Acres dedicated to residential (including vacant land): 23.40
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

74 residential units: Assessed building value \$1,096,580
 29 mobile homes total building value: \$69,290
 Average mobile home value: \$2,771
 Average stick/modular home value: \$1,027,290
 Average property value: \$33,011
 Average residential property value minus mobile homes, vacant land, and other uses: \$42,337

Other land uses:

2130= 0.54 acres (Baldwin Ave.)
 3500= 1.72 Acres (Yancey Ave)

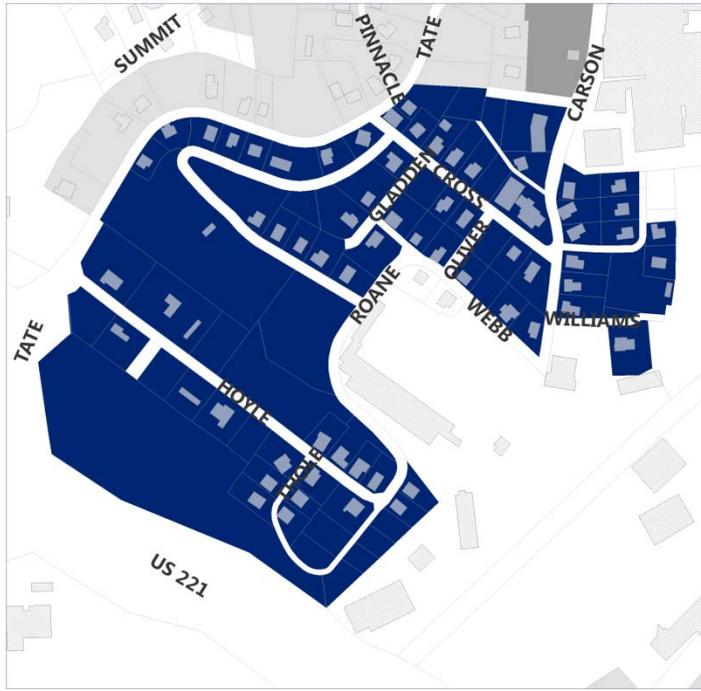
Vacant land:

Total vacant land= 9 lots, 3.39 acres
 Total buildable land = 8 lots, 3.23 acres
 Total vacant nonconforming lots= 1

Nonconformities

Nonconforming land uses = 5 (density)
 Total nonconforming lots (including vacant)= 11 lots
 Total nonconforming land: 1.36 acres
 Average nonconforming lot size: 5388 sq ft.
 Smallest occupied lot: 3485 sq ft.

Cross Mill



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	57% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/TND Traditional Neighborhood Overlay
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 92 lots, 30.48 acres
 Total Residential units: 74 units,
 Mobile homes: 3
 Stick/modular homes: 62
 Acres dedicated to residential (including vacant land): 19.79
 Average residential lot size: 0.24 average lot size

Residential Neighborhood Land Value:

68 residential units: Assessed building value \$ 3,261,910
 3 mobile homes total building value: \$20,010
 Average mobile home value: \$6,670
 Average stick/modular home value: \$25,783
 Multi-family: \$268,260/ \$29,806 per unit
 Average residential property value (less multi-family): \$ 36,090
 Average residential property value minus mobile homes, multi-family vacant land, and non-residential uses: \$48,120

Other land uses:

5500 = 2.80 acres (Crossmill Park)
 3500 = 0.46 acres
 5200 = 2.41 acres

Vacant land:

Total vacant land= 20 lots, 9.48 acres
 Total buildable land = 14 lots, 8.79 acres
 Total vacant nonconforming lots= 5

Nonconformities

Nonconforming zoning= 1 (density)
 Total nonconforming lots (including vacant) = 21
 Total nonconforming land: 3.07 acres
 Average nonconforming lot size: 6032 sq ft.
 Smallest occupied lot: 3554 sq ft.

DAVIS HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.25
PROPERTY VALUE	22% Below
ZONING DISTRICT	R2 General Residential
FUTURE LAND USE DISTRICT	Neighborhood Mixed-Use
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 25 lots, 10.39 acres
 Total Residential units: 34
 Mobile homes: 3
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 10.39
 Average residential lot size (less multi-family):
 0.34 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value: \$1,046,430
 3 mobile homes total building value: \$12,530
 Average mobile home value: \$3,133
 Average stick/modular home value: \$53,441
 Average property value: \$65,745
 Average residential property value minus mobile homes, vacant land, and other uses: \$65,859

Other land uses:

None

Vacant land:

Total vacant land= 4 lots, 1.03 acres (check 0.49 acre lot it has a zero assessment)
 Total buildable land = 3 lots, 0.93 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 1
 Total nonconforming lots (including vacant): 2
 Total nonconforming land: 0.20
 Average nonconforming lot size: 4433 sq ft.
 Smallest occupied lot: 4039 sq ft.

EC NEAL



AVERAGE HOUSEHOLD SIZE	2.20
PROPERTY VALUE	11 Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Residential high
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 24 lots, 4.60 acres
 Total Residential units: 23
 Mobile homes: 2
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 4.60
 Average residential lot size: 0.19 average lot size

Residential Neighborhood Land Value:

23 residential units: Assessed building value \$1,749,560
 2 mobile homes total building value: \$6,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$75,808
 Average property value: \$90,698
 Average residential property value minus mobile homes, vacant land, and other uses: \$93,859

Other land uses:

0

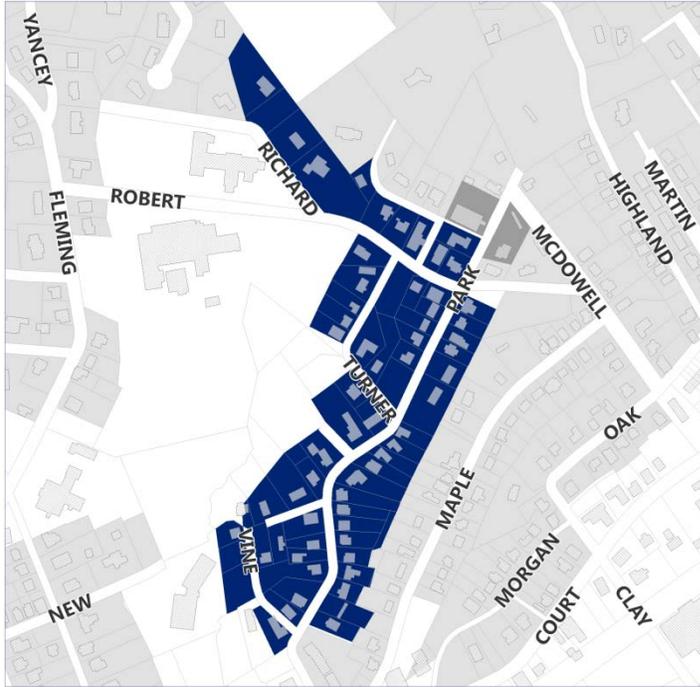
Vacant land:

Total vacant land= 0 lots, 0 acres
 Total buildable land = 0 lots, 0 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 15 (lot size)
 Total nonconforming lots (including vacant): 15
 Total nonconforming land: 1.57
 Average nonconforming lot size: 4565 sq ft.
 Smallest occupied lot: 2898 sq ft.

FAIRMONT PARK



AVERAGE HOUSEHOLD SIZE	2.32
PROPERTY VALUE	16% Below
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Residential, Urban Estate
PROPOSED ZONING DISTRICT	R-2 General Residential, R-1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 52 lots, 19.64 acres
 Total Residential units: 48
 Mobile homes: 1
 Stick/modular homes: 47
 Acres dedicated to residential (including vacant land): 19.64
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

48 residential units: Assessed building value \$2,552,600
 1 mobile homes total building value: \$3,240
 Average mobile home value: \$3,240
 Average stick/modular home value: \$54,310
 Average property value: \$70,057
 Average residential property value minus mobile homes, vacant land, and other uses: \$71,223

Other land uses:

None

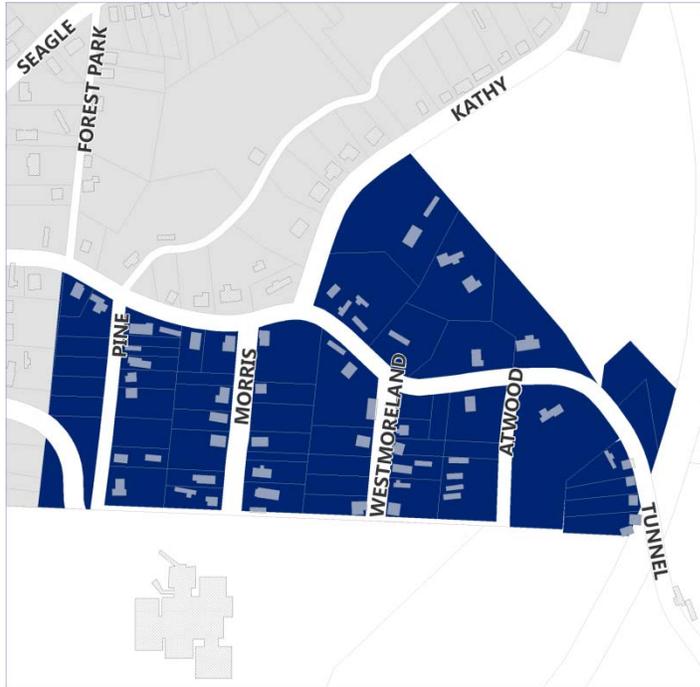
Vacant land:

Total vacant land= 5 lots, 1.39 acres
 Total buildable land =3 lots, 1.14 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.55
 Average nonconforming lot size: 5969 sq ft.
 Smallest occupied lot: 6867 sq ft.

FINELY HIEGHTS



AVERAGE HOUSEHOLD SIZE	2.75
PROPERTY VALUE	51% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 59 lots, 25.42 acres
 Total Residential units: 49
 Mobile homes: 25
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 24.42
 Average residential lot size: 0.43 average lot size

Residential Neighborhood Land Value:

49 residential units: Assessed building value \$1,920,530
 25 mobile homes total building value: 129,030
 Average mobile home value: \$5,161
 Average stick/modular home value: \$17,030
 Average property value: \$33,693
 Average residential property value minus mobile homes, vacant land, and other uses: \$41,786

Other land uses:

7520 & 6688= 1.00 acres (Tunnel RD)

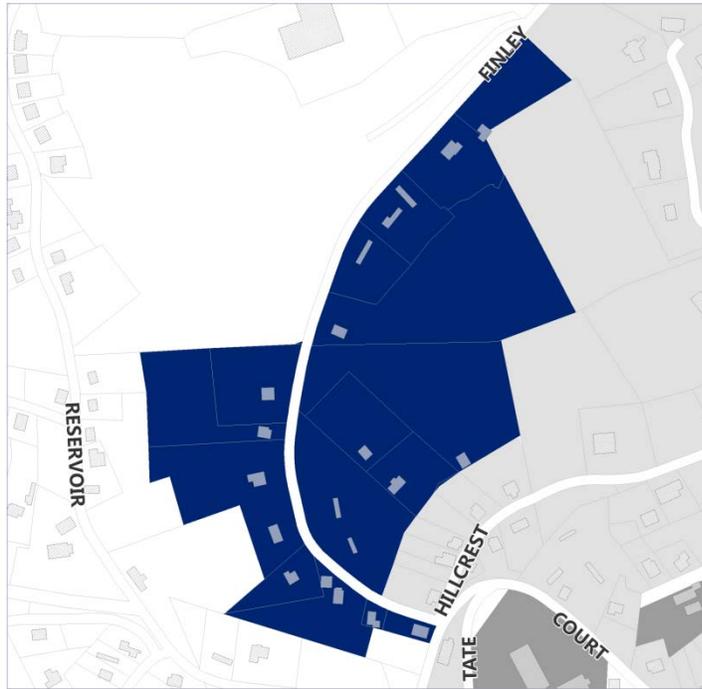
Vacant land:

Total vacant land = 11 lots, 2.98acres
 Total buildable land =10 lots, 2.60 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 10 (density)
 Total nonconforming lots (including vacant): 5
 Total nonconforming land: 0.38
 Average nonconforming lot size: 5463 sq ft.
 Smallest occupied lot: 4792 sq ft.

FINLEY ROAD



AVERAGE HOUSEHOLD SIZE	2.00
PROPERTY VALUE	32% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 16 lots, 24.53 acres
 Total Residential units: 18
 Mobile homes: 5
 Stick/modular homes: 13
 Acres dedicated to residential (including vacant land); 24.53
 Average residential lot size: average lot size 1.53 acres (all but two lots could allow for the potential of subdivision for increase in density)

Residential Neighborhood Land Value:

18 Residential units: Assessed building value \$5,082,480
 5 mobile homes total building value: \$15,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$38,900
 Multi family: 0 buildings: 0 units
 Average property value: \$49,981
 Average residential property value minus mobile homes, vacant land, and other uses: \$57,392

Other land uses:

None

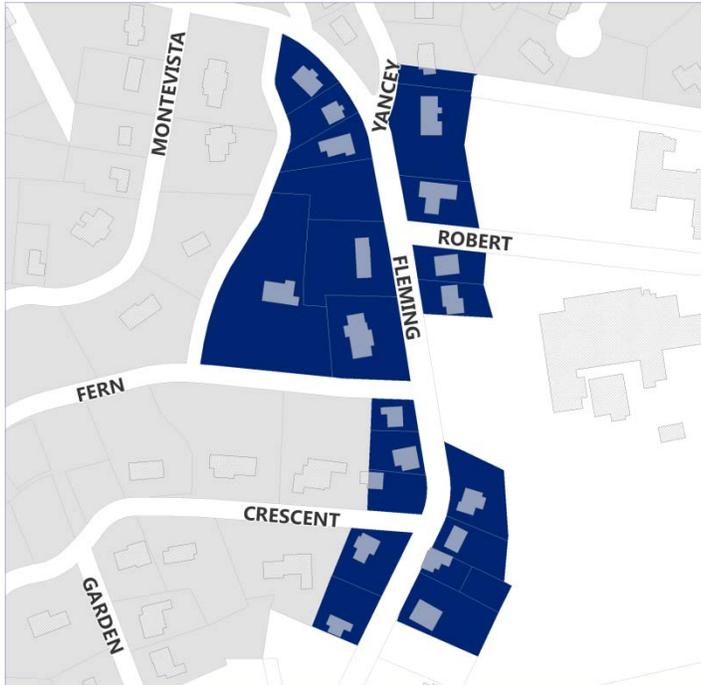
Vacant land:

Total vacant land= 0
 Total buildable land = 0
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 1 (density)
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 4792
 Average nonconforming lot size: 4792 sq ft.
 Smallest occupied lot: 4792 sq ft.

FLEMING AVE



AVERAGE HOUSEHOLD SIZE	3.33
PROPERTY VALUE	29% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Mixed Use
PROPOSED ZONING DISTRICT	R-1 Single Family, Mixed Use Neighborhood
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 20 lots, 8.35 acres
 Total Residential units: 18
 Mobile homes: 0
 Stick/modular homes: 18
 Acres dedicated to residential (including vacant land): 8.35
 Average residential lot size: 0.42 average lot size

Residential Neighborhood Land Value:

18 Residential units: Assessed building value \$80,989
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$80,989
 Average property value: \$99,345
 Average residential property value minus mobile homes, vacant land, and other uses: \$109,004

Other land uses:

1230= 0.30 acres (RD)

Vacant land:

Total vacant land= 2 lots, 0.64 acres
 Total buildable land = 1 lot, 0.51 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 2 (density)
 Total nonconforming lots (including vacant): 3
 Total nonconforming land: 0.42
 Average nonconforming lot size: 6098 sq ft.
 Smallest occupied lot: 5662 sq ft.

FOREST HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	97% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 21 lots, 23.80 acres
 Total Residential units: 13
 Mobile homes: 0
 Stick/modular homes: 13
 Acres dedicated to residential (including vacant land) 23.80
 Average residential lot size: 1.43 average lot size

Residential Neighborhood Land Value:

13 residential units: Assessed building value \$140,695
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$140,695
 Average property value: \$121,115
 Average residential property value minus mobile homes, vacant land, and other uses: \$166,725

Other land uses:

0

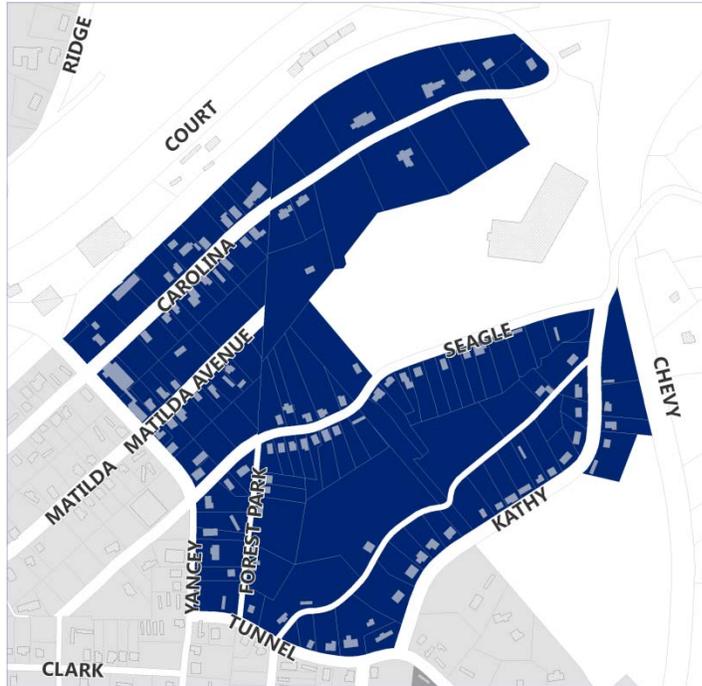
Vacant land:

Total vacant land= 8 lots, 5.25acres
 Total buildable land =7 lots, 4.75 acres
 Total vacant nonconforming lots: 1 (access)

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 4.75
 Average nonconforming lot size: 0
 Smallest occupied lot: 10,980 sq ft. (0.25 acres)

FOREST PARK



AVERAGE HOUSEHOLD SIZE	2.86
PROPERTY VALUE	43% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 135 lots, 69.57 acres
 Total Residential units: 106
 Mobile homes: 17
 Stick/modular homes: 89
 Acres dedicated to residential (including vacant land) 68.26
 Average residential lot size: 0.52 average lot size

Residential Neighborhood Land Value:

106 residential units: Assessed building value \$3,082,830
 17 mobile homes total building value: \$38,870
 Average mobile home value: \$2,286
 Average stick/modular home value: \$33,909
 Average property value: \$36,597
 Average residential property value minus mobile homes, vacant land, and other uses: \$48,488

Other land uses:

3500= 0.61 acres (Yancey RD)
 2280 = 0.70 (Carolina Ave)

Vacant land:

Total vacant land= 22 lots, 11.35 acres
 Total buildable land =19 lots, 11.03 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 5 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 1.02
 Average nonconforming lot size: 5414 sq ft.
 Smallest occupied lot: 4356 sq ft.

FOREST ROAD



AVERAGE HOUSEHOLD SIZE	2.29
PROPERTY VALUE	163% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 9 lots, 21.29 acres
 Total Residential units: 8
 Mobile homes: 0
 Stick/modular homes: 8
 Acres dedicated to residential (including vacant land) 21.29 acres
 Average residential lot size: 2.37 average lot size

Residential Neighborhood Land Value:

8 residential units: Assessed building value \$1,397,810
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$155,312
 Average property value: \$200,285
 Average residential property value minus mobile homes, vacant land, and other uses: \$222,157

Other land uses:

0

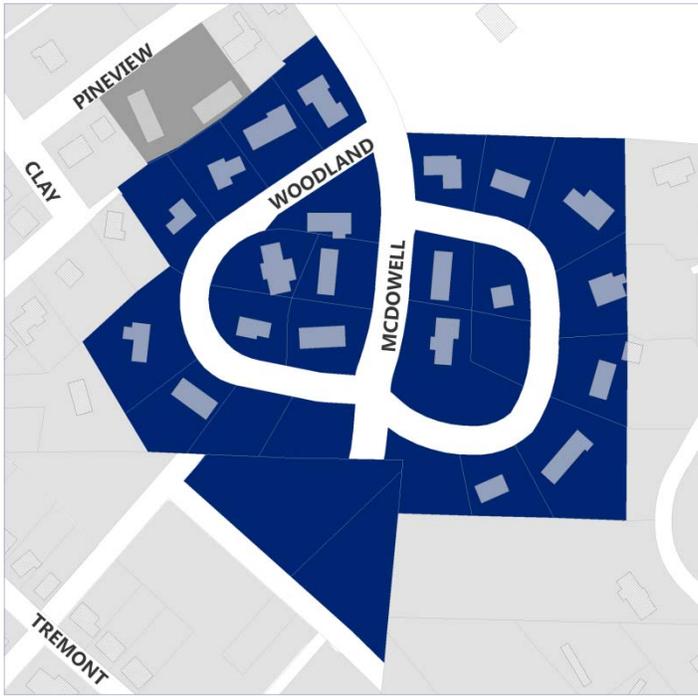
Vacant land:

Total vacant land= 1 lots, 4.77 acres
 Total buildable land = 0 lots, 0 acres
 Total vacant nonconforming lots: 1 (access)

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1 (access)
 Total nonconforming land: 4.77
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 33,106 sq ft.

FOXFIRE



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	70% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 28 lots, 13.33 acres
 Total Residential units: 21
 Mobile homes: 0
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land):13.33
 Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value \$2,517,170
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$89,899
 Average property value: \$120,140
 Average residential property value minus mobile homes, vacant land, and other uses: \$143,930

Other land uses:

0

Vacant land:

Total vacant land= 6 lots, 2.91 acres
 Total buildable land =6 lots, 2.91 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0
 Smallest occupied lot: 10438 sq ft. (0.24)

GRANDVIEW PARK



AVERAGE HOUSEHOLD SIZE	2.11
PROPERTY VALUE	20% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 51 lots, 15.37 acres
 Total Residential units: 47
 Mobile homes: 0
 Stick/modular homes: 47
 Acres dedicated to residential (including vacant land) 15.05 (minus 0.32 NCDOT property/ 4 lots)
 Average residential lot size: 0.32 average lot size

Residential Neighborhood Land Value:

47 residential units: Assessed building value \$3,699,990
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$77,083
 Average property value: \$95,442
 Average residential property value minus mobile homes, vacant land, and other uses: \$101,186

Other land uses:

Vacant land:

Total vacant land= 0 lots, 0 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 0.16
 Average nonconforming lot size: 6883 sq ft.
 Smallest occupied lot: 6883 sq ft.

GREENWOOD PARK



AVERAGE HOUSEHOLD SIZE	2.41
PROPERTY VALUE	1 % Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-1 Single-Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 42 lots, 14.17 acres
 Total Residential units: 35
 Mobile homes: 0
 Stick/modular homes: 35
 Acres dedicated to residential (including vacant land): 14.17
 Average residential lot size: 0.34 average lot size

Residential Neighborhood Land Value:

35 residential units: Assessed building value \$2,545,420
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$60,605
 Average property value: \$77,228
 Average residential property value minus mobile homes, vacant land, and other uses: \$85,563

Other land uses:

0

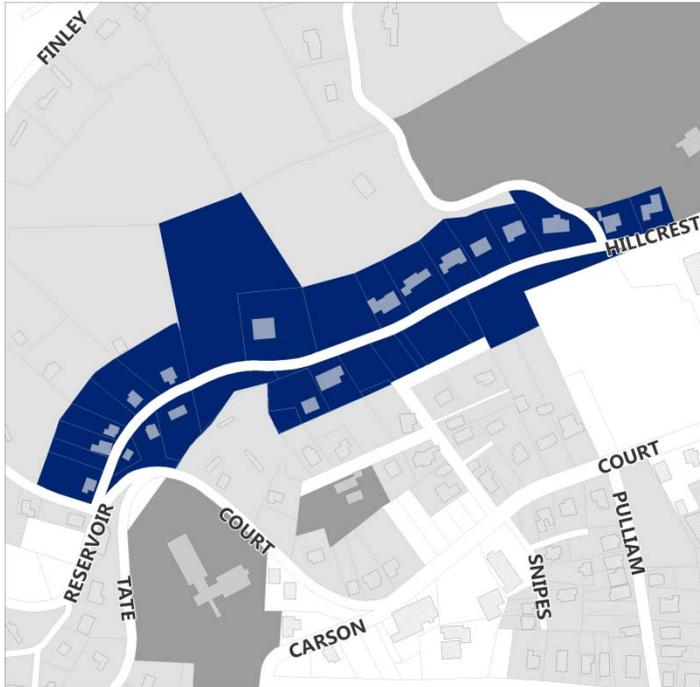
Vacant land:

Total vacant land= 6 lots, 1.87 acres
 Total buildable land =6 lots, 1.87 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 7841 sq ft.

HILLCREST



AVERAGE HOUSEHOLD SIZE	2.29
PROPERTY VALUE	6% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 30 lots, 14.47 acres
 Total Residential units: 19
 Mobile homes: 0
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 14.47
 Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value \$1,620,650
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$54,021
 Average property value: \$69,077
 Average residential property value minus mobile homes, vacant land, and other uses: \$89,903

Other land uses:

0

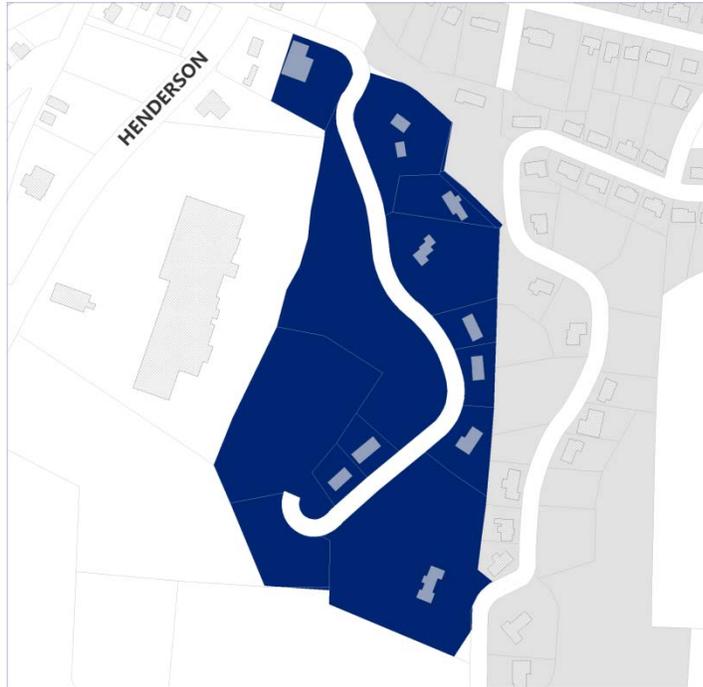
Vacant land:

Total vacant land= 11 lots, 6.62 acres
 Total buildable land = 9 lots, 6.44 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 3
 Total nonconforming land: 0.27
 Average nonconforming lot size: 3920 sq ft.
 Smallest occupied lot: 4955 sq ft.

HOLLY HILL



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	67% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 15 lots, 20.34 acres
 Total Residential units: 10
 Mobile homes: 0
 Stick/modular homes: 10
 Acres dedicated to residential (including vacant land): 20.34
 Average residential lot size: 1.36 average lot size

Residential Neighborhood Land Value:

10 residential units: Assessed building value \$1,003,580
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$111,509
 Average property value: \$89,944
 Average residential property value minus mobile homes, vacant land, and other uses: \$140,662

Other land uses:

0

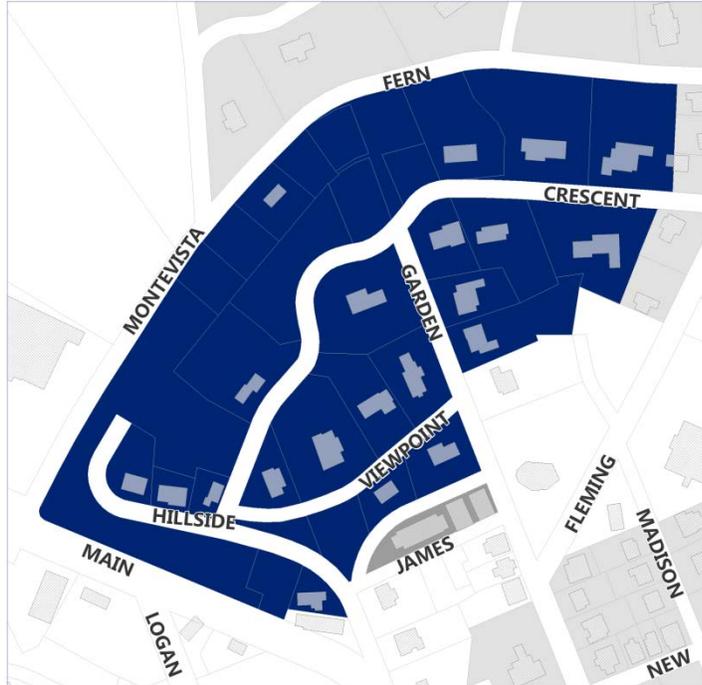
Vacant land:

Total vacant land= 3 lots, 8.86acres
 Total buildable land = 3 lots, 8.86 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 14, 622 sq ft. (0.34 acres)

JW PLESS



AVERAGE HOUSEHOLD SIZE	2.2
PROPERTY VALUE	120% Above
ZONING DISTRICT	R2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Neighborhood Mixed-Use
PROPOSED ZONING DISTRICT	R1 Single Family Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:
 Total lots: 33 lots, 19.58 acres
 Total Residential units: 21
 Mobile homes: 0
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 19.58
 Average residential lot size: 0.59 average lot size

Residential Neighborhood Land Value:
 21 residential units: Assessed building value \$3,627,870
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$109,935
 Average property value: \$147,040
 Average residential property value minus mobile homes, vacant land, and other uses: \$185,792

Other land uses:
 0

Vacant land:
 Total vacant land= 12 lots, 6.80 acres
 Total buildable land =11 lots, 6.66 acres
 Total vacant nonconforming lots: 1

Nonconformities
 Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 0.14
 Total nonconforming land: 0.30
 Average nonconforming lot size: 6540 sq ft.
 Smallest occupied lot: 6845 sq ft.

MADISON & GARDEN



Residential Land Uses:

Total lots: 33 lots, 10.70 acres
 Total Residential units: 30
 Mobile homes: 0
 Stick/modular homes: 30
 Acres dedicated to residential (including vacant land): 10.70
 Average residential lot size: 0.34 average lot size

Residential Neighborhood Land Value:

30 Residential units: Assessed building value: \$2,454,410
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$74,376
 Average property value: \$103,413
 Average residential property value minus mobile homes, vacant land, and other uses: \$112,375

Other land uses:

0

Vacant land:

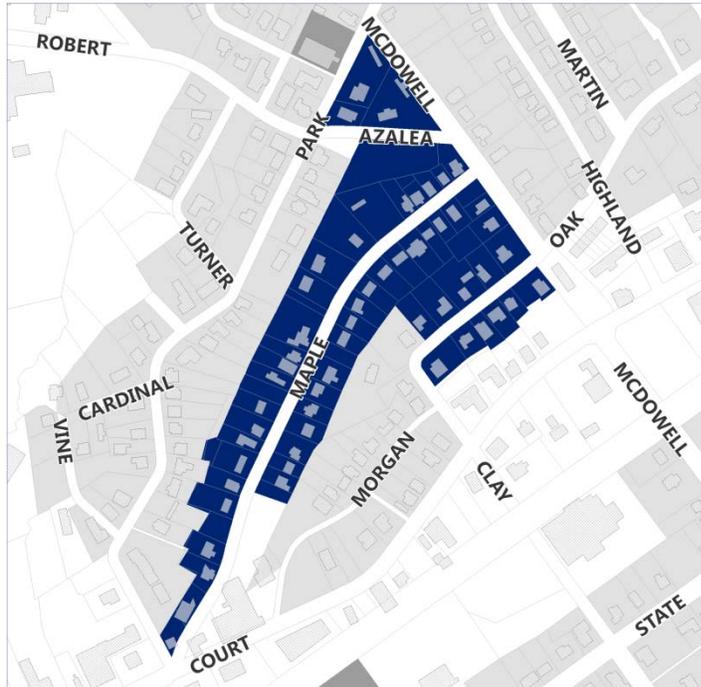
Total vacant land= 3 lots, 0.83 acres
 Total buildable land = 2 lots, 0.67 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.94
 Average nonconforming lot size: 5115 sq ft.
 Smallest occupied lot: 4868 sq ft.

AVERAGE HOUSEHOLD SIZE	2.37
PROPERTY VALUE	33% Above
ZONING DISTRICT	R2 General Residential (1), R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

MARION HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.47
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 65 lots, 14.73 acres
 Total Residential units: 59
 Mobile homes: 5
 Stick/modular homes: 54
 Acres dedicated to residential (including vacant land): 14.73
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

59 residential units: Assessed building value \$2,297,590
 5 mobile homes total building value: \$27,820
 Average mobile home value: \$5,564
 Average stick/modular home value: \$38,132
 Average property value: \$48,398
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,279

Other land uses:

0

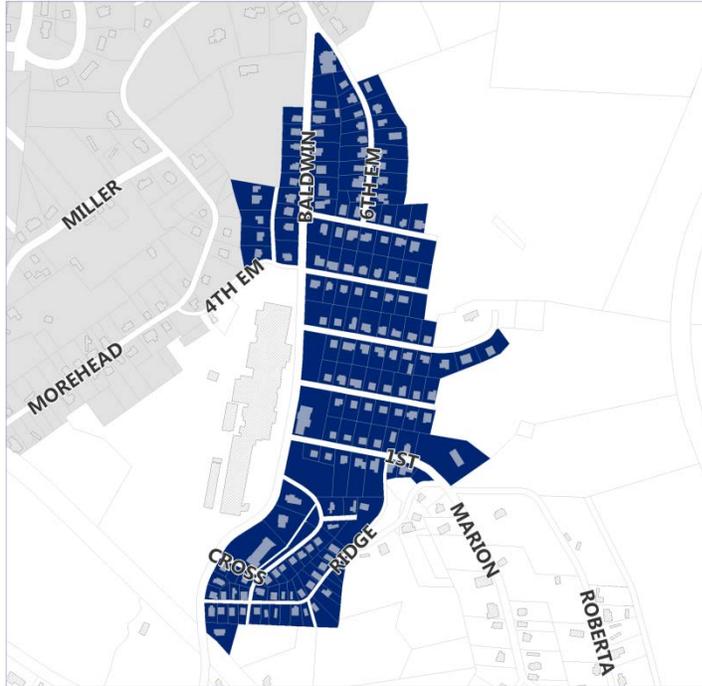
Vacant land:

Total vacant land= 7 lots, 1.87 acres
 Total buildable land =5 lots, 1.67 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 14 (lot size)
 Total nonconforming lots (including vacant): 16
 Total nonconforming land: 2.00
 Average nonconforming lot size: 5590 sq ft.
 Smallest occupied lot: 6889 sq ft.

MARION MFG.



AVERAGE HOUSEHOLD SIZE	2.48
PROPERTY VALUE	46% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/ TND Traditional Neighborhood Overlay
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 178 lots, 41.49 acres
 Total Residential units: 135
 Mobile homes: 6
 Stick/modular homes: 129
 Acres dedicated to residential (including vacant land): 31.09
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

135 Residential units: Assessed building value \$4,406,020
 6 mobile homes total building value: \$14,190
 Average mobile home value: \$2,365
 Average stick/modular home value: \$33,002
 Average property value: \$42,681
 Average residential property value minus mobile homes, vacant land, and other uses: \$45,872

Other land uses:

2310 = 0.87 acres (Baldwin Ave)
 3500 = 2.57 acres (Baldwin Ave)

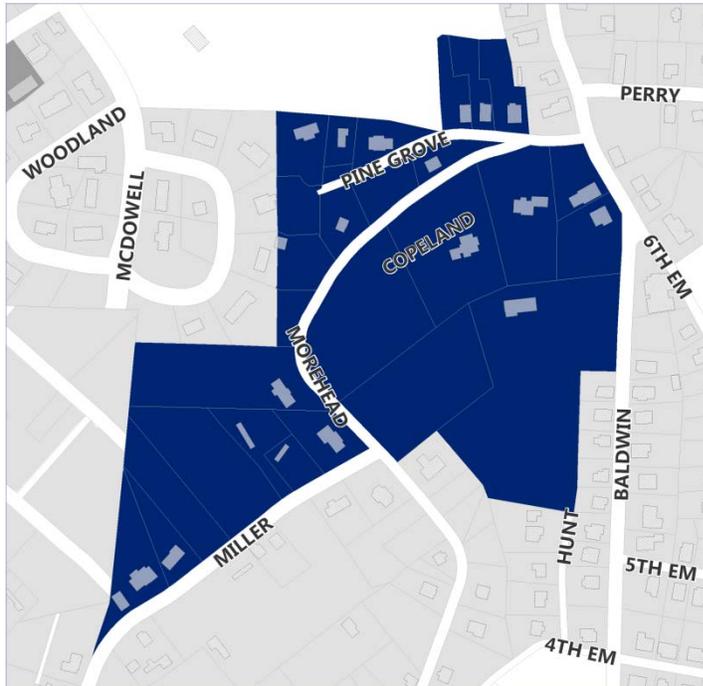
Vacant land:

Total vacant land= 11 lots, 2.87 acres
 Total buildable land =6 lots, 2.36 acres
 Total vacant nonconforming lots: 5

Nonconformities

Nonconforming zoning: 43 (lot size)
 Total nonconforming lots (including vacant): 48
 Total nonconforming land: 5.62
 Average nonconforming lot size: 5174 sq ft.
 Smallest occupied lot: 3316 sq ft.

MARION MFG. ANNEX



AVERAGE HOUSEHOLD SIZE	2.05
PROPERTY VALUE	6% Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-1 Single Family Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 26 lots, 26.91 acres
 Total Residential units: 20
 Mobile homes: 3
 Stick/modular homes: 17
 Acres dedicated to residential (including vacant land): 26.91
 Average residential lot size: 1.03 average lot size

Residential Neighborhood Land Value:

20 residential units: Assessed building value \$1,649,780
 3 mobile homes total building value: \$16,000
 Average mobile home value: \$5,333
 Average stick/modular home value: \$62,838
 Average property value: \$83,307
 Average residential property value minus mobile homes, vacant land, and other uses: \$89,787

Other land uses:

0

Vacant land:

Total vacant land= 4 lots, 4.93 acres
 Total buildable land =3 lots, 4.85 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 0.08
 Average nonconforming lot size: 3485 sq ft.
 Smallest occupied lot: 11,326 sq ft.

MATTIE PERRY



AVERAGE HOUSEHOLD SIZE	2.62
PROPERTY VALUE	41% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 138 lots, 45.37 acres
 Total Residential units: 126
 Mobile homes: 27
 Stick/modular homes: 99
 Acres dedicated to residential (including vacant land): 42.37
 Average residential lot size: 0.33 average lot size

Residential Neighborhood Land Value:

126 Residential units: Assessed building value \$3,367,390
 27 Mobile homes total building value: \$55,630
 Average mobile home value: \$2,060
 Average stick/modular home value: \$33,452
 Average property value: \$43,262
 Average residential property value minus mobile homes, vacant land, and other uses: \$49,436

Other land uses:

2130 = 0.13 acres (Baldwin Rd)
 2145 = 0.73 acres (Baldwin Rd)
 2230 = 0.44 acres (Baldwin Rd)
 3500 = 0.79 acres (Baldwin Rd)
 4700 = 0.26 acres (Baldwin Rd)
 9000 = 0.65 acres (Baldwin Rd)

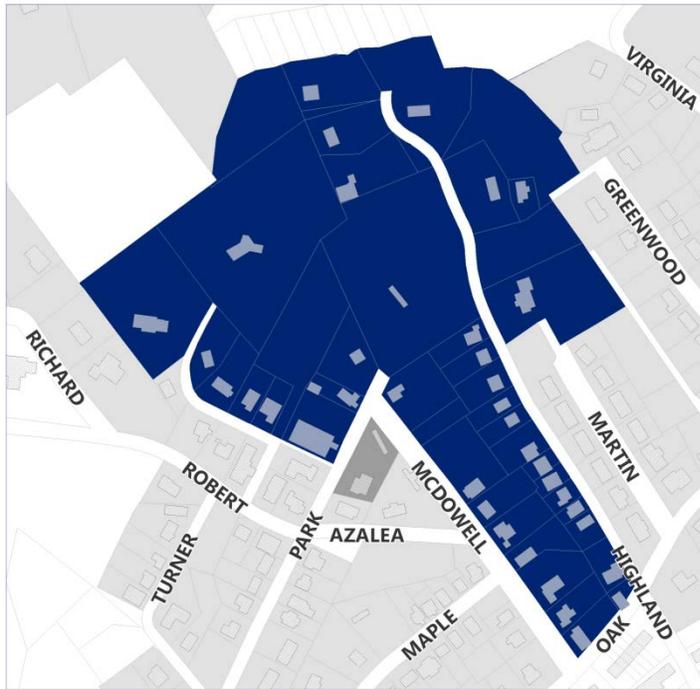
Vacant land:

Total vacant land= 15 lots, 4.85 acres
 Total buildable land =14 lots, 4.74 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 12 (lot size), 6 (density)
 Total nonconforming lots (including vacant): 19
 Total nonconforming land: 4.44
 Average nonconforming lot size: 5469 sq ft.
 Smallest occupied lot: 4680 sq ft.

MCDOWELL HIGHLAND



AVERAGE HOUSEHOLD SIZE	3.00
PROPERTY VALUE	22% Below
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 45 lots, 28.54 acres
 Total Residential units: 38
 Mobile homes: 3
 Stick/modular homes: 35
 Acres dedicated to residential (including vacant land): 28.54
 Average residential lot size: 0.62 average lot size

Residential Neighborhood Land Value:

38 residential units: Assessed building value \$1,786,470
 3 mobile homes total building value: \$9,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$49,540
 Average property value: \$66,598
 Average residential property value minus mobile homes, vacant land, and other uses: \$65,572

Other land uses:

0

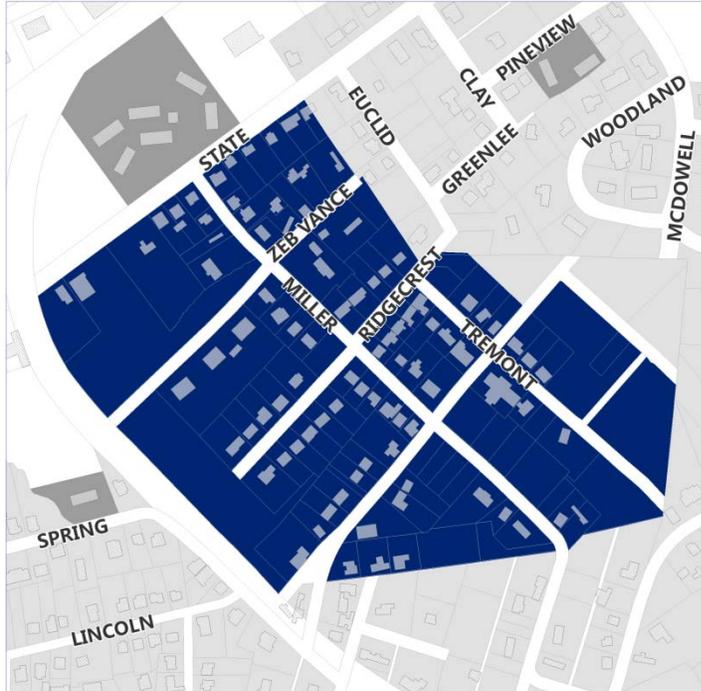
Vacant land:

Total vacant land= 3 lots, 3.92 acres
 Total buildable land = 3 lots, 3.92acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 6 (lot size), 1 (access)
 Total nonconforming lots (including vacant): 7
 Total nonconforming land: 0.78
 Average nonconforming lot size: 4366 sq ft.
 Smallest occupied lot: 3443 sq ft.

MILLER & HOUSE



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	33% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential, R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 111 lots, 38.58 acres
 Total Residential units: 108
 Mobile homes: 8
 Stick/modular homes: 82
 Acres dedicated to residential (including vacant land) 35.43
 Average residential lot size: 0.25 average lot size

Residential Neighborhood Land Value:

108 Residential units: Assessed building value \$4,029,880
 8 mobile homes total building value: \$19,810
 Average mobile home value: \$2,476
 Average stick/modular home value: \$43,366
 Average property value: \$53,017
 Average residential property value minus mobile homes, vacant land, and other uses: \$56,707

Other land uses:

2100 = 1.47 acres (State St)
 3500 = 1.63 acres (Miller Ave)

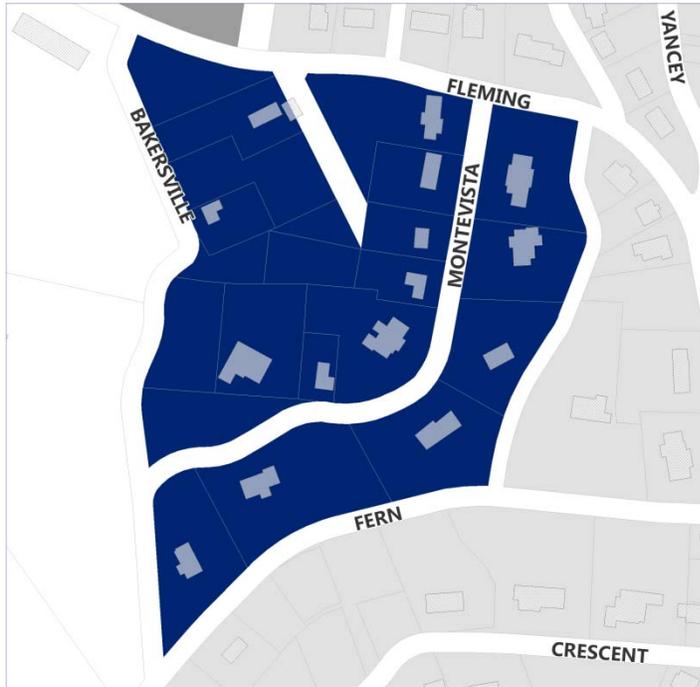
Vacant land:

Total vacant land= 15 lots, 10.81 acres
 Total buildable land =11 lots, 8.31 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 15 (lot size)
 Total nonconforming lots (including vacant): 18
 Total nonconforming land: 10.31
 Average nonconforming lot size: 5227 sq ft.
 Smallest occupied lot: 3378 sq ft.

MONTEVISTA



AVERAGE HOUSEHOLD SIZE	2.83
PROPERTY VALUE	100% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 22 lots, 14.18 acres
 Total Residential units: 15
 Mobile homes: 0
 Stick/modular homes: 15
 Acres dedicated to residential (including vacant land) 14.18
 Average residential lot size: 0.64 average lot size

Residential Neighborhood Land Value:

15 residential units: Assessed building value \$2,265,850
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$102,993
 Average property value: \$140,762
 Average residential property value minus mobile homes, vacant land, and other uses: \$169,235

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 3.39 acres
 Total buildable land = 7 lots, 3.39 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 9148 sq ft.

MOREHEAD



AVERAGE HOUSEHOLD SIZE	1.97
PROPERTY VALUE	42% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 61 lots, 25.81 acres

Total Residential units: 40

Mobile homes: 5

Stick/modular homes: 35

Acres dedicated to residential (including vacant land): 25.81

Average residential lot size: 0.38 average lot size

Residential Neighborhood Land Value:

40 residential units: Assessed building value \$35,470

5 mobile homes total building value: \$19,810

Average mobile home value: \$3,962

Average stick/modular home value: \$31,508

Average property value: \$33,026

Average residential property value minus mobile homes, vacant land, and other uses: \$48,986

Other land uses:

0

Vacant land:

Total vacant land= 23 lots, 9.64 acres

Total buildable land = 20 lots, 9.24 acres

Total vacant nonconforming lots: 3 (2 lot size, 1 access)

Nonconformities

Nonconforming zoning: 1 (density), 5 (lot size) = 6

Total nonconforming lots (including vacant): 9

Total nonconforming land: 1.58

Average nonconforming lot size: 5417 sq ft.

Smallest occupied lot: 5818 sq ft.

MORGAN



AVERAGE HOUSEHOLD SIZE	2.52
PROPERTY VALUE	62% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Mixed Use
PROPOSED ZONING DISTRICT	R-4 Traditional Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 16 lots, 6.75 acres
 Total Residential units: 14
 Mobile homes: 0
 Stick/modular homes: 14
 Acres dedicated to residential (including vacant land): 6.75
 Average residential lot size: 0.42 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value: \$1,608,080
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$100,505
 Average property value: \$128,409.
 Average residential property value minus mobile homes, vacant land, and other uses: \$136,680

Other land uses:

0

Vacant land:

Total vacant land= 2 lots, 0.68 acres
 Total buildable land =2 lots, 0.68 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0sq ft.
 Smallest occupied lot: 8709 sq ft.

MORGAN TERRACE



AVERAGE HOUSEHOLD SIZE	2.47
PROPERTY VALUE	41% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 23 lots, 6.48 acres
 Total Residential units: 20
 Mobile homes: 1
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 5.94
 Average residential lot size: 0.27 average lot size

Residential Neighborhood Land Value:

20 residential units: Assessed building value \$791,060
 1 mobile homes total building value: \$3,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$39,686
 Average property value: \$55,037
 Average residential property value minus mobile homes, vacant land, and other uses: \$49,996

Other land uses:

2330 = 0.54 acres (East Court St)

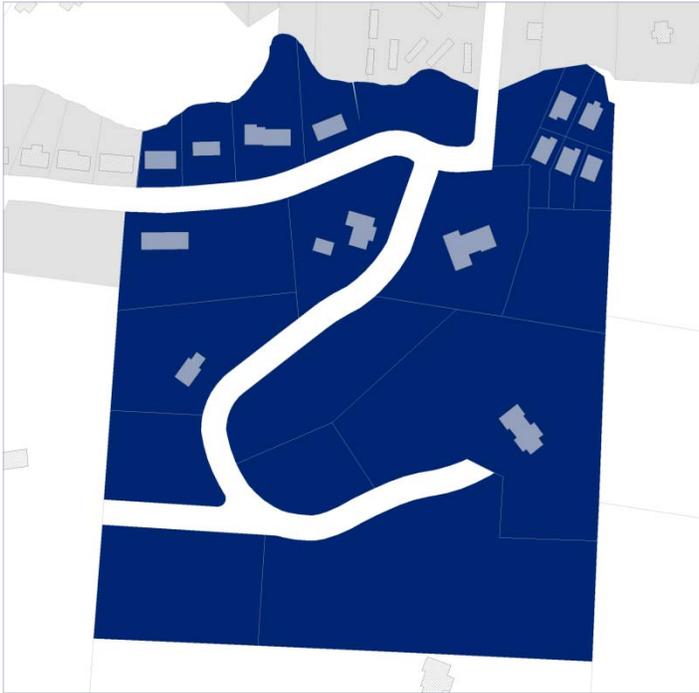
Vacant land:

Total vacant land= 2 lots, 0.38 acres
 Total buildable land =2 lots, 0.38 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 4
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.49
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 3528 sq ft.

MT. IDA ESTATES



Residential Land Uses:

Total lots: 21 lots, 22.45 acres
 Total Residential units: 14
 Mobile homes: 0
 Stick/modular homes: 14
 Acres dedicated to residential (including vacant land): 22.45
 Average residential lot size: 1.07 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value \$1,639,780
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$78,084
 Average property value: \$108,560
 Average residential property value minus mobile homes, vacant land, and other uses: \$145,926

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 10.09 acres
 Total buildable land =7 lots, 10.09 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 7108 sq ft.

AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	73% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

MT. IDA PARK



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	54% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 272 lots, 73.33 acres
 Total Residential units: 156
 Mobile homes: 32
 Stick/modular homes: 124
 Acres dedicated to residential (including vacant land) 69.92
 Average residential lot size: 0.26 average lot size

Residential Neighborhood Land Value:

156 residential units: Assessed building value: \$5,358,120
 32 mobile homes total building value: \$42,040
 Average mobile home value: \$4204 (22 units have value at \$0) = \$1,313
 Average stick/modular home value: \$28,905
 Average property value: \$25,920
 Average residential property value minus mobile homes, vacant land, and other uses: \$37,377

Other land uses:

3500 = 2.63 (Wilimena and Ridley)
 6561 = 0.61 acres (West Henderson St)

Vacant land:

Total vacant land= 114 lots, 31.47 acres
 Total buildable land =73 lots, 27.44 acres
 Total vacant nonconforming lots: 41 (lot size), 14 (access)

Nonconformities

Nonconforming zoning: 46 (lot size)
 Total nonconforming lots (including vacant): 101
 Total nonconforming land: 15.46
 Average nonconforming lot size: 5526 sq ft.
 Smallest occupied lot: 3188 sq ft.

MT. MITCHELL PARK



AVERAGE HOUSEHOLD SIZE	2.42
PROPERTY VALUE	N/A
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 36 lots, 6.87 acres
 Total Residential units: 21
 Mobile homes: 7
 Stick/modular homes: 15
 Multi family: 0 buildings: 0 units
 Acres dedicated to residential (including vacant land): 6.36
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value: \$492,380
 7 mobile homes total building value: \$23,660
 Average mobile home value: \$3,380
 Average stick/modular home value: \$30,414
 Average property value: \$30,243
 Average residential property value minus mobile homes, vacant land, and other uses: \$39,091

Other land uses:

2440 = 0.26 acres (Hudgins)
 5200 = 0.25 acres (Old West Henderson)

Vacant land:

Total vacant land= 13 lots, 1.57 acres
 Total buildable land =1 lots, 0.26 acres
 Total vacant nonconforming lots: 11 (lot size), 1 (access) = 12

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 19
 Total nonconforming land: 2.33
 Average nonconforming lot size: 6306 sq ft.
 Smallest occupied lot: 5866 sq ft.

PARK HILL



AVERAGE HOUSEHOLD SIZE	1.88
PROPERTY VALUE	17% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	UR Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 55 lots, 17.10 acres
 Total Residential units: 164
 Mobile homes: 0
 Stick/modular homes: 156
 Acres dedicated to residential (including vacant land): 15.82
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

164 residential units: Assessed building value: \$2,044,050
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$49,855
 Average property value: \$69,694
 Average residential property value minus mobile homes, vacant land, and other uses: \$70,105

Other land uses:

3500 = 0.81 acres (State St)
 6560 = 0.47 acres (State St)

Vacant land:

Total vacant land= 5 lots, 1.92 acres
 Total buildable land =5 lots, 1.92 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 5 (lot size)
 Total nonconforming lots (including vacant): 5
 Total nonconforming land: 0.48
 Average nonconforming lot size: 4212 sq ft.
 Smallest occupied lot: 2938 sq ft.

SINCLAIR



AVERAGE HOUSEHOLD SIZE	2.00
PROPERTY VALUE	8% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 54 lots, 16.98 acres
 Total Residential units: 52
 Mobile homes: 8
 Stick/modular homes: 52
 Acres dedicated to residential (including vacant land): 16.98
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

52 residential units: Assessed building value: \$3,524,890
 8 mobile homes total building value: \$21,110
 Average mobile home value: \$2,639
 Average stick/modular home value: \$61,884
 Average property value: \$81,928
 Average residential property value minus mobile homes, vacant land, and other uses: \$78,054

Other land uses:

0

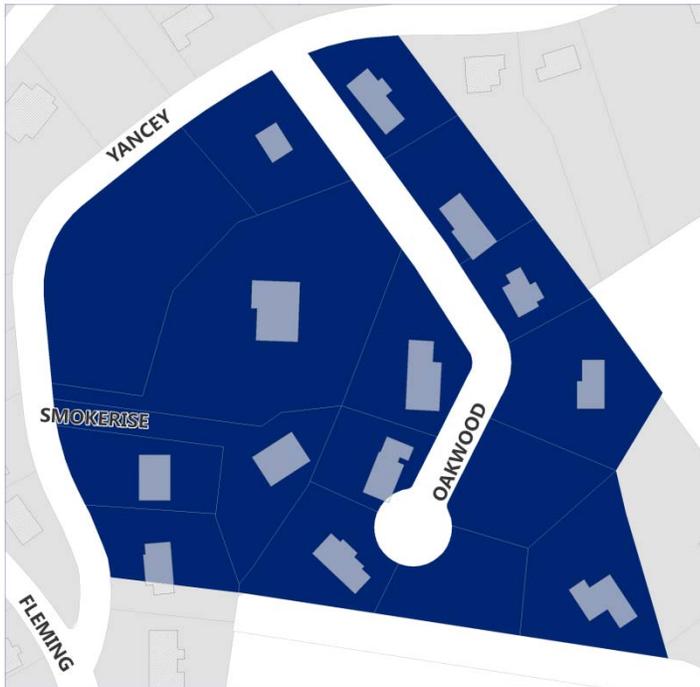
Vacant land:

Total vacant land= 1 lots, 0.61 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 1 (use), 11 (lot size)
 Total nonconforming lots (including vacant): 13
 Total nonconforming land: 2.72
 Average nonconforming lot size: 4575 sq ft.
 Smallest occupied lot: 2121 sq ft.

SMOKERISE



AVERAGE HOUSEHOLD SIZE	2.65
PROPERTY VALUE	76% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 16 lots, 9.41 acres
 Total Residential units: 14
 Mobile homes: 0
 Stick/modular homes: 14
 Acres dedicated to residential (including vacant land): 9.41
 Average residential lot size: 0.55 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value: \$1,714,970
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$114,331
 Average property value: \$140,781
 Average residential property value minus mobile homes, vacant land, and other uses: \$148,520

Other land uses:

0

Vacant land:

Total vacant land= 3 lots, 2.05 acres
 Total buildable land =3 lots, 2.05 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 13126 sq ft.

SOUTH GARDEN



AVERAGE HOUSEHOLD SIZE	2.06
PROPERTY VALUE	20% Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate, Residential High
PROPOSED ZONING DISTRICT	R1 Single Family Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 20 lots, 5.89 acres
 Total Residential units: 16
 Mobile homes: 0
 Stick/modular homes: 15
 Acres dedicated to residential (including vacant land): 5.89
 Average residential lot size: 0.28 average lot size

Residential Neighborhood Land Value:

16 residential units: Assessed building value: \$89,480
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$89,480
 Average property value: \$98,498
 Average residential property value minus mobile homes, vacant land, and other uses: \$101,712

Other land uses:

0

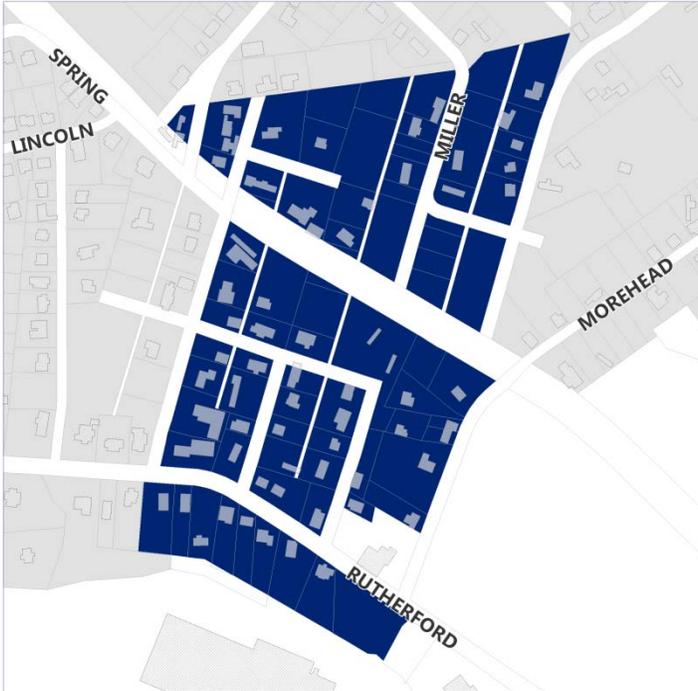
Vacant land:

Total vacant land= 4 lots, 1.18 acres
 Total buildable land =2 lots, 1.02 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 2 (lot size)
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.41
 Average nonconforming lot size: 5345 sq ft.
 Smallest occupied lot: 4968 sq ft.

SOUTH MARION



AVERAGE HOUSEHOLD SIZE	2.22
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential, C-2 General Commercial
FUTURE LAND USE DISTRICT	Urban Residential, Mixed Use
PROPOSED ZONING DISTRICT	R-2 General Residential, Mixed Use Neighborhood
SECTOR LOCATION	Rutherford Rd Corridor

Residential Land Uses:

Total lots: 80 lots, 25.32 acres
 Total Residential units: 52
 Mobile homes: 14
 Stick/modular homes: 48
 Acres dedicated to residential (including vacant land): 23.03
 Average residential lot size: 0.32 average lot size

Residential Neighborhood Land Value:

52 residential units: Assessed building value: \$1,832,690
 14 mobile homes total building value: \$41,950
 Average mobile home value: \$2,996
 Average stick/modular home value: \$38,929
 Average property value: \$36,104
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,843

Other land uses:

2120 = 1.20 (Rutherford Rd)
 2210 = 0.21 (Rutherford Rd)
 2270 = 0.88 (Rutherford Rd)
 2440 = 0.48 (Rutherford Rd)

Vacant land:

Total vacant land= 15 lots, 4.42 acres
 Total buildable land = 9 lots, 3.53 acres
 Total vacant nonconforming lots: 5 (lot size) 3 (land locked)

Nonconformities

Nonconforming zoning: 8 (lot size) 2 (land locked)
 Total nonconforming lots (including vacant): 18
 Total nonconforming land: 2.97
 Average nonconforming lot size: 4021 sq ft.
 Smallest occupied lot: 3432 sq ft.

SPRING



AVERAGE HOUSEHOLD SIZE	2.42
PROPERTY VALUE	29% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential, Residential high
PROPOSED ZONING DISTRICT	R-2 General Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 41 lots, 10.71 acres
 Total Residential units: 36
 Mobile homes: 2
 Stick/modular homes: 34
 Acres dedicated to residential (including vacant land): 10.71
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

36 residential units: Assessed building value: \$1,839,530
 2 mobile homes total building value: \$6,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$48,480
 Average property value: \$56,335
 Average residential property value minus mobile homes, vacant land, and other uses: \$60,144

Other land uses:

0

Vacant land:

Total vacant land= 4 lots, 0.68 acres
 Total buildable land =3 lots, 0.62 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.94
 Average nonconforming lot size: 5150 sq ft.
 Smallest occupied lot: 4342 sq ft.

SUMMIT



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	42% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 27 lots, 13.57 acres

Total Residential units: 21

Mobile homes: 4

Stick/modular homes: 17

Acres dedicated to residential (including vacant land): 12.58

Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value: \$995,810

4 mobile homes total building value: \$16,740

Average mobile home value: \$4,185

Average stick/modular home value: \$36,966

Average property value: \$44,114

Average residential property value minus mobile homes, vacant land, and other uses: \$48,953

Other land uses:

3500 = 0.99 acres (Summit Rd)

Vacant land:

Total vacant land= 4 lots, 1.91 acres

Total buildable land = 4 lots, 1.91 acres

Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0

Total nonconforming lots (including vacant): 0

Total nonconforming land: 0

Average nonconforming lot size: 0 sq ft.

Smallest occupied lot: 7432 sq ft.

TATE & JONES



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Mixed Use
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 69 lots, 15.60 acres
 Total Residential units: 61
 Mobile homes: 0
 Stick/modular homes: 61
 Acres dedicated to residential (including vacant land): 12.96
 Average residential lot size: 0.20 average lot size

Residential Neighborhood Land Value:

61 residential units: Assessed building value: \$2,363,140
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$36,696
 Average property value: \$51,135
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,135

Other land uses:

3500 = 1.69 acres (State St and Baldwin Ave)
 2593 = 0.95 acres (Baldwin Ave)

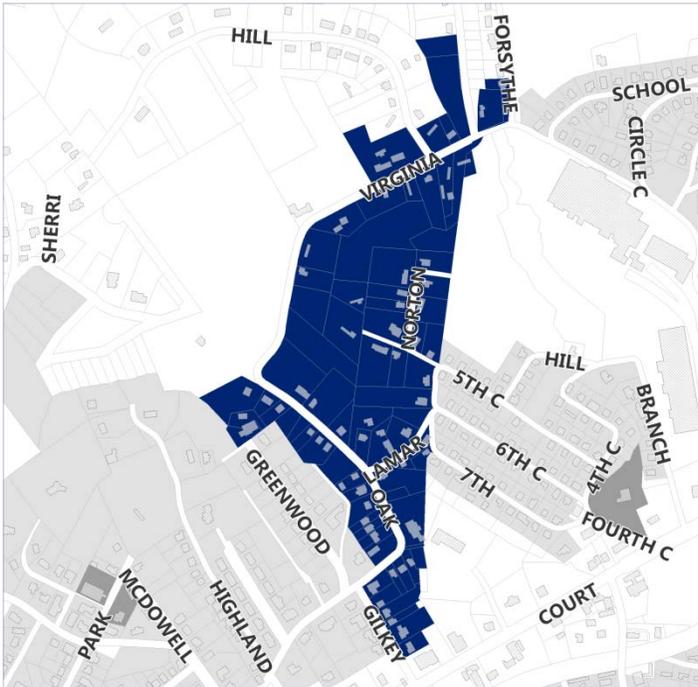
Vacant land:

Total vacant land= 3 lots, 0.25 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 1 (lot size), 2 (land locked) =3

Nonconformities

Nonconforming zoning: 29 (lot size)
 Total nonconforming lots (including vacant): 32
 Total nonconforming land: 4.1
 Average nonconforming lot size: 5780 sq ft.
 Smallest occupied lot: 3905 sq ft.

VIRGINIA & GILKEY



AVERAGE HOUSEHOLD SIZE	2.69
PROPERTY VALUE	40% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 78 lots, 38.00 acres
 Total Residential units: 69
 Mobile homes: 17
 Stick/modular homes: 52
 Acres dedicated to residential (including vacant land): 38.00
 Average residential lot size: 0.44 average lot size

Residential Neighborhood Land Value:

69 residential units: Assessed building value: \$2,439,170
 17 mobile homes total building value: \$60,750
 Average mobile home value: \$3,574
 Average stick/modular home value: \$33,034
 Average property value: \$49,170
 Average residential property value minus mobile homes, vacant land, and other uses: \$50,292

Other land uses:

0

Vacant land:

Total vacant land= 11 lots, 7.61 acres
 Total buildable land =7 lots, 4.48 acres
 Total vacant nonconforming lots: 3 (lot size), 1 (land locked)

Nonconformities

Nonconforming zoning: 4 (lot size), 1 (land locked) = 5
 Total nonconforming lots (including vacant): 9
 Total nonconforming land: 4.22
 Average nonconforming lot size: 6172 sq ft.
 Smallest occupied lot: 5096 sq ft.

WH HAWKINS



AVERAGE HOUSEHOLD SIZE	2.88
PROPERTY VALUE	29% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Rutherford Rd Corridor

Residential Land Uses:

Total lots: 36 lots, 13.10 acres
 Total Residential units: 29
 Mobile homes: 0
 Stick/modular homes: 29
 Acres dedicated to residential (including vacant land): 12:41
 Average residential lot size: 0.33 average lot size

Residential Neighborhood Land Value:

29 residential units: Assessed building value: \$1,404,870
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$45,442
 Average property value: \$55,915
 Average residential property value minus mobile homes, vacant land, and other uses: \$59,632

Other land uses:

2145 = 0.33 acres (Rutherford Rd)
 3500 = 0.36 Acres (Lincoln Ave)

Vacant land:

Total vacant land= 6 lots, 2.71 acres
 Total buildable land =5 lots, 2.56 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 4 (lot size), 1 (land use) = 5
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0.33
 Average nonconforming lot size: 5643 sq ft.
 Smallest occupied lot: 5095 sq ft.

WISEMAN



AVERAGE HOUSEHOLD SIZE	1.64
PROPERTY VALUE	45% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Mixed Use Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 39 lots, 9.05 acres
 Total Residential units: 24
 Mobile homes: 0
 Stick/modular homes: 24
 Acres dedicated to residential (including vacant land): 5.27
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

24 residential units: Assessed building value: \$854,080
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$35,552
 Average property value: \$37,750
 Average residential property value minus mobile homes, vacant land, and other uses: \$46,394

Other land uses:

3500 = 0.84 (West Court St)
 2621 = 0.78 (Burgin)

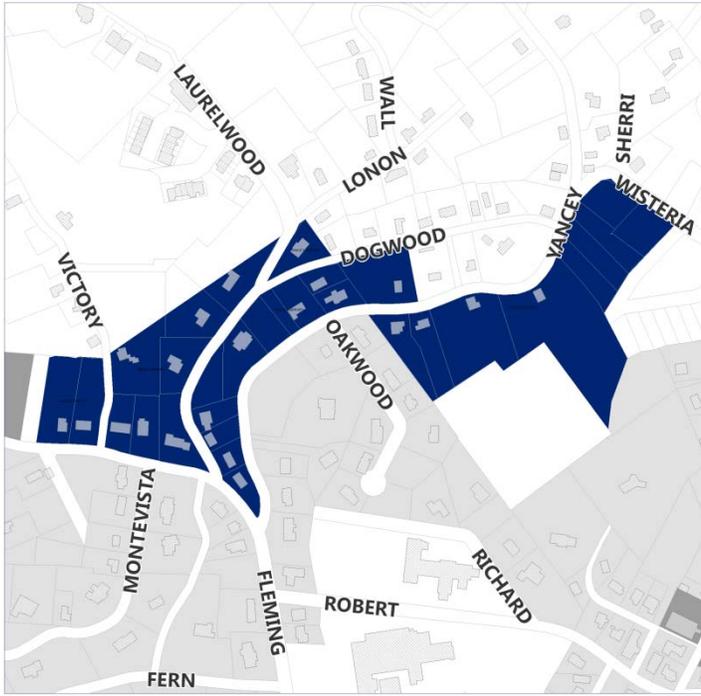
Vacant land:

Total vacant land= 6 lots, 1.07 acres
 Total buildable land = 4 lots, 0.92 acres
 Total vacant nonconforming lots: 2 (lot size) 1 (land locked) = 3

Nonconformities

Nonconforming zoning: 10 (lot size)
 Total nonconforming lots (including vacant): 13
 Total nonconforming land: 1.42
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 4436 sq ft.

YANCEY DOGWOOD



AVERAGE HOUSEHOLD SIZE	2.58
PROPERTY VALUE	5% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Residential High
PROPOSED ZONING DISTRICT	R-1 Single-Family Residential, R-8 Urban Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 29 lots, 19.33 acres
 Total Residential units: 22
 Mobile homes: 0
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 19.33
 Average residential lot size: 0.67 average lot size

Residential Neighborhood Land Value:

22 residential units: Assessed building value: \$1,477,930
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$50,871
 Average property value: \$69,928
 Average residential property value minus mobile homes, vacant land, and other uses: \$88,541

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 3.28acres
 Total buildable land = 7 lots, 3.28 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 10818 sq ft.

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City of Marion Land Use Classifications

Dimension	Code	Description
Structure	1110	Single-family detached dwellings
Structure	1120	Single-family attached dwellings
Structure	1121	Duplex structures
Structure	1122	Zero lot line or row houses
Structure	1130	Accessory dwelling units
Structure	1140	Townhouses
Structure	1150	Manufactured housing, residential design
Structure	1200	Multifamily dwellings
Function	1210	Retirement housing services
Function	1220	Congregate living services
Function	1230	Assisted living services
Function	1240	Life care or continuing care services
Function	1250	Skilled nursing services
Function	1300	Hotels, motels, or other accommodation services
Function	1310	Bed-and-breakfast inn
Function	1320	Rooming and boarding house, shelter, or emergency relief services
Function	1330	Hotel, motel, or tourist court
Structure	1350	Dormitories/College fraternities
Structure	1360	Other structurally converted buildings
Structure	1370	Barracks

Dimension	Code	Description
Structure	2100	*Office or bank building, stand-alone (without drive-through facility) may include multiple offices under one roof
Structure	2110	*Office building (with drive-through facility) may include multiple offices under one roof
Function	2111	Car dealer
Function	2112	Bus, truck, mobile home, or large vehicle dealers
Function	2113	Bicycle, motorcycle, all-terrain vehicle dealers
Function	2114	Boat or marine craft dealer
Function	2115	Parts, accessories, or tires
Activity	2120	Service-oriented store
Function	2126	Lumberyard and building materials
Activity	2130	Goods-oriented store
Function	2145	Resale business (antique shops, thrift stores, pawn shops, flea markets)
Function	2155	Beer, wine, and liquor store (off-premises consumption of alcohol)
Function	2160	Health & personal care (drug store, pharmacy, medical supply)
Activity	2200	Restaurant-type activity
Activity	2210	Restaurant-type activity with drive-through
Structure	2230	*Stand-alone store or shop building
Structure	2260	Market shops, including open markets (farmer's market)

Dimension	Code	Description
Function	2270	Gasoline Station (primarily sell gas e.g. Gas House)
Structure	2280	Automobile repair and service structures
Structure	2300	*Office or retail building with residence on top (Ex. Raymond James Building, Edward Jones)
Structure	2300	*Store building with residence on top
Activity	2310	*Office activities with a high turnover of people
Activity	2320	*Office activities with high turnover of automobiles
Activity	2330	Rental and leasing establishments
Function	2331	Car rental and leasing
Function	2332	Leasing trucks, trailers, recreational vehicles, etc.
Structure	2400	*Office building over storefronts (Ex. Griffin Building)
Function	2418	Veterinary services
Function	2440	Business, professional, scientific, & technical services (surveyor, attorney, accountant)
Function	2450	Services to buildings and dwellings (pest control, janitorial, landscaping, carpet/upholstery cleaning, parking, and crating) Stand alone building
Structure	2510	Neighborhood shopping center (convenience with one or more anchors 30,000-150,000 sq ft.) ex. Ingles, Galaxy, or West Court Food Center

Dimension	Code	Description
Structure	2520	Community shopping center (general merchandise with two or more anchors 100,000-350,000) Bi-Lo, Great Meadows, Lady of Marion Plaza
Structure	2530	Regional Shopping Center (enclosed mall with 2 or more anchors 800,000 sq ft. 60-120 acres)
Structure	2580	Outlet or Discount Center (Manufacturer outlet stores strip center 50,000 to 400,000)
Structure	2591	Convenience store (stand-alone grocery, mini-mart, general store) ex. Walgreens, or CVS
Structure	2592	Home Improvement Center (No different than other "big box" store but include outdoor sales/storage Ex. Lowes)
Function	2593	Car care
Function	2600	Personal services (barber shop, hair salon, day spa, or massage therapy)
Structure	2610	Light industrial structures and facilities
Structure	2612	Mill-type factory structures
Structure	2613	One-Story Modern manufacturing
Structure	2614	Industrial parks
Structure	2615	Laboratory or specialized industrial facility
Structure	2621	Assembly and construction-type plants
Structure	2622	Process plants (metals, chemicals, etc.)

Dimension	Code	Description
Function	2720	Animal and Pet Services (supplies, grooming, training, no overnight boarding)
Structure	2760	Warehouse large area distribution or transit warehouse
Structure	2780	Tank farms
Structure	3110	Performance theater
Structure	3120	Movie theater
Structure	3130	Amphitheater
Structure	3140	Drive-in theaters
Structure	3200	Indoor games facility
Structure	3300	Sports stadium or arena
Structure	3400	Exhibition, convention, or conference structure
Structure	3500	Churches, temples, synagogues, mosques, and other religious facilities
Function	3510	Wholesale trade— durable goods
Function	3520	Wholesale trade— nondurable goods
Function	3600	Warehouse or storage facility (mini-storage, storage facilities leased to public)
Structure	3700	Covered or partially covered atriums and public enclosures
Structure	3800	Other Community Structures (Ex. Reception halls, wedding halls, art gallery, club, lodge, etc)
Structure	4110	Hospital building
Structure	4120	Medical clinic building
Function	4130	Road, ground passenger, and transit transportation

Dimension	Code	Description
Function	4133	Local transit system (public buses, special needs, and other transit services)
Function	4134	Charter bus, motor coach, or other similar private passenger bus service
Function	4135	School and employee bus transportation
Function	4137	Taxi and limousine service
Function	4138	Towing and other road services
Function	4140	Truck and freight transportation services
Function	4160	Courier and messenger services
Structure	4170	Postal Services
Structure	4200	School or university buildings (privately owned)
Structure	4210	Grade school (privately owned)
Structure	4220	College or university facility (privately owned)
Structure	4230	Trade or specialty school facility (privately owned)
Structure	4300	Library building
Function	4341	Hazardous waste collection
Function	4342	Hazardous waste treatment and disposal
Function	4343	Solid waste collection
Function	4345	Solid waste landfill
Function	4346	Waste treatment and disposal
Function	4347	Septic tank and related services

Dimension	Code	Description
Structure	4400	Museum, exhibition, or similar facility
Structure	4450	Zoological parks
Structure	4500	Public administration
Structure	4510	Fire and rescue station
Structure	4520	Police station
Structure	4530	Emergency operation center
Structure	4600	Jail, penitentiary, detention, or other correctional facility
Structure	4700	Cemetery, monument, tombstone, or mausoleum
Structure	4800	Funeral home and cremation facilities
Function	5130	Racetrack
Structure	5200	Automobile parking facilities
Structure	5300	Bus or truck terminal or shelter
Function	5310	Amusement or theme park
Function	5320	Game arcade
Structure	5330	Bus or truck maintenance facility
Function	5340	Miniature golf establishment
Function	5370	Fitness, recreational sports, gym, or athletic club
Function	5380	Bowling, billiards, pool, etc.
Function	5390	Skating rinks
Function	5400	Camps, camping, and related establishments

Dimension	Code	Description
Function	5500	Natural and other recreational parks
Function	5510	Golf courses
Structure	5600	Airport facility
Structure	5640	Heliport facility
Structure	5700	Railroad facility
Structure	6200	Water supply-related facility
Structure	6210	Water supply pump station
Structure	6250	Water tank (elevated, at grade, underground)
Structure	6270	Water treatment and purification facility
Structure	6310	Wastewater storage or pumping station facility; lift stations
Structure	6330	Incinerator, composting, or similar facility
Structure	6340	Hazardous waste storage facility
Structure	6350	Sewer treatment plant
Structure	6400	Power Generation Facility
Structure	6500	Communication Tower
Function	6560	Social assistance, welfare, and charitable services (not otherwise enumerated)
Function	6561	Child and youth services
Function	6562	Child day care center
Function	6563	Community food services
Function	6564	Emergency and relief services (no overnight or temporary accommodations)
Function	6565	Other family services

Dimension	Code	Description
Function	6566	Services for elderly and disabled
Structure	6700	Sign, free-standing , billboard
Structure	6920	Roadside stand, pushcarts, etc.
Structure	6930	Highway rest stops and welcome centers
Structure	6970	Outdoor stage, bandstand, or similar structure
Function	7000	Construction-related businesses
Structure	7500	Armory
Structure	8000	Barns, sheds, farm buildings, other agricultural buildings
Structure	8100	Grain silos and other storage structure for grains and agricultural products
Structure	8200	Livestock pens or hog houses
Structure	8240	Stables and other equine-related facilities
Structure	8300	Fish hatchery, fishery, and aquaculture
Structure	8400	Greenhouses/nurseries
Function	8500	Quarrying and stone cutting
Structure	8600	Kennel, overnight boarding, and other canine-related facilities
Structure	8800	Apiary and other related structures
Function	9100	Crop production
Function	9200	Animal production, including slaughter
Function	9300	Forestry and logging

Dimension	Code	Description
Function	9350	Support functions for agriculture and forestry
Function	9400	Fishing, hunting, and trapping, including game preserves and retreats (including firing ranges)
Function	9900	Vacant Land/ No Activity

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Dimension	Code	Description	LBCSDefinition
Activity	1000	Residential activities	Includes activities that occur in all types of residential uses, structures, ownership characteristics, or the character of the development.
Activity	1100	Household activities	Includes those activities normally associated with single-family, multifamily, town homes, manufactured homes, etc.
Activity	1200	Transient living	Activities associated with hotels, motels, tourist homes, bed and breakfast, etc. Note that the distinction between various residential activities is independent of the definition of a family.
Activity	1300	Institutional living	Residential living activity associated with dormitories, group homes, barracks, retirement homes, etc. These activities may occur in any number of structural types (single-family homes, multi-family homes, manufactured homes, etc.), but the activity characteristics of such living is not the same as the other subcategories under residential activities. Also note that the distinction between various residential activities is independent of the definition of a family.
Activity	2000	Shopping, business, or trade activities	This category captures all uses that are business related. Use it as a catch-all category for all retail, office, commercial, and industrial activities when the subcategories are either too specific or otherwise unknown (as in comprehensive plan designations).
Activity	2100	Shopping	Primarily for all retail shops and stores. If the shop sells both goods and services, or if it is not clear which of the two more detailed categories to assign, then use this one. Increasingly, distinguishing between a store (that sells goods) and shop (that sells service) will become difficult and for many planning-related applications even irrelevant. Even economic applications that employed such distinctions are reconsidering because of the difficulty in distinguishing between goods and services. However, for those planning applications that require this distinction, or for existing land-use data sets that already employ such distinctions, apply the subcategories. Otherwise, for routine land-use data classification, apply the Shopping category only.
Activity	2110	Goods-oriented shopping	Activities in stores that trade retail goods. The distinction is in the physical attributes of activities associated with goods (buying, selling, repairing, etc.) and not the type of goods.
Activity	2120	Service-oriented shopping	Those shops that primarily sell services on site. The distinction is in the physical attributes of activities associated with services, such as hairdressing. Business services, such as accounting, legal services, advertising, etc., belong in the office category.
Activity	2200	Restaurant-type activity	Eating, dining, and such activities associated with restaurants and other establishments that serve food, drink, and related products to be consumed on or off premises.
Activity	2210	Restaurant-type activity with drive-through	Eating, dining, and such activities associated with restaurants and other establishments that serve food, drink, and related products that may have seating but has drive-through facilities. Such activities, although commonly associated with fast-food restaurants, may also occur at restaurants and food establishments that do not serve fast food.
Activity	2300	Office activities	Typical office uses should be categorized here including those that are primarily office-use in character. Use this category as a catch-all designation for all office-type uses.

Dimension	Code	Description	LBCSDefinition
Activity	2310	Office activities with high turnover of people	Especially those that have counters for customer service, or waiting areas for customers or visitors. Use this category to indicate an activity characterized by a steady stream of people when such activity is part of normal operations of the office use.
Activity	2320	Office activities with high turnover of automobiles	Typically associated with drive-through windows at banks, department of motor vehicles, and other businesses. Traditionally, these activities were associated with banks, post offices, and financial institutions, but they may also occur at other kinds of establishments.
Activity	3000	Industrial, manufacturing, and waste-related activities	All manufacturing, assembly, warehouse, and waste management activities. Use this as a catch-all category for anything not specified in subcategories below.
Activity	3100	Plant, factory, or heavy goods storage or handling activities	All industrial activities. Use this as a catch-all category for anything not specified in subcategories below.
Activity	3110	Primarily plant or factory-type activities	Assembly plants, manufacturing facilities, industrial machinery, etc.
Activity	3120	Primarily goods storage or handling activities	Characterized by loading and unloading goods at warehouses, large storage structures, movement of goods, shipping, and trucking. Includes self-storage activities.
Activity	3200	Solid waste management activities	Includes storing, collecting, dumping, waste processing, and other related operations.
Activity	3210	Solid waste collection and storage	<p>Solid waste activities at source or intermediate locations, such as recycling centers. Use this category for large sites that have their own recycling areas where solid waste is separated or pretreated. Solid waste includes demolition waste, street sweepings, sewage sludge, industrial solids and sludges, agricultural manure, and crop wastes.</p> <p>The term garbage refers to food waste portion of solid waste and refuse or trash refer to mixed solid wastes.</p> <p>This category also includes activities associated with recycling (or refuse reclamation) and other related operations with landfilling.</p>
Activity	3220	Landfilling or dumping	Activities that typically occur at landfills and resource recovery facilities. Also useful to mark those areas not necessarily identified as landfills, but used as dumps. The term sanitary landfill is sometimes used to differentiate public landfills from others.
Activity	3230	Waste processing or recycling	Activities normally associated with incinerators, recycling facilities, resource recovery facilities, etc.
Activity	3300	Construction activities (grading, digging, etc.)	During the construction stage of a development, especially if it is a large-scale one and is a multiyear project, the characteristics of the use is quite different from what it may eventually become. When local plans need to track such activities, use this category. Once completed, the activity code should reflect its actual use.
Activity	4000	Social, institutional, or infrastructure-related activities	Use this category for all institutional activities. This broad category may also be used for land-use designations in comprehensive and general plans.

Dimension	Code	Description	LBCSDefinition
Activity	4100	School or library activities	Mainly those associated with educational, instructional, or teaching activities. Administrative functions, especially those where school board or administrative offices are located, should be assigned office categories. Likewise, sports, school-bus parking, or maintenance activities should be assigned appropriate categories. But if the data being classified is generalizing over large areas, then use this category.
Activity	4110	Classroom-type activities	Those that occur in school buildings, lecture rooms, etc. This category may include other related activities only if the data is being generalized and the predominant activities are classroom-type instructions.
Activity	4120	Training or instructional activities outside classrooms	Driving, flying, or other instructional activities that occur outside a typical school building.
Activity	4130	Other instructional activities including those that occur in libraries	Include all other instructional activities here.
Activity	4200	Emergency response or public-safety-related activities	Broad category to group all fire, police, rescue, EMS, and other public safety activities. Use this category for joint or co-located facilities if the application needs a single activity code.
Activity	4210	Fire and rescue-related activities	The classic example is a fire station with fire trucks in standard bays with associated training, resting, office, and equipment storing activities on the site. Use this category for sites that do not necessarily look like a fire station, but serve the same purpose (e.g., on-site fire and rescue stations for large-scale developments).
Activity	4220	Police, security, and protection-related activities	Policing and police-related activities that typically occur in a police station. It also includes community policing centers located in neighborhoods, which may occupy store-front locations.
Activity	4230	Emergency or disaster-response-related activities	Many look like a typical office building but are distinct in the operations in them. Often they have the 911 emergency center, disaster coordination facilities, and essential communication facilities for disaster recovery and response. Note that this category is not for coding schools and other community facilities used in disaster recovery operations.
Activity	4300	Activities associated with utilities (water, sewer, power, etc.)	Group all utilities: water, sewer, power, gas, etc.
Activity	4310	Water-supply-related activities	Category for water supply-related, including irrigation-related activities. Use this category for any activity associated with water supply.
Activity	4311	Water storing, pumping, or piping	Activities primarily associated with linear features, such as pipelines, water channels, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be located in easements.
Activity	4312	Water purification and filtration activities	Associated with large-scale plants, many of which appear industrial in character. This category should also include all the related activities associated with a water purification and filtration facility, such as water storage, water pumping, etc.
Activity	4313	Irrigation water storage and distribution activities	This category includes activities associated with urban and rural water distribution systems. Although not as common as the water purification plants, these activities are commonly associated with wells and reservoirs for water supply.

Dimension	Code	Description	LBCSDefinition
Activity	4314	Flood control, dams, and other large irrigation activities	Associated with dams, reservoirs, and other large-scale storage and distribution of water. Primarily industrial in character, many such sites also host other activities, such as sightseeing, power generation, leisure activities, environmental monitoring, etc.
Activity	4320	Sewer-related control, monitor, or distribution activities	This activity is characterized by sewer-related activities, such as pumping, piping, storing, treating, filtering, etc., whether urban or rural, private or public. Use this category for any activity associated with sewers.
Activity	4321	Sewage storing, pumping, or piping	Activities primarily associated with linear features, such as pipelines, channels, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be in easements.
Activity	4322	Sewer treatment and processing	Associated with sewer treatment plants, many of which appear industrial in character. This category also includes related activities associated with a sewer treatment and processing facility, such as storage, pumping, etc.
Activity	4330	Power generation, control, monitor, or distribution activities	This activity is characterized by electrical power generation, control facilities, distribution centers, etc. Use this category for any activity associated with power supply and distribution.
Activity	4331	Power transmission lines or control activities	Activities primarily associated with linear features, such as transmission lines, conduits, etc., located in easements and point features, such as air vents, pumping stations, piping junctions, etc., that may or may not be in easements.
Activity	4332	Power generation, storage, or processing activities	Activities primarily associated with switching centers, transformer locations, and other power-related facilities that serve as storage or transit points in the distribution system.
Activity	4340	Telecommunications-related control, monitor, or distribution activities	Activities associated with telecommunications encompass communication tower facilities, antennae locations, repeater stations, and distribution centers.
Activity	4350	Natural gas or fuels-related control, monitor, or distribution activities	Activities associated with natural gas encompass production facilities, distribution lines, and control and monitor stations.
Activity	4400	Mass storage, inactive	Activities associated with large storage areas for water, fuels, waste, and other products where such storage is not associated with utilities. These facilities may be associated with a private or public establishment to serve functions not associated with utilities.
Activity	4410	Water storage	Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.
Activity	4420	Storage of natural gas, fuels, etc.	Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.
Activity	4430	Storage of chemical, nuclear, or other materials	Not related to utilities, but may be related to an industrial or commercial enterprise. This may include tanks, tank farms, open storage, etc., above or below ground.
Activity	4500	Health care, medical, or treatment activities	Activities in this category encompass those associated with clinics, hospitals, and other facilities that treat, house, or care for patients.
Activity	4600	Interment, cremation, or grave digging activities	This category encompasses activities associated with cemeteries, cremation facilities, funeral homes, and the like.

Dimension	Code	Description	LBCSDefinition
Activity	4700	Military base activities	Military bases are typically complex collection of activities that include a wide range of activities associated with military training, living and recreational facilities for military personnel, storage and maintenance facilities, and other related facilities.
Activity	4710	Ordnance storage	Activities primarily associated with storing and moving of military ordnance.
Activity	4720	Range and test activities	These activities encompass large areas for range and test activities of arms, ammunitions, war games, and related military activities. Although such activities are part of a military base, identifying this special category is useful for planning around bases for land-use compatibility.
Activity	5000	Travel or movement activities	This category encompasses activities associated with all modes of transportation. It includes rights-of-way and such linear features associated with transportation.
Activity	5100	Pedestrian movement	Use this category for classifying pedestrian-only roads and open mall areas in road rights-of-way. Although comprehensive plans may not depend on such distinctions, many site plans and urban designs use them for circulation components of their plans.
Activity	5200	Vehicular movement	This is a catch-all category for all forms of automobile movement on roads, parking areas, drive-through facilities, etc. Use the subcategories to further distinguish them.
Activity	5210	Vehicular parking, storage, etc.	Activities associated with parking or storing of automobiles.
Activity	5220	Drive-in, drive through, stop-n-go, etc.	Activities associated with serving customers in their automobiles from a fixed location, such as a drive-through window. Assign this code to those uses that have drive-through window facilities.
Activity	5400	Trains or other rail movement	Includes activities associated with movement of rails and other vehicles on railroads. It includes activities associated with rail maintenance, storage, and rights-of-way for railroads.
Activity	5410	Rail maintenance, storage, or related activities	Use this category for identifying rail maintenance and storage activities, which are industrial in character, from rail movement and railroad rights-of-way. This category also includes railroad switching activities.
Activity	5500	Sailing, boating, and other port, marine and water-based activities	This category includes activities associated with water and marine based travel, movement, and their related activities. Use the subcategories to distinguish areas of marine movement from marine storage activities.
Activity	5510	Boat mooring, docking, or servicing	Use this subcategory for activities associated with docks and marinas where boats and ships are anchored, moored, or serviced.
Activity	5520	Port, ship-building, and related activities	These activities include a complex collection of shipping, storing, repairing and other similar activities that are industrial in nature. Passenger terminals are not included in this category.
Activity	5600	Aircraft takeoff, landing, taxiing, and parking	These activities encompass all aspects of air travel and transportation that occur at ground facilities, such as airports, hangars, and similar facilities. Passenger terminals are not included in this category.
Activity	5700	Spacecraft launching and related activities	These activities include space vehicle control, storage, movement, and viewing areas. Although they appear similar to air transportation facilities, spacecraft related activities entail several other activities.

Dimension	Code	Description	LBCSDefinition
Activity	6000	Mass assembly of people	This is a catch-all category for activities associated with mass assembly of people for either transportation, spectator sports, entertainment, or other social and institutional reasons. Use the subcategories to further classify the type of mass assembly.
Activity	6100	Passenger assembly	This category is for activities primarily associated with bus, train, and airport terminals.
Activity	6200	Spectator sports assembly	Spectator sports assembly may occur in stadiums, open grounds, or other venues occasionally used for such purposes. Identifying such activities may be required for public safety related applications.
Activity	6300	Movies, concerts, or entertainment shows	Besides performance viewing, this category also includes related activities associated with such performances: food and souvenir vending, purchasing tickets, and related activities. This category also includes mass assembly at theaters and planetariums.
Activity	6400	Gatherings at fairs and exhibitions	Mass assembly of people at fairs and exhibitions includes activities associated with food and souvenir vending, purchasing tickets, and related activities. This category also includes activities associated with entertainment shows, park rides, etc., at fairs.
Activity	6500	Mass training, drills, etc.	Includes activities in parade grounds and drill fields associated with institutions.
Activity	6600	Social, cultural, or religious assembly	Use this category for mass assembly of people for social (eg., city hall), cultural (eg., parades), or religious (eg. churches) purposes.
Activity	6700	Gatherings at galleries, museums, aquariums, zoological parks, etc.	Public assembly gatherings at galleries, museums, aquariums, zoological parks, and similar exhibition services are characterized by a steady stream of people as opposed to mass congregation of viewers at movie theaters and such. Although the distinction may not be significant, certain public assembly activities require this information separate from other kinds of gatherings in planning for public safety.
Activity	6800	Historical or cultural celebrations, parades, reenactments, etc.	These are usually annual gatherings, parades, and cultural celebrations that may involve shows, amusement park-like assembly of people, and selling food, drink and souvenirs.
Activity	7000	Leisure activities	This is a catch-all category for classifying all forms of leisure activities. It includes the customary active and passive kinds of leisure activities although such distinctions are difficult to define. Although LBCS provides active and passive subcategories, for new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).
Activity	7100	Active leisure sports and related activities	This category refers to an arbitrary second-level coding to accommodate existing data classified as either active or passive leisure activities. Although the distinction between active and passive are difficult to separate, use this category only if more precise lower-level categories are combined in existing data. For new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).
Activity	7110	Running, jogging, bicycling, aerobics, exercising, etc.	Although these activities are normally associated with bike paths, jogging trails, sidewalks, and such facilities, they also include the kinds that happen on athletic tracks and playgrounds. Exercising and aerobic activities include those that take place in health clubs and gymnasiums besides outdoor facilities.

Dimension	Code	Description	LBCSDefinition
Activity	7120	Equestrian sporting activities	This category is for all equestrian-related leisure activities including riding, mounting, horsemanship, and equestrian games, such as polo, hurdles, dressage training and show jumping. The related categories include those incidental to maintaining stables, feeding, caring, and housing horses.
Activity	7130	Hockey, ice skating, etc.	This is a broad category to include activities normally associated with ice rinks and skating on ice. Hockey and other sports on ice are also included in this category.
Activity	7140	Skiing, snowboarding, etc.	This is a broad category that includes leisure sport activities on snow: skiing, luge, bobsled, toboggan.
Activity	7150	Automobile and motorbike racing	This is a broad category to include the myriad forms of vehicular sports including automobile racing, dirt racing, motorcycle racing, and other cross-country type events.
Activity	7160	Golf	Includes other leisure activities, such as pall-mall, tipcart, croquet, golf, curling, and pall one besides golf.
Activity	7180	Tennis	Because of its unique site development characteristic, traditionally lawn tennis (as opposed to table tennis) has been classified distinct from other sporting activities. It also includes related sports, such as racquet ball.
Activity	7190	Track and field, team sports (baseball, basketball, etc.), or other sports	This includes activities associated with playing baseball, basketball, and other related games.
Activity	7200	Passive leisure activity	This category refers to an arbitrary second-level coding to accommodate existing data classified as either active or passive leisure activities. Although the distinction between active and passive are difficult to separate, use this category only if more precise lower-level categories are combined in existing data. For new data classification purposes either apply this category (for top level coding) or identify the precise nature of activities (which are at the third-level coding).
Activity	7210	Camping	Camping is a broad category that includes parts of activities associated with of shelter, recreation, and other related activities, such as hunting, fishing, sailing, etc. The designation applies to only those camping areas and camp grounds where camps are allowed.
Activity	7220	Gambling	Casinos normally host gambling, wagering, and those establishments that serve the gaming aspects of leisure activities. However, many other types of establishments also provide slot machines, and other gambling and gaming facilities (shopping centers in Las Vegas, for instance).
Activity	7230	Hunting	Hunting activities include live and also clay pigeon and skeet shooting.
Activity	7240	Promenading and other activities in parks	This is a catch-all category for all other areas of parks and recreational areas that do not qualify under any of the other more specific categories.
Activity	7250	Shooting	
Activity	7260	Trapping	
Activity	7300	Flying or air-related sports	
Activity	7400	Water sports and related leisure activities	

Dimension	Code	Description	LBCSDefinition
Activity	7410	Boating, sailing, etc.	
Activity	7420	Canoeing, kayaking, etc.	
Activity	7430	Swimming, diving, etc.	Includes activities associated with lifeguard services and other related activities.
Activity	7440	Fishing, angling, etc.	
Activity	7450	Scuba diving, snorkeling, etc.	
Activity	7460	Water-skiing	
Activity	8000	Natural resources-related activities	
Activity	8100	Farming, tilling, plowing, harvesting, or related activities	Agricultural activities, such as farming, plowing, tilling, cropping, seeding, cultivating, and harvesting for the production of food and fiber products. Also includes sod production, nurseries, orchards, and Christmas tree plantations. Excludes forest logging and timber-harvesting operations.
Activity	8200	Livestock related activities	Activities associated with feeding and raising of livestock in pens and confined structures.
Activity	8300	Pasturing, grazing, etc.	Activities normally associated with feeding and grazing in open ranges.
Activity	8400	Logging	Activities normally associated with forestry.
Activity	8500	Quarrying or stone cutting	Includes activities normally associated with borrow pits.
Activity	8600	Mining including surface and subsurface strip mining	Includes crushing, screening, washing, and flotation activities. Beneficiating is another common term used to describe such activities.
Activity	8700	Drilling, dredging, etc.	Includes activities normally associated with on and off-shore drilling for oil and natural gas operations, dredging for beach control, expanding waterways, and cleaning of canals or channels.
Activity	9000	No human activity or unclassifiable activity	May also be used as a placeholder for areas of no habitation (desert areas, for example).
Activity	9100	Not applicable to this dimension	Use this code as a permanent code for those records that will never be classified in this dimension. It is normal for land-use databases to have records that may never be classified and be left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).
Activity	9200	Unclassifiable activity	Use this category as a temporary placeholder for activities that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.
Activity	9300	Subsurface activity	Use this category for activities that occur below the surface that are of no interest to the applications that will use this data set and assigning one of the unknown categories may be inappropriate.

Dimension	Code	Description	LBCSDefinition
Activity	9900	To be determined	<p>Use this code as a placeholder until an appropriate code can be assigned.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able to handle blank entries (null values in database terminology).</p> <p>This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.</p>
Activity	9990	To be determined	
Activity	9999	To be determined	
Function	1000	Residence or accommodation functions	<p>This top-level category comprises all establishments offering residence or accommodation, such as homes, apartments, housing for the elderly, and hotels. Note that leased service departments (e.g. a grocery store in an apartment building) are usually considered separate establishments and should be classified separately in your database. See the detailed function dimension description for information on classifying leased service departments.</p>
Function	1100	Private household	<p>This category comprises all households except those with special provisions, as for the elderly, disabled, or those with subsidized congregate living arrangements. Individually owned residences as well as residences owned by rental or management companies are included. Establishments in this category include apartments, condominiums, mobile homes, townhouses, etc. The vast majority of residential uses fall in this category. Use this category as the default for quickly coding large residential areas.</p>
Function	1200	Housing services for the elderly	<p>Establishments in this category offer a wide range of housing services for those who cannot care for themselves, such as the elderly. These establishments have primarily evolved from two service areas: housing and custodial care. Housing service establishments provide some personal care services; likewise, custodial care establishments provide certain kinds of housing services. The variety of choices available now range from simple services offered in one's house to advanced 24-hour personal care and health services, which are typically common in hospital care services. Many establishments in this category also offer a menu of services to choose from. The subcategories reflect four common patterns of housing for the elderly and relate to the level of the dependence on the care provider.</p>
Function	1210	Retirement housing services	<p>These establishments offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.</p>
Function	1220	Congregate living services	<p>Funded through the 1978 Congregate Housing Services Act, many of these establishments serve meals and other services in low-income and federally subsidized housing. Now, many establishments provide such services to other non-subsidized housing facilities. Services include housekeeping, laundry, transportation, recreational programs, and other convenience services.</p>
Function	1230	Assisted-living services	<p>These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These establishments may be located in single-family homes and share the house with the care provider's family.</p>

Dimension	Code	Description	LBCSDefinition
Function	1240	Life care or continuing care services	This subcategory comprises church or social welfare organizations running retirement centers. Residents turn over some or all of their assets in exchange for housing, personal care, convenience care, and some health care. Terms used for such establishments are: endowment facilities, founders care facilities, continuing care retirement centers, etc.
Function	1250	Skilled-nursing services	This subcategory comprises establishments that provide 24-hour skilled nursing care. Included are nursing homes and convalescent hospitals for the elderly.
Function	1300	Hotels, motels, or other accommodation services	Establishments in this category serve lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation.
Function	1310	Bed and breakfast inn	These establishments operate primarily in private homes and small buildings.
Function	1320	Rooming and boarding	Rooming and boarding establishments serve a specific group or membership, such as a dormitory, fraternity or sorority house, or workers' camp. They provide temporary accommodations and may offer housekeeping, meals, and laundry services.
Function	1330	Hotel, motel, or tourist court	These establishments comprise resort hotels that do not have gambling services. They may also offer food services, recreational services, convention hosting services, laundry services, etc. This subcategory includes extended-stay hotels.
Function	1340	Casino hotel	Casino hotels are establishments that a variety of services packaged to serve gambling, sports betting, slot machines, food services, conference facilities, convention or exhibition services, and recreational amenities like spas, swimming pools, roller coaster rides, amusement parks, etc. In terms of operations, these establishments function like a resort or hotel establishment in addition to the gambling operations in the casino portions of the establishments. Newer marketing strategies for casinos include the provision of full service spa, recreation, and amusement services within the same establishment including art exhibits, music shows, and theater performances.
Function	2000	General sales or services	The general sales and services category comprises the vast majority of establishments typically associated with commercial land use. Since this category covers such a wide range of establishments, the subcategories provide the best definition. These are: retail sales and service; automobile sales or service; finance and insurance; business, professional, scientific, and technical services; food services; and personal services. For most applications, the general sales and services category is not specific enough for classifying the economic function of land. However, in cases where specific information is not available, this category may be used as a default for commercial land uses.

Dimension	Code	Description	LBCSDefinition
Function	2100	Retail sales or service	Retail establishments form the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Many have stores, but some also sell merchandise from non-stores. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract a high volume of walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Examples of store retailers include catalog showrooms, gasoline services stations, and automotive dealers. Subcategories group retail establishments by their industry type.
Function	2110	Automobile sales or service establishment	These establishments include all motor vehicle and parts dealers. They may have showrooms or open lots for selling vehicles and may provide repair and maintenance services. Note that establishments selling medium and heavy-duty trucks should be included in wholesale trade and not here because such products are never sold through retail channels.
Function	2111	Car dealer	Car dealers retail new or used compact automobiles and light trucks (such as sport utility vehicles, and passenger and cargo vans). These vehicles may be sold in combination with activities, such as repair services, and selling replacement parts and accessories.
Function	2112	Bus, truck, mobile homes, or large vehicles	These establishments retail new or used larger vehicles (not included in car dealers category), such as busses, recreational vehicles (RVs), mobile homes, and trucks. Often these establishments also provide repair services and sell replacement parts and accessories.
Function	2113	Bicycle, motorcycle, ATV, etc.	This class comprises establishments retailing new or used motorcycles, motor scooters, motor bikes, mopeds, and off-road all-terrain vehicles; or, in retailing these vehicles in combination with repair services and selling replacement parts and accessories.
Function	2114	Boat or marine craft dealer	These establishments retail new or used boats, personal watercraft, or new or used outboard motors, boat trailers, and may also provide repair services, sell replacement parts and accessories for such craft, and offer other related marine equipment supplies.
Function	2115	Parts, accessories, or tires	Primarily comprising of automotive supply stores, these establishments retail new, used, or rebuilt automotive parts and accessories. They may also include repair and installation services. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops.
Function	2116	Gasoline service	Gas stations are establishments that primarily retail automotive fuels (e.g., diesel fuel, gasohol, gasoline) which may or may not be in combination with convenience stores or food marts. These establishments may further provide services such as automotive repair, automotive oils, replacement parts and accessories, or food and beverage sales.
Function	2120	Heavy consumer goods sales or service	The next three subcategories (i.e. "heavy", "durable", and "other" consumer goods sales or services), group establishments by their products, and the classes broadly group them by their characteristics. There is no fundamental economic principle in these differences; they reflect traditional planning categories.

Dimension	Code	Description	LBCSDefinition
Function	2121	Furniture or home furnishings	Retail furnishing establishments sell products, such as household furniture (e.g., baby furniture box springs and mattresses) and outdoor furniture, office furniture (except those sold in combination with office supplies and equipment), floor coverings (rugs, carpets, vinyl floor coverings, and floor tile not only ceramic or wood), and window treatments (curtains, drapes, blinds, and shades). Some of these items may be sold in combination with major appliances or home electronics, or in combination with installation and repair services.
Function	2122	Hardware, home centers, etc.	These establishments primarily retail materials and supplies for home building or repairs. They also sell other products, such as lumber, plumbing goods, electrical goods, tools, house wares, hardware, and, sometimes, lawn and garden supplies.
Function	2123	Lawn and garden supplies	<p>Lawn and garden supply establishments offer specialized products and services for lawn and garden. They come in two variations:</p> <p>a). Some sell new outdoor power equipment which may or may not be accompanied with repair services and replacement parts.</p> <p>b). Others sell nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere (these establishments may sell a limited amount of a product they grow themselves).</p>
Function	2124	Department store, warehouse club or superstore	<p>These establishments are unique in that they have the equipment and staff capable of retailing a large variety of goods from a single location. They retail a wide range of products with no one merchandise line predominating. Products may include: apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods. Merchandise lines may be arranged in separate departments.</p> <p>Use this classification for establishments known as warehouse clubs, superstores or super centers retailing a general line of groceries in combination with general merchandise.</p>
Function	2125	Electronics and Appliances	<p>Establishments in the electronics and appliance stores class retail electronics and appliance merchandise from point-of-sale locations. Establishments in this class often operate from locations that have special provisions for floor displays requiring special electrical capacity to accommodate the proper demonstration of these products. The staff may include sales personnel knowledgeable in the characteristics and warranties of the line of goods retailed and may also include trained repairpersons to handle the maintenance and repair of the electronic equipment and appliances. Products sold at these establishments include household-type appliances, cameras, televisions, stereos, and other electronic goods.</p> <p>These establishments often sell computer hardware and software along with other lines of merchandise; however, establishments primarily selling computer hardware, software, or computer services, are classified in another category below; likewise establishments primarily selling cameras, camera parts, or camera services, are classified in a separate category.</p>
Function	2126	Lumber yard and building materials	Use this classification for lumber yards and heavy building materials retailing establishments. For hardware stores also selling lumber, use the hardware and home centers classification.

Dimension	Code	Description	LBCSDefinition
Function	2127	Heating and plumbing equipment	Use this classification for heating and plumbing equipment retailers. For hardware stores also selling heating and plumbing equipment, use the hardware and home centers classification. For heating and plumbing contractors that retail and install or service equipment, use the appropriate construction category.
Function	2130	Durable consumer goods sales and service	Establishments in this subcategory retail a wide range of product lines that often include: apparel, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, sporting goods, automotive parts, and dry goods. The following classes detail particular lines of merchandise. If no line of merchandise predominates, or, if the line of merchandise is not included in the following classes, use this subcategory code. Examples of such establishments are: department stores, warehouse clubs, superstores or super centers (with the exception of grocery stores).
Function	2131	Computer and software	These establishments retail computers, computer peripherals, and prepackaged computer software without retailing other consumer-type electronic products or office equipment, office furniture and office supplies. Some of these establishments may also retail computer products in combination with repair, support, and training services. This category does not include those establishments that primarily sell computers and software via mail order or the Internet. Such establishments should be classified under the appropriate information services category.
Function	2132	Camera and photographic supplies	Establishments in this category primarily retail cameras, photographic equipment, and photographic supplies, or, they retail these products with repair services and film developing.
Function	2133	Clothing, jewelry, luggage, shoes, etc.	Clothing establishments retail new clothing and clothing accessories merchandise from fixed point-of-sale locations. These establishments often have similar display equipment and staff that is knowledgeable regarding fashion trends and the proper match of styles, colors, and combinations of clothing and accessories to the characteristics and tastes of the customer. This class includes establishments primarily engaged in retailing clothing, footwear, jewelry, sterling and plated silverware, watches and clocks, luggage and leather goods, and sewing supplies. Also included in this category are establishments retailing these new products in combination with lapidary work and repair services. Note that establishments primarily selling sporting goods are classified separately.
Function	2134	Sporting goods, toy and hobby, and musical instruments	Sporting goods are specialized clothing, equipment, accessories, and service establishments that retail for sport and recreational activities. They retail such goods as bicycles and bicycle parts, camping equipment, exercise and fitness equipment, athletic uniforms, specialty sports footwear, and similar equipment and accessories. Toy and hobby shops primarily retail toys, games, and hobby and craft supplies. Musical instrument establishments retail musical instruments and related supplies; a good example of such an establishment would be a piano store. Some of these establishments may also retail sheet music, offer music instruction, rent or repair instruments, but the primary product is the sale of instruments. Establishments selling sheet music along with books, magazines, etc. should be classified under the appropriate category and not here.

Dimension	Code	Description	LBCSDefinition
Function	2135	Books, magazines, music, stationery	These establishments retail books, newspapers, magazines (and other periodicals), stationery, school and office supplies, novelty merchandise, souvenirs, greeting cards, seasonal and holiday decorations, curios, sheet music, prerecorded audio and video tapes, compact discs (CDs), and phonograph records.
Function	2140	Consumer goods, other	Establishments in this subcategory retail merchandise (except groceries or health items) not included above. Establishments grouped here are florists, art stores, tobacco stores, and mail order or direct selling establishments.
Function	2141	Florist	Florists are establishments that retail cut flowers, floral arrangements, and potted plants purchased from others. These establishments usually prepare the arrangements they sell.
Function	2142	Art dealers, supplies, sales and service	These establishments retail original and limited edition art works, and offer art supplies and services to consumers. Included in this category are establishments displaying works of art for retail sale in art galleries.
Function	2143	Tobacco or tobacconist establishment	This class comprises establishments retailing cigarettes, cigars, tobacco, pipes, and other tobacco supplies.
Function	2144	Mail order or direct selling establishment	Retailing other than in stores is the primary service these establishments provide. These establishments offer services through sales staff that may go to the customers' location (e.g., door-to-door sales, home parties), or may utilize mail or electronic media, such as interactive television or computer. Examples of establishments in this class are home delivery newspaper routes; home delivery of heating oil, liquefied petroleum gas, and other fuels; and establishments retailing from catalogue showrooms of mail-order houses. Vending machine sales are not included in this category.
Function	2145	Antique shops, flea markets, etc.	<p>Antique shops, flea markets, thrift stores, and such establishments that primarily retail a general line of used goods are classified here.</p> <p>A note about classifying used goods: In many economic classifications, used merchandise is classified separately from new merchandise. However, this distinction is becoming irrelevant because many establishments sell both new and used goods. For example, many car dealers sell new and used cars. Establishments selling both new and used merchandise should be classified according to their product groups.</p>
Function	2150	Grocery, food, beverage, dairy, etc.	Establishments in this subcategory usually retail food and beverage merchandise from fixed point-of-sale locations. Establishments have special equipment (e.g., freezers, refrigerated display cases, refrigerators) for displaying food and beverage goods. They have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority.
Function	2151	Grocery store, supermarket, or bakery	Supermarkets and other grocery (except convenience) stores retail a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this class are meat and seafood markets, delicatessen-type establishments, and establishments retailing baked goods (not for immediate consumption and made off-premises).
Function	2152	Convenience store	Convenience stores or food marts (except those with fuel pumps) primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks. In high traffic or tourism corridors, they also sell gifts, crafts, maps, and other goods normally associated with travel and tourism.

Dimension	Code	Description	LBCSDefinition
Function	2153	Specialty food store	Specialty food stores primarily retail specialty food items, such as coffee and tea (i.e., packaged), confectionery products (i.e., packaged), nuts, spices, and gourmet foods.
Function	2154	Fruit and vegetable store	These establishments primarily retail fresh fruits and vegetables either as standalone business or part of a larger collection of shops, such as is common with farmers markets, bazaars, and roadside grocery stands.
Function	2155	Beer, wine, and liquor store	These establishments primarily retail packaged alcoholic beverages, such as ale, beer, wine, and liquor.
Function	2160	Health and personal care	This subcategory comprises of establishments that retail health and personal care merchandise from fixed point-of-sale locations. Some of these establishments may have specialized staff trained in dealing with the products, such as pharmacists, opticians, and other professionals that retail, advise, and fit the product for the customer. Establishments in this subcategory are further classified by the products they retail.
Function	2161	Pharmacy or drug store	Pharmacies and drug stores primarily retail prescription or nonprescription drugs and medicines.
Function	2162	Cosmetic and beauty supplies	Establishments in this category primarily retail cosmetics, perfumes, toiletries, and personal grooming products.
Function	2163	Optical	Optical establishments retail prescription or nonprescription eyeglasses and contact lenses. This category also includes establishments that provide customer fitting or lens grinding in addition to eyeglasses.
Function	2200	Finance and Insurance	Finance and insurance establishments engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. In many cases, it may not be always possible to differentiate some establishments between the subcategories; use this category instead.
Function	2210	Bank, credit union, or savings institution	These establishments primarily perform central banking functions (such as issuing currency, managing national money supply and international reserves, and acting as fiscal agent for the central government) and accept deposits (or share deposits) and lend funds from these deposits.
Function	2220	Credit and finance establishment	Credit and finance establishments, both private and public (government-sponsored), extend credit or lend funds raised by credit market borrowing, such as issuing commercial paper or other debt instruments or by borrowing from other financial intermediaries. Credit card, sales financing, unsecured consumer lending, real estate credit, international trade financing, and secondary market financing establishments are also included here.
Function	2230	Investment banking, securities, and brokerages	These establishments primarily engage in one of the following: (1) underwriting securities issues or making markets for securities and commodities; (2) acting as agents (i.e., brokers) between buyers and sellers of securities and commodities; (3) providing securities and commodity exchange services; and (4) providing other services, such as managing portfolios of assets; providing investment advice; and trust, fiduciary, and custody services.
Function	2240	Insurance-related establishment	These primarily engaged in one of the following: (1) underwriting (assuming the risk, assigning premiums, etc.) annuities and insurance policies or (2) facilitating such underwriting by selling insurance policies, and by providing other insurance and employee-benefit related services.

Dimension	Code	Description	LBCSDefinition
Function	2250	Fund, trust, or other financial establishment	<p>These establishments pool assets, such as funds and trusts, on behalf of shareholders or beneficiaries. They act as principals or brokers in buying or selling financial contracts (except investment banking, securities, and commodity contracts); and provide related investment services, such as portfolio management; investment advice; and trust, fiduciary, and custody services.</p> <p>Security or equity holding establishments are classified in "management of companies and enterprises", not here.</p>
Function	2300	Real estate, and rental and leasing	<p>These establishments rent or lease, and may additionally sell assets. Assets can be tangible (real estate or equipment) or intangible (patents and trademarks). This category's usefulness depends entirely on the activity and structure-type dimensions.</p>
Function	2310	Real estate services	<p>Establishments in this category comprise of those that lease real estate (except buildings), such as manufactured home (i.e., mobile home) sites, vacant lots, and grazing land. It also includes real estate appraisers (which estimate the market value of real estate), and other establishments performing real estate related services while not leasing buildings.</p>
Function	2320	Property management services	<p>This subcategory comprises establishments that manage real property for others. Management includes performing various services associated with overall operation of property, such as collecting rents, and overseeing services such as maintenance, security, and trash removal. Included in this subcategory are owner-lessons and establishments renting real estate and then acting as lessons in subleasing it to others. Establishments may manage the property themselves or have another establishment manage it for them.</p>
Function	2321	Commercial property-related	<p>Commercial property-related establishments lease buildings not used as residences or dwellings. This category includes mini-warehouses and self-storage units, which provide space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients store and retrieve goods.</p>
Function	2322	Rental housing-related	<p>These establishments lease buildings used as residences or dwellings, such as single-family homes, apartment buildings, and town homes.</p>
Function	2330	Rental and leasing	<p>Establishments in the rental and leasing subcategory include establishments that provide tangible goods, such as automobiles, computers, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment. These establishments may rent consumer goods and equipment, or may lease machinery and equipment for business operations. Establishments may or may not operate from a retail or store-front facility, and may offer short or long-term leases.</p> <p>Note the following exceptions. Establishments that primarily lease in combination with providing loans are classified in banks and credit unions. Establishments that primarily lease real property are classified under property management services. Establishments primarily renting or leasing equipment with operators are classified in other subcategories depending on the type of service (these are excluded here since NAICS also differentiates if the client is paying for the expertise of the operator in addition to the rental of the equipment.)</p>
Function	2331	Cars	<p>These establishments rent or lease passenger cars without drivers.</p>

Dimension	Code	Description	LBCSDefinition
Function	2332	Leasing trucks, trailers, RVs, etc.	Establishments in this classification rent or lease trucks, truck tractors or buses, semi trailers, utility trailers, RVs (recreational vehicles), or off-highway transportation equipment such as aircraft, railroad cars, steamships, or tugboats. Drivers or operators are not provided.
Function	2333	Recreational goods rental	These establishments rent recreational goods, such as skis, canoes, bicycles, sailboats, motorcycles, beach chairs, and beach umbrellas.
Function	2334	Leasing commercial, industrial machinery, and equipment	<p>These establishments rent or lease:</p> <p>a). office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines;</p> <p>b). heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes;</p> <p>c). other non-consumer machinery and equipment, such as manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical equipment; institutional (i.e., public building) furniture; or agricultural equipment without operators.</p>
Function	2335	Consumer goods rental	This category comprises establishments that rent personal and household-type goods. Establishments generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility. Rental items include: home health equipment; consumer electronics equipment, such as televisions, stereos, and refrigerators; clothing, such as formal wear, costumes, (except laundered uniforms and work apparel); furniture; and party supplies. This class also comprises general rental centers, which may offer a range of consumer, commercial, and industrial equipment, but which are primarily geared towards consumers.
Function	2336	Intellectual property rental (video, music, software, etc.)	This class comprises of establishments that assign rights to assets, such as patents, trademarks, brand names, and franchise agreements for which a royalty payment or licensing fee is paid to the asset holder.
Function	2400	Business, professional, scientific, and technical services	Establishments in this category perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training. Subcategories reflect the types of clients and industries they serve.
Function	2410	Professional services	Establishments in this subcategory make available the knowledge and skills of their employees. The distinguishing feature of this subcategory is that the service provided depends on worker skills, while equipment and materials are not of major importance. This distinction is what separates professional services from other categories (such as health care, where "high tech" machines and materials are important). Thus, the establishments categorized here sell expertise and perform professional, scientific, and technical services for others. These services require specialized expertise of the employees, though not in every case. The individual classes in this subcategory are defined by the particular expertise and training they provide. The primary distinction between this category and the administrative services category is that employees in this category tend to be more highly specialized.

Function	2411	Legal services	<p>This category includes the following establishments:</p> <p>a). Title abstract and settlement offices engaging in researching public land records to gather information relating to real estate titles, preparing documents necessary for the transfer of the title, financing, and settlement, conducting final real estate settlements and closings, and filing legal and other documents relating to the sale of real estate. (Real estate settlement offices, title abstract companies, and title search companies are included.)</p> <p>b). Offices of lawyers: these are offices of legal practitioners known as lawyers or attorneys i.e., counselors-at-law primarily engaged in the practice of law; establishments may provide expertise in a range or in specific areas of law, such as criminal law, corporate law, family and estate law, patent law, real estate law, or tax law.</p> <p>c). Offices of notaries: these establishments draft, approve, and execute real estate transactions, wills, and contracts; and receive, index, and store such legal documents.</p> <p>d). Other legal services establishments.</p>
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Function	2412	Accounting, tax, bookkeeping, payroll services	Accounting-related establishments provide services such as auditing accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, processing payrolls, book keeping, and billing.
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Function	2413	Architectural, engineering, and related services	<p>These establishments include the following: architectural, landscaping (architectural), engineering, drafting, building inspection, surveying and mapping, and laboratory testing (except medical, veterinary, or auto emission) enterprises. Architectural services plan and design buildings and structures. Architectural landscaping services plan and design the development of land areas for projects. Engineering services apply physical laws and principles of engineering to design, develop, or utilize machines, materials, instruments, structures, processes, and systems; they may provide advice, prepare feasibility studies, prepare preliminary and final plans and designs, provide technical services during the construction or installation phase, or inspect and evaluate of engineering projects. Drafting services draw detailed layouts, plans, and illustrations of buildings, structures, systems, or components from engineering and architectural specifications. Building inspection services evaluate aspects of building structure and component systems and prepare a reports on the physical condition of the property, generally for buyers or others involved in real estate transactions; bureaus and establishments providing home inspection services are included. Surveying and mapping services gather, interpret, and map geophysical and non-geophysical data; these may survey and map the earth's surface or seafloor, may locate and measure subsurface resources (such as oil, gas, and minerals), and may conduct surveys for engineering purposes. Testing laboratories perform physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing. The testing may occur in a laboratory or on-site.</p>
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Dimension	Code	Description	LBCSDefinition
Function	2414	Graphic, industrial, interior design services	Establishments in this category provide specialized design services (except architectural, engineering, and computer systems design). Services include interior, industrial, and graphic design. Interior design establishments plan, design, and administer projects in interior spaces; interior decorating consultants are also included here. Industrial design establishments create designs and specifications aiding the use, value, and appearance of their products; services can include the determination of the materials, construction, mechanisms, shape, color, and surface finishes of products. Establishments that provide industrial design services and industrial design consulting services for automobile or furniture industries are also included here. Graphic design establishments design visual communication; they may design printed materials, packaging, advertising, signage systems, or corporate identification (logos); also included are commercial artists that generate illustrations requiring technical accuracy or interpretative skills.
Function	2415	Consulting services (management, environmental, etc.)	These establishments advise and assist businesses and other organizations on management, scientific, and technological issues. This class includes establishments that provide expertise in information technologies; these may design, modify, test, support, or operate hardware and software for clients.
Function	2416	Research and development services (scientific, etc.)	Establishments in this category conduct research, or analyze, in the physical, engineering, cognitive, or life sciences, such as agriculture, electronics, ecology, biology, botany, biotechnology, computers, chemistry, food, fisheries, forests, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary, sociology, psychology, language, behavior, or economics.
Function	2417	Advertising, media, and photography services	Establishments in this category encompass: advertising, public relations, and media buying agencies; media representatives; display and direct mail advertisers; market research and public opinion agencies; commercial and consumer photography and ideography studios; and translation and interpretation providers.
Function	2418	Veterinary services	Veterinary services include establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals; also included are establishments that provide testing services for licensed veterinary practitioners.
Function	2420	Administrative services	Typical office establishments in any business or downtown area fall in this category. They provide a variety of standard administrative services. These establishments are typically associated with white-collar workers in the old SIC. These may be independent establishments or part of conglomerates that serve one or more companies. Use this category as a default assignment for most office buildings.

Dimension	Code	Description	LBCSDefinition
Function	2421	Office and administrative services	<p>These establishments: a). provide day-to-day office administrative services, such as financial planning, billing, record keeping, personnel employment, and logistics; b). hold securities (or other equity interests) of companies in order to own a controlling interest or influence management decisions; c). oversee and administer the establishments of a company often by providing strategic or organizational planning; and d). provide other administrative services not classified elsewhere.</p> <p>Only use this classification for stand-alone establishments which, although they may be part of a larger companies, are separate from the actual goods or services producing facilities. The activities of these establishments could apply equally to a manufacturing company, a law firm, etc.</p>
Function	2422	Facilities support services	<p>These establishments provide operating staff for support services within a client's facilities. They typically provide a combination of services, such as janitorial, maintenance, trash disposal, security, mail reception, and laundry services. They provide operating staff to carry out these support activities, but are not involved with the core activities of the client. Establishments providing operation support services (except computer and data processing) and establishments operating correctional facilities (i.e., jails) on a contract or fee basis are also included here.</p>
Function	2423	Employment agency	<p>These establishments provide employee placement, temporary help, and employee leasing services. These: (1) list employment vacancies and refer or place individuals in employment for others; (2) supply workers to clients' businesses for limited periods of time to supplement their working force; and (3) provide human resources and human resource management, and operate in co-employment with clients. These establishments may or may not provide direct supervision of their employees at clients' work sites, but do not have management accountability for the work of their clients with regard to strategic planning, output, or profitability. Professional employer organizations (PEO) and establishments providing labor or staff leasing services are included in this class.</p>
Function	2424	Business support services	<p>These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site PC rental, and office product sales.</p>
Function	2425	Collection agency	<p>Collection agencies: a). collect payments for claims and remit payments collected to their clients; b). compile credit and employment information (e.g. as credit bureaus) for financial institutions, retailers, or others who need to evaluate credit worthiness; or c). repossess tangible assets (e.g., automobiles, boats, equipment, planes, furniture, appliances) for a creditor as a result of delinquent debts.</p>
Function	2430	Travel arrangement and reservation services	<p>These establishments promote or sell travel, tour, or accommodation services, such as providing maps and information, locating convention sites, arranging reservations, organizing group tours, etc. Travel or wholesale tour operators are included in this subcategory. Also included are convention and visitors bureaus.</p>

Dimension	Code	Description	LBCSDefinition
Function	2440	Investigation and security services	Establishments in this subcategory provide one or more of the following: (1) investigation and detective services; (2) guard and patrol services; (3) the picking up and delivering of money or valuable items with protection while in transit; (4) the selling of security systems, such as burglar and fire alarms and locking devices, along with installation, repair, or monitoring; and (5) remote monitoring of electronic security alarm systems.
Function	2450	Services to buildings and dwellings	These establishments provide services, such as pest control, janitorial activities, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings.
Function	2451	Extermination and pest control	Establishments that exterminate and control birds, mosquitoes, rodents, termites, and other insects and pests (except for crop production and forestry production) are classified here. Establishments providing fumigation services are also included in this class.
Function	2452	Janitorial	This class comprises establishments that clean building interiors, interiors of transportation equipment (e.g., aircraft, rail cars, ships), or windows.
Function	2453	Landscaping	These establishments provide landscape maintenance, and tree, shrub, plant, lawn, or garden installation. In addition, some of these establishments may design landscape plans or construct (i.e., install) walkways, retaining walls, decks, fences, ponds, or similar structures.
Function	2454	Carpet and upholstery cleaning	This class comprises establishments that clean and dye used rugs, carpets, and upholstery.
Function	2455	Packing, crating, and convention and trade show services	These establishments: a). package client owned materials, possibly with package labeling or imprinting; and b). organize, promote, and manage events, such as business and trade shows, conventions, conferences, and meetings, with or without providing staff.
Function	2500	Food services	Establishments in this category only include those that prepare meals, snacks, and beverages for immediate consumption. Many other establishments also provide similar food and beverage services, but they are not included here because that is not their primary economic function. Use the activity dimension to differentiate such activities in those establishments. For accommodation services (hotels, motels, etc.) use the residential and accommodation services category.
Function	2510	Full-service restaurant	Full-service restaurants provide food services to patrons who order and are served while seated (i.e. waiter/waitress service) and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment.
Function	2520	Cafeteria or limited service restaurant	These provide food services (except snack and nonalcoholic beverage bars) where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to customers' location. Some establishments in this subcategory may provide food services in combination with selling alcoholic beverages. This subcategory includes cafeterias, which use cafeteria-style serving equipment, a refrigerated area, and self-service beverage dispensing equipment, and which display food and drink items in a continuous cafeteria line.

Dimension	Code	Description	LBCSDefinition
Function	2530	Snack or nonalcoholic bar	These prepare and serve specialty snacks, such as ice cream, frozen yogurt, cookies, or popcorn, or serve nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique food or beverage item.
Function	2540	Bar or drinking place	These establishments, also known as bars, taverns, nightclubs or drinking places, primarily prepare and serve alcoholic beverages for immediate consumption. These establishments may also provide limited food and entertainment (primarily music) services.
Function	2550	Mobile food services	These establishments prepare and serve meals and snacks for immediate consumption from motorized vehicles or non-motorized carts. Examples include hot dog carts and ice cream tucks. The establishment itself is the central location from which the caterer route is serviced, not each vehicle, or cart; however, land used as the primary site for the establishment's sales (i.e. specific locations where the carts or vehicles operate) may be classified here.
Function	2560	Caterer	Caterers provide single event-based food services. They transport food via equipment and vehicles to events or prepare food at an off-premise site. Banquet halls with catering staff are included in this subcategory. Examples of events catered by these establishments are trade shows, graduation parties, wedding receptions, and business or retirement luncheons.
Function	2570	Food service contractor	These establishments provide food services at institutional, governmental, commercial, or industrial locations of others based on contracts with organizations for a specified period of time. Establishments in this subcategory provide food services for the convenience of the contracting organization or the contracting organization's customers. The food service contractor always provides its own management staff.
Function	2580	Vending machine operator	Establishments in this category retail merchandise through vending machines that they service.
Function	2600	Personal services	This is a catch-all category for all personal service establishments. These establishments offer a wide range of personal services (laundry, hair care, etc.). See the establishments page for this classification on the LBCS web site for a complete list of establishments.
Function	2700	Pet and animal sales or service (except veterinary)	This category comprises establishments retailing pets and other animals (except for farming purposes) and pet supplies, as well as establishments providing animal services, such as grooming, training, and care taking. For veterinary establishments, use the appropriate professional services category.
Function	2710	Pet or pet supply store	Establishments in this category retail pets, pet foods, and other pet supplies.
Function	2720	Animal and pet services	These establishments provide animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training.

Dimension	Code	Description	LBCSDefinition
Function	3000	Manufacturing and wholesale trade	<p>Differentiating manufacturing from retail or service establishments can be confusing. The distinctions used in this category closely follow the NAICS definitions.</p> <p>Manufacturing establishments are located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. The subcategories reflect sectors with distinct production processes related to material inputs, production equipment, and employee skills.</p> <p>Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management). These must be functionally coded the same as the establishment. However, when such services are provided by separate establishments, they are classified in the appropriate function code, and not in manufacturing. Use the activity dimension to differentiate between an office activity and a factory activity for such establishments.</p>
Function	3100	Food, textiles, and related products	<p>Establishments in this category primarily produce food products for intermediate or final consumption in a process that primarily uses raw materials from livestock or agricultural products. This category also includes establishments that produce tobacco, textiles, and leather products.</p>
Function	3110	Food and beverages	<p>Establishments in the food and beverage subcategory transform livestock and produce into products for intermediate or final consumption; or they manufacture beverages. These products are typically sold to wholesalers or retailers; however, also included here are bakery and candy establishments that produce on the premises for later consumption. Beverage manufacturing includes the manufacture of nonalcoholic and fermented and distilled alcoholic beverages. Ice manufacturing, while not a beverage, is also included because it uses the same production process as water purification.</p>
Function	3120	Tobacco manufacturing establishment	<p>Tobacco manufacturing includes establishments that either: redry and stem tobacco; or that manufacture cigarettes, cigars, or other tobacco products. Tobacco retail sales and tobacco crops are classified separately under retail and agricultural crops categories respectively.</p>
Function	3130	Textiles	<p>Establishments here include textile mills, textile product mills, and apparel manufacturers. Broadly they can be characterized as those that: (a) transform natural or synthetic fiber into products (such as yarn or fabric) to be further manufactured into textile products; and (2) manufacture textile products (apparel and other) by knitting, cutting, and sewing fabric. Production processes may include preparing and spinning fiber, knitting or weaving fabric, or textile finishing. This category includes establishments that work with materials owned by others and those that manufacture custom garments for individual clients. Tailors and apparel contractors are also included.</p>

Dimension	Code	Description	LBCSDefinition
Function	3140	Leather and allied products	Leather and allied product manufacturers: a). transform hides into leather by tanning or curing; b). fabricate leather into products for final consumption; and c). manufacture similar products from leather substitutes, such as rubber, plastics, or textiles. Rubber footwear, textile luggage, and plastic purses are some examples of products made from leather substitutes.
Function	3200	Wood, paper, and printing products	Establishments in this category manufacture wood and paper products, such as lumber, furniture, wood building products, mobile homes, and paper products. Some perform related services, such as printing and bookbinding. Subcategories reflect product distinctions.
Function	3210	Wood products establishment	These establishments manufacture wood products (except furniture), such as lumber, plywood, veneers, wood containers, wood flooring, wood trusses, mobile homes, and prefabricated wood buildings. Manufacturing may include sawing, planing, shaping, laminating, or assembling wood products starting from logs or lumber. Included are establishments that make wood products from logs and bolts that are sawed and shaped, and establishments that purchase sawed lumber and make wood products.
Function	3220	Paper and printing materials	Establishments in this category primarily manufacture paper and offer printing-related products. Paper manufacturers make pulp, paper, or converted paper products (e.g. paper bags). Excluded are photosensitive papers, which are classified in chemical and plastics. Printing establishments print products (e.g. newspapers, books, periodicals, and greeting cards) and perform support activities, such as bookbinding, plate making services, and data imaging. Clothing printers are included if their primary activity is printing, not clothing manufacturing (e.g. T-shirt printing is included, but fabric printing is not). For publishers of printed products or those that both print and publish, use the appropriate category under publishing industries or information establishments.
Function	3230	Furniture and related products	<p>These establishments manufacture furniture and related articles, such as mattresses, window blinds, cabinets, fixtures, furniture parts, and frames. Processes include the cutting, bending, molding, laminating, and assembling materials, such as wood, metal, glass, plastics, and rattan. Aesthetic and functional design also plays an important part in the production of furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers. Some of the processes used in furniture manufacturing are similar to processes in other manufacturing categories (such as wood manufacturing, metal manufacturing, and plastics manufacturing). However, furniture manufacturing is distinguished as a separate category due to the combination of multiple production processes.</p> <p>For manufacturers of transportation equipment seats and furniture, use the transportation manufacturing category. For manufacturers of medical-type furniture, use the miscellaneous manufacturing category.</p>

Dimension	Code	Description	LBCSDefinition
Function	3300	Chemicals, and metals, machinery, and electronics manufacturing	<p>Establishments in this category transform or refine chemicals or metals, and manufacture products from chemicals or metals. Subcategories group them by the production processes; the result being that establishments working with base materials (such as iron ore) are classified by the input material, while establishments creating more finished products (such as machinery) are classified by the finished product.</p> <p>For establishments which engage in transformation or refinement, but which primarily extract materials from the earth, use the mining and extraction category instead.</p>
Function	3310	Petroleum and coal products	<p>These establishments manufacture petroleum and coal products by transforming crude petroleum and coal into usable products. The dominant process is petroleum refinement: the separation of crude petroleum into component products through techniques such as cracking and distillation. This category also includes establishments that further process refined petroleum and coal products to produce asphalt coatings, petroleum lubricating oils, and other related byproducts. For establishments that manufacture petrochemicals from refined petroleum are classified under Chemicals, plastics, and rubber products.</p>
Function	3320	Chemicals, plastics, and rubber products	<p>Chemicals, plastics, and rubber establishments process and transform organic and inorganic raw materials, plastics and rubber, and form products by chemical processes. However, for classifying processing during mining operation, use the appropriate mining and extraction category; for the refining of crude petroleum, use Petroleum and coal products; for manufacturing aluminum oxide, use Primary metals manufacturing category; and for beverage distilleries, use Food and beverage category.</p>
Function	3330	Nonmetallic mineral products	<p>Establishments in this subcategory transform, mine, and quarry nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials. Included are establishments that manufacture bricks, refractories, ceramics, glass, cement, concrete, lime, gypsum, abrasives, ceramic plumbing fixtures, statuary, cut stone products, and mineral wool. Processes used include grinding, mixing, cutting, shaping, and honing. Mining, beneficiating, and manufacturing often occur at a single location. Establishments that mine, quarry, or beneficiate, and then further process, are classified by their primary activity. For example, a mine that manufactures a more-finished product is classified here, while a mine that mines and beneficiates with little manufacturing of finished products, is classified under Mining.</p>
Function	3340	Primary metal manufacturing	<p>These establishments smelt or refine metals, and transform metal into products (other than machinery, electronics, computers, or furniture). Establishments include those that manufacture alloys beginning with ore or concentrate, and those that recover metals from scrap or dross through secondary smelting and refining. Establishments may manufacture basic metal products, such as ingot, billet, sheets, strips, bars, rods, wires, and castings; or they may manufacture finished products. Also included are establishments that begin with manufactured metal shapes and further fabricate the shapes into a product. Processes include forging, stamping, bending, forming, machining, rolling, drawing, extruding, welding, and assembling. For establishments that operate coke ovens, use the petroleum and coal products category.</p>

Dimension	Code	Description	LBCSDefinition
Function	3350	Machinery manufacturing	Establishments in this subcategory create products that apply mechanical force (e.g. the application of gears and levers) to perform work. Important processes include forging, stamping, bending, forming, machining, welding, and assembling. Design considerations are inherent in the production; these considerations help separate machinery manufacturing from "primary metal manufacturing." Establishments make machinery for particular applications, such as agriculture, construction, mining, ventilation, industrial/commercial heating and cooling, and metalworking. Establishments manufacturing electrical products, including motors and generators, are classified elsewhere, in "electrical equipment, appliances, and components". Manufacturers of household appliances, including heaters, refrigerators, and air conditioners, are also included in "electrical equipment, appliances, and components".
Function	3360	Electrical equipment, appliance, and components manufacturing	These establishments manufacture computers, computer peripherals, communications equipment, audio equipment, lighting equipment, batteries, motors, and other products that generate, distribute and use electrical power. Included are manufactures of components for the above products and manufacturers of small and major household appliances.
Function	3370	Transportation equipment, automobiles, etc.	Establishments in this subcategory produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in the machinery manufacturing, so these establishments are classified separately. Manufacturers of motor vehicle equipment used for non-transporting purposes (e.g., agriculture, construction, or materials handling) are classified elsewhere according the type and use of the equipment.
Function	3400	Miscellaneous manufacturing	Use this category for manufacturing establishments not classified elsewhere. The subcategories reflect common establishment types which do not have special categories in other manufacturing types.
Function	3410	Jewelry and silverware	These establishments: (1) manufacture, engrave, chase, or etch jewelry, precious metal, pewter cutlery and flatware, or personal metal goods (i.e., small articles carried on or about the person, such as compacts or cigarette cases); (2) stamp coins; (3) manufacture unassembled jewelry parts or stock shop products, such as sheet, wire, and tubing; (4) cut, slab, tumble, carve, engrave, polish, or facet precious or semiprecious stones and gems; (5) recur, repolish, or set gem stones; or (6) drill, saw, or peel cultured and costume pearls.
Function	3420	Dolls, toys, games, and musical instruments	These establishments manufacture games (including electronic), toys, dolls, and musical instruments.
Function	3430	Office supplies, inks, etc.	Office supply manufacturing establishments manufacture office supplies with the exception of paper. Examples of products made by these establishments are pens, pencils, felt tip markers, crayons, chalk, pencil sharpeners, staplers, hand operated stamps, modeling clay, and inked ribbons.
Function	3440	Signs	Sign manufacturing establishments manufacture signs and related displays of all materials except printing paper or paperboard.

Dimension	Code	Description	LBCSDefinition
Function	3500	Wholesale trade establishment	<p>Wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be located in an office building or a warehouse. Unlike retailers, their warehouses and offices have little or no display of merchandise.</p> <p>Functional coding should reflect the type of economic establishment. Whether the establishment is in a warehouse or an office building is specified by a combination of activity and structure-type dimensions.</p> <p>Subcategories provided under wholesale trade may be arbitrary. They are included here to accommodate older data sets that maintained such distinctions.</p>
Function	3510	Durable goods	<p>Establishments in the durable goods subcategory sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have life expectancy of at least three years.</p>
Function	3520	Nondurable goods	<p>Establishments in the nondurable goods subcategory sell or arrange the purchase or sale of nondurable goods to other businesses. These establishments wholesale products, such as paper products, chemicals, drugs, textiles, apparel, footwear, groceries, farm products, petroleum products, alcoholic beverages, books, magazines, newspapers, flowers, and tobacco products. Nondurable goods generally have a life expectancy of less than three years.</p>
Function	3600	Warehouse and storage services	<p>These service establishments operate warehouse and storage facilities for general merchandise, refrigerated goods, and other warehouse products. They provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing, storage services, and warehouses located in free trade zones are included in this category.</p>
Function	4000	Transportation, communication, information, and utilities	<p>This is a catch-all category comprising transportation, communication, and utilities for essential facilities. In this category, an establishment cannot be distinguished by a single physical location as it can in most other categories. To classify land in this category, other factors are needed for deciding which land serves a particular establishment. In most cases, the type of establishment in this category is easily deduced from the type of structures and activities on the land. The remaining difficulty is deciding how significant a structure or activity is necessary for the land to be associated with an establishment type. For example, it would not be realistic to classify all land with telephone lines under telephone communications; however, land with more important telephone communication facilities may be classified here.</p>
Function	4100	Transportation services	<p>Transportation establishments serve passengers and cargo movements and are grouped by the modes of transportation. They use transportation equipment as a productive asset although many may have service and repair facilities (railroads or airlines).</p>

Dimension	Code	Description	LBCSDefinition
Function	4110	Air transportation	Establishments in the air transportation subcategory provide air transportation for passengers or cargo using aircraft, such as airplanes and helicopters. This subcategory includes scenic and sightseeing air transportation establishments, which may involve local departure and same-day return. Air courier services (individual package or cargo delivery) are not included in this subsection but are included in 4190, since these services usually require road transportation to deliver the cargo to the intended recipient.
Function	4111	Air passenger transportation	This class comprises establishments providing scheduled and nonscheduled air transportation for passengers or passengers with freight.
Function	4112	Air freight transportation	This class encompasses establishments providing scheduled and nonscheduled air transportation of cargo without transporting passengers. Establishments primarily providing scheduled air transportation of mail on a contract basis are included in this class.
Function	4113	Airport and support establishment	These include: establishments providing air traffic control to regulate the flow of air traffic; establishments that operate international, national, or civil airports or public flying fields, or, that support airport operations (such as rental of hangar spaces, and cargo handling services); and establishments providing specialty air transportation or flying services (not included in air freight or passenger transportation).
Function	4114	Aircraft and accessories	This class comprises establishments that provide specialized services for air transportation (except air traffic control and other airport operations). Examples of services include aircraft maintenance and repair (except factory conversions, overhauls, rebuilding), and aircraft testing.
Function	4115	Other air transportation (including scenic, balloon, etc.)	Use this classification for specialized air transportation. Most of these establishments operate for scenic or sightseeing purposes. Examples of transportation types include: hot air balloon rides, helicopter rides, and aerial tram and cable cars.
Function	4120	Rail transportation	The rail transportation category comprises establishments providing passenger and freight transportation, and rail transportation support. Use this general category for establishments providing both passenger and freight transportation, or, for establishments providing both rail transportation and rail support services; otherwise, choose the more specific classification. Many rail facilities serve multiple establishments with different functions; for example, one establishment may provide passenger transportation, and a separate establishment may provide freight transportation on the same rail. In these cases, apply separate specific codes for each type of establishment.
Function	4121	Rail passenger transportation	Use this classification for rail transportation establishments for passengers only (no freight). Establishments in this classification operate over long distances between metropolitan areas, although some may provide additional local transportation. For systems within local areas only, use the appropriate local transit system classification.
Function	4122	Rail freight transportation	Use this classification for rail freight transportation systems only (no passengers). Rail freight establishments may operate over long distances, or within local areas only.
Function	4123	Rail transportation support establishment	These establishments provide specialized services for railroad transportation. They service, repair (except through factory conversion, overhauling or rebuilding rolling stock), maintain, load, and unload rail cars; and operating independent terminals.

Dimension	Code	Description	LBCSDefinition
Function	4130	Road, ground passenger, and transit transportation	The road, ground passenger, and transit transportation category comprises a variety of passenger transportation functions, such as urban transit systems; chartered, school, and interurban bus transportation; and taxis. Establishment types primarily reflect the mode of transit utilized.
Function	4131	Local transit systems--mixed mode	These establishments operate ground passenger transit systems using multiple modes of transport over regular routes and on regular schedules within a local or metropolitan area. For these systems, use the other LBCS dimensions to classify the specific characteristics of each site (i.e. rail versus bus). For systems involving only one mode of transportation, use one of the more specific classifications.
Function	4132	Local transit systems--commuter rail	Commuter rail establishments operate commuter rail systems over regular routes and on a regular schedule within a local area. Commuter rail is usually characterized by reduced fares, multiple ride, and commutation tickets and is mostly used by passengers during the morning and evening peak periods.
Function	4133	Local transit systems--bus, special needs, and other motor vehicles	Use this classification for all single-mode local transit systems other than rail. Included are shuttle services and special needs transportation for the elderly, infirm, or handicapped. This classification may include scheduled and non-scheduled transit systems.
Function	4134	Interurban, charter bus, and other similar establishments	These establishments operate non-local passenger buses or other motor vehicles. They may operate over regular routes and schedules, for charter (i.e. without regular routes and schedules), or for special needs transportation (not provided by school or work) for the infirm, elderly, or handicapped.
Function	4135	School and employee bus transportation	These transportation establishments provide buses and other motor vehicles to transport pupils to and from school or employees to and from work.
Function	4136	Special purpose transit transportation (including scenic, sightseeing, etc.)	<p>Use this classification for scenic or sightseeing land transportation. These establishments are classified separately because: (1) many do not offer transit between destination points (i.e. the destination is the same as the starting point); (2) they may operate both within local areas and over larger areas; (3) they may operate either mixed or single mode transit systems; and (4) they offer other services, such as tour guide services.</p> <p>It may be impossible to separate scenic and sightseeing transportation from certain transit systems. For commuter transit systems which also provide scenic or sightseeing services, use the appropriate local transit classification.</p>
Function	4137	Taxi and limousine service	These establishments provide passenger transportation by automobile or van, not over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services
Function	4138	Towing and other road and ground services	This class comprises establishments that tow light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as storage and emergency road repair services.

Dimension	Code	Description	LBCSDefinition
Function	4140	Truck and freight transportation services	<p>Establishments in the truck and freight transportation category provide over-the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. The category is subdivided into general freight trucking and specialized freight trucking. This distinction reflects differences in equipment, type of load, scheduling, terminal, and other networking services.</p> <p>General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. General freight trucking is further subdivided into local and long distance trucking.</p> <p>Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. Specialized freight trucking is further subdivided into used and non-used freight trucking</p>
Function	4141	General freight trucking, local	These establishments provide local general freight trucking, usually within a metropolitan area which may cross state lines. They handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Most trips are same-day return.
Function	4142	General freight trucking, long-distance	Long distance freight trucking establishments provide long-distance general freight trucking, usually between metropolitan areas which may cross North American country borders. They handle a wide variety of commodities, generally palletized and transported in a container or van trailer. Included are establishments operating as truckload (TL) or less than truckload (LTL) carriers.
Function	4143	Freight trucking, specialized (used household and office goods)	These establishments provide specialized local or long-distance trucking of used household, used institutional, or used commercial furniture and equipment. They use specialized equipment, such as flatbeds, tankers, or refrigerated trailers. Incidental packing and storage activities are often provided.
Function	4144	Freight trucking, specialized (except used goods)	These establishments provide local or long-distance trucking of non-used goods using specialized equipment, such as flatbeds, tankers, or refrigerated trailers.
Function	4150	Marine and water transportation	Marine and water transportation establishments provide transportation of passengers and cargo using watercraft, such as ships, barges, and boats. They provide deep sea, coastal, Great Lakes, or inland waterway transportation.
Function	4151	Marine passenger transportation	Establishments in this class provide water transportation, including scenic and sightseeing, for passengers.
Function	4152	Marine freight transportation	Establishments in this class provide water transportation for cargo.
Function	4153	Marine port and harbor operations	Establishments in this class operate ports, harbors (including docking and pier facilities), or canals.
Function	4154	Marine cargo handling and dry dock services	These establishments provide stevedoring and other marine cargo handling services (except warehousing).
Function	4155	Marine navigational and other services	These establishments arrange the transportation of freight between shippers and carriers, and provide navigational and other shipping services not included in other classes. These establishments include freight forwarders, marine shipping agents, customs brokers, and marine salvage establishments.

Dimension	Code	Description	LBCSDefinition
Function	4160	Courier and messenger services	Courier and messenger services are establishments that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to point pick up and delivery.
Function	4170	Postal services	These establishments operate the national postal service. Establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis (except the bulk transportation of mail), are included in this subcategory.
Function	4180	Pipeline transportation	Establishments in pipeline transportation use transmission pipelines to transport products, such as crude oil, natural gas, refined petroleum products, and slurry. The transportation of natural gas includes the storage of natural gas because the storage is usually done by the pipeline establishment and a pipeline is an inherent network in which all the nodes are interdependent.
Function	4200	Communications and information	<p>These establishments produce or distribute information. Information can be broadly differentiated by the medium through which it flows. Every other industry sector is in some way or another either a producer or consumer of "information" -- alluded to terms like "information economy" and "global economy." However, the establishments in this category pertain to those that transform information into a commodity.</p> <p>The subcategories correspond to the NAICS information industry sector. Unless planning functions need finer distinctions, the subcategories at the three-digit level should serve most applications. Differentiating a newspaper printing press (which may operate like an industrial use) from a software publishing enterprise (which may be like an office use) can be accomplished by assigning appropriate codes from the structure-type and activity dimensions.</p>
Function	4210	Publishing	<p>Publishing establishments issue copies of works for which they usually possess copyright. Works may be in one or more formats including traditional print form, CD-ROM, or on-line. Publishers may publish works originally created by others for which they have obtained the rights or works that they have created in-house. Software publishing is included here because the creation process is similar to other types of intellectual products.</p> <p>For music publishers, use the motion picture and sound recording category. For the reproduction of prepackaged software, use the appropriate manufacturing classification; for custom design of software to client specifications, use the appropriate business, professional, scientific, and technical services classification.</p>
Function	4211	Newspapers, books, periodicals, etc.	<p>This classification comprises establishments that publish newspapers, magazines and other periodicals, books, databases, calendars, greeting cards, maps, and similar works. These works are usually protected by copyright, and may be published in one or more formats, such as print or electronic form, including on-line. Publishers may print, reproduce, distribute, or offer direct access to the works, or may arrange others to carry out such functions.</p> <p>For printing establishments which do not publish, use the paper and printing category within manufacturing.</p>

Dimension	Code	Description	LBCSDefinition
Function	4212	Software publisher	These establishments publish and reproduce computer software. They carry out operations necessary for producing and distributing software, such as designing, providing documentation, assisting in installation, and providing support services to software purchasers. These establishments may design, develop, and publish, or publish only.
Function	4220	Motion pictures and sound recording	<p>Motion picture and sound recording establishments produce and distribute motion pictures and sound recordings. Although these establishments issue works for sale as traditional publishers do, the processes are sufficiently different to warrant a separate category. Production is typically a complex process that involving distinct types activities, such as contracting with performers, creating the film or sound content, and providing technical postproduction services. Film is often distributed to exhibitors, such as theaters and broadcasters, rather than through the wholesale and retail distribution chain.</p> <p>This category does not include establishments wholesaling video cassettes and sound recordings; these establishments are included in the wholesale trade sector. For establishments only reproducing video cassettes or sound recordings, use the appropriate manufacturing classification.</p>
Function	4221	Motion Picture and video production, publishing, and distribution	This classification comprises establishments that produce or distribute motion pictures, videos, television programs, or commercials.
Function	4222	Motion picture viewing and exhibition services	Establishments in this class operate movie theaters, drive-ins, film festival exhibitions, etc., for the display of motion pictures or videos.
Function	4223	Sound recording, production, publishing, and distribution	This classification comprises establishments that produce, distribute, or publish music and musical recordings, or provide sound recording and related services.
Function	4230	Telecommunications and broadcasting	The telecommunications and broadcasting category comprises establishments that provide point-to-point communications and related services. The classification groups are based on differences in the methods of communication and in the nature of services provided. Many establishments operate facilities providing an array of telecommunications services. If multiple services are shared between the same facilities, use this general category. If separate facilities are maintained for each type of service, then use a separate specific classification below for each facility type. For independent contractors that maintain and install broadcasting and telecommunications systems, use the appropriate classification in the construction-related category.
Function	4231	Radio and television broadcasting	The radio and television broadcasting classification includes establishments that operate broadcasting studios and facilities for over the air or satellite delivery of radio and television programs of entertainment, news, talk, etc. These establishments produce or purchase programs and generate revenue from the sale of air time to advertisers or from donations, subsidies, or the sale of programs.
Function	4232	Cable networks and distribution	This class includes two types of establishments. Cable networks operate studios and facilities for the broadcasting of programs that are typically narrowcast in nature (limited format, such as news, sports, education, and youth-oriented programming). The services of these establishments are typically sold on a subscription or fee basis. Delivery of cable programs to customers is handled by distribution establishments that operate cable systems, direct-to-home satellite systems, or other similar systems.

Dimension	Code	Description	LBCSDefinition
Function	4233	Wireless telecommunications	Telecommunications establishments operate, maintain, or provide access to facilities for the transmission of voice, data, text, sound, or full motion picture video between network termination points. A transmission facility may be based on a single technology or a combination of technologies. Use this classification for wireless telecommunications only.
Function	4234	Telephone and other wired telecommunications	Use this classification for telecommunications establishments operating telephone networks.
Function	4240	Information services and data processing industries	This subcategory consists of news syndicates, and information and data processing services. These may supply information to the news media, or provide electronic data processing services. These establishments may provide complete processing and preparation of reports from data supplied by customers; specialized services, such as automated data entry services; or may make data processing resources available to clients on an hourly or timesharing basis.
Function	4241	Online information services	This comprises Internet access providers, Internet service providers, and similar establishments providing direct access through telecommunications networks to computer-held information compiled or published by others.
Function	4242	Libraries and archives	This consists of establishments providing library or archive services. These establishments are engaged in maintaining collections of documents (e.g., books, journals, newspapers, and music) and facilitating the use of such documents (recorded information regardless of its physical form and characteristics) as are required to meet the informational, research, educational, or recreational needs of their user. These establishments may also acquire, research, store, preserve, and generally make accessible to the public historical documents, photographs, maps, audio material, audiovisual material, and other archival material of historical interest. All or portions of these collections may be accessible electronically.
Function	4243	News syndicate	This class comprises establishments supplying information, such as news reports, articles, pictures, and features, to the news media.
Function	4300	Utilities and utility services	This category comprises establishments that provide utility services, such as electric power, natural gas, steam supply, water supply, and sewage removal. Not included are waste management services, which collect, treat, and dispose of waste materials, and do not directly use or operate utilities.
Function	4310	Electric power	Electric power establishments provide electric power generation (except hydroelectric, fossil fuel, nuclear), transmission, control, and distribution. Establishments include facilities that convert other forms of energy (such as solar, wind, or tidal power) into electrical energy, electric power transmission and control systems (including lines and transformer stations), and distribution systems (i.e., lines, poles, meters, and wiring). Also included are establishments that arrange the sale of electricity via power distribution systems operated by others.
Function	4311	Hydroelectric	This comprises establishments operating hydroelectric power generation facilities. These facilities use waterpower to drive a turbine and produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.

Dimension	Code	Description	LBCSDefinition
Function	4312	Fossil	This comprises establishments operating fossil fuel electric power generation facilities. These facilities use fossil fuels, such as coal, oil, or gas, in internal combustion or combustion turbine conventional steam process to produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.
Function	4313	Nuclear	This comprises establishments operating nuclear electric power generation facilities. These facilities use nuclear power to produce electric energy. Electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems.
Function	4314	Alternative energy sources	Establishments in this class offer alternative energy (e.g., solar or wind) production and distribution. However, for establishments that manufacture, install, or repair equipment used for wind and solar energy, use the appropriate manufacturing category.
Function	4320	Natural gas, petroleum, fuels, etc.	This encompasses: (1) establishments operating gas distribution systems (e.g., mains, meters); (2) gas marketers that buy gas from the well and sell it to a distribution system; (3) gas brokers or agents that arrange the sale of gas over gas distribution systems operated by others; and (4) establishments that transmit and distribute gas to final consumers.
Function	4330	Water, steam, air conditioning supply	This subcategory comprises public and private utility establishments that offer drinking water, water treatment, water supply, irrigation, steam supply, or hot or cool air supply.
Function	4331	Drinking water	Use this classification for establishments operating water treatment plants, filtration plants, pumping stations, and similar facilities for drinking water only.
Function	4332	Irrigation and industrial water supply	This class consists of establishments operating water treatment plants and establishments operating water supply systems for irrigation and industrial supply only. The water supply system may include pumping stations, aqueducts, or distribution mains.
Function	4333	Air conditioning and steam supply	This class consists of establishments providing steam, heated air, or cooled air. Steam distribution may be through mains.
Function	4340	Sewer, solid waste, and related services	Establishments in this subcategory collect, treat, and dispose of waste materials. Establishments locally haul waste materials; operate materials recovery facilities (i.e., sort recyclable materials from trash); provide remediation services (i.e., the cleanup of contaminated sites); operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services. Establishments that primarily haul waste over long distances are classified in the transportation category.
Function	4341	Hazardous waste collection	This class comprises establishments that (1) operate treatment and disposal facilities for hazardous waste; and (2) combine, collect, or haul hazardous waste materials within a local area while operating treatment or disposal facilities.
Function	4342	Hazardous waste treatment and disposal	This class comprises establishments that (1) remediate and clean contaminated buildings, mine sites, soil, or ground water; (2) provide mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.

Dimension	Code	Description	LBCSDefinition
Function	4343	Solid waste collection	This class comprises establishments that (1) collect or haul hazardous waste, nonhazardous waste, or recyclable materials within a local area; and (2) operate hazardous or nonhazardous waste transfer stations. Waste collection establishments may be responsible for the identification, treatment, packaging, and labeling of wastes for the purposes of transport.
Function	4344	Solid waste combustor or incinerator	These operate combustors and incinerators for the disposal of nonhazardous solid waste. These also include other nonhazardous waste treatment and disposal facilities (except landfills, sewer systems, or sewage treatment facilities). Establishments may produce byproducts such as electricity and steam. They may locally collect or haul nonhazardous waste materials along with the operation of facilities. Compost dumps are included in this class. Some establishments use the term resource recovery facility for the sites they manage.
Function	4345	Solid waste landfill	Solid waste landfills operate landfills for the disposal of nonhazardous solid waste. These may locally collect or haul nonhazardous waste materials along with landfill operation. These establishments also manage recycling and resource recovery facilities that operate in conjunction with landfills.
Function	4346	Waste treatment and disposal	This class comprises establishments that (1) operate facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage); and (2) operate facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted.
Function	4347	Septic tank and related services	This class comprises establishments that (1) pump (i.e., clean) septic tanks and cesspools; (2) rent or service portable toilets; and (3) provide other waste management services (except waste collection, waste treatment and disposal, remediation, operation of materials recovery facilities, and waste management consulting services).
Function	5000	Arts, entertainment, and recreation	<p>These establishments operate facilities or provide services for a variety of cultural, entertainment, and recreational functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with amusement, hobby, and leisure time interests.</p> <p>Use the other dimensions, especially ownership and site development character, to further differentiate the precise nature of land use associated with these establishments.</p>
Function	5100	Performing arts or supporting establishment	Establishments in this category produce or organize and promote live presentations. The classification recognizes the following basic processes: producing events; organizing, managing, and promoting events; managing and representing entertainers; and providing the artistic, creative and technical skills for the production of these live events. Although nightclubs may offer live entertainment, they are excluded from this category. Use the appropriate food, drink, or recreational category for nightclubs.

Dimension	Code	Description	LBCSDefinition
Function	5110	Theater, dance, or music establishment	This subcategory comprises establishments producing live presentations by actors and actresses, singers, dancers, musicians, and other performing artists. Establishments include: companies, groups, or theaters that produce theatrical presentations and dance (ballet, musicals, operas, plays, etc.); dinner theaters that produce theatrical productions and provide food and beverage for consumption on the premises; and groups or freelance artists producing live musical entertainment. Theater/dance groups or companies may or may not operate their own theater or other facility for staging their shows. Musical groups and artists may perform in front of a live audience or in a studio, and may or may not operate their own facilities for staging their shows.
Function	5120	Sports team or club	These establishments are professional or semiprofessional sports teams or clubs participating in live sporting events, such as baseball, basketball, football, hockey, soccer, and jai alai games, before a paying audience. These establishments may or may not operate their own facility for presenting these events.
Function	5130	Racetrack establishment	These establishments: operate racetracks for events, such as auto, dog, and horse races; own racing participants, such as cars, dogs, and horses; or are independent racecar drivers.
Function	5140	Promoter of performing arts, sports, and similar events	Establishments in this subcategory organize, promote, and manage live performing arts productions, sports events, and similar events, such as state fairs, county fairs, agricultural fairs, concerts, and festivals. They may operate their own facilities, such as arenas, stadiums, and theaters, or rent from others; or they may operate these facilities for rent to other promoters. Theatrical (except motion picture) booking agencies are included in this subcategory.
Function	5150	Agent for management services	Agents and managers representing and managing creative and performing artists, sports figures, entertainers, and other public figures. The representation and management includes activities, such as representing clients in contract negotiations; managing or organizing client's financial affairs; and promoting the careers of their clients.
Function	5160	Independent artist, writer, or performer	This industry comprises independent (i.e., freelance) individuals primarily engaged in performing in artistic productions, in creating artistic and cultural works or productions, or in providing technical expertise necessary for these productions. This industry also includes athletes and other celebrities exclusively engaged in endorsing products and making speeches or public appearances for which they receive a fee.
Function	5200	Museums and other special purpose recreational institutions	Museums establishments preserve and exhibit objects, sites, and natural wonders of historical, cultural, or educational value. Included are public and private museums, historical sites, zoos, and similar establishments.
Function	5210	Museum	These establishments preserve and exhibit objects of historical, cultural, or educational value.
Function	5220	Historical or archeological institution	These establishments preserve and exhibit sites, buildings, forts, or communities that describe events or persons of particular historical interest. Archeological sites, battlefields, historical ships, and pioneer villages are included in this subcategory.
Function	5230	Zoos, botanical gardens, arboreta, etc.	These establishments preserve and exhibit live plant and animal life displays, including those in natural areas or settings (as in the case of national parks).

Dimension	Code	Description	LBCSDefinition
Function	5300	Amusement, sports, or recreation establishment	<p>Establishments in this category operate facilities offering activities (i.e. sports, recreation, amusement, or gambling) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups, and guiding tours (without transportation equipment). The following subcategories highlight particular establishment types. Note that this category does not cover all establishments providing recreational services; many are classified in other categories.</p> <p>For establishments using transportation equipment, such as sightseeing buses, dinner boats, or helicopters, use the appropriate transportation category.</p>
Function	5310	Amusement or theme park establishment	Amusement or theme parks operate a variety of attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds. These establishments may lease space to others on a concession basis.
Function	5320	Games arcade establishment	These operate arcades and parlors (except gambling, billiard, or pool,) for amusement.
Function	5330	Casino or gambling establishment	These comprise establishments (except casino hotels) that operate gambling facilities, such as casinos, bingo halls, and video gaming terminals, or that provide gambling services, such as lotteries and off-track betting. These establishments may provide food and beverage services. Included in this subcategory are floating casinos (i.e., gambling cruises, and riverboat casinos).
Function	5340	Miniature golf establishment	These establishments operate miniature golf courses, and typically provide the necessary equipment to patrons. These establishments are distinct from golf courses and country clubs.
Function	5350	Skiing	This subcategory comprises establishments that operate downhill, cross-country, or related skiing areas, and establishments that operating equipment, such as ski lifts and tows. Establishments often provide food and beverage services, equipment rental services, and ski instruction services. Four season resorts without accommodations are included in this subcategory. For establishments operating ski resorts with accommodations use the appropriate residence and accommodation category.
Function	5360	Marina or yachting club facility operators	Marinas operate docking and storage facilities for pleasure craft owners. They may retail fuel and marine supplies, and may repair, maintain, or rent pleasure boats in addition to operating facilities.
Function	5370	Fitness, recreational sports, gym, or athletic club,	<p>These establishments operate fitness and recreational sports facilities, or, provide services for fitness or recreational sports teams, clubs, or individual activities. The facilities-operating establishments to be classified here include: fitness clubs, gyms, archery and shooting ranges, horseback riding establishments, recreational ball parks and courts, and more.</p> <p>Sporting establishments that operate certain types of facilities are classified in other categories. For example, a yacht club operating a marina or docking facility is classified elsewhere (but a yacht club which does not operate such a facility, is classified here). For sporting establishments that operate facilities, first check whether a unique function code applies; if not, use this classification.</p>

Dimension	Code	Description	LBCSDefinition
Function	5380	Bowling, billiards, pool, etc.	This subcategory comprises establishments operating bowling billiards, or pool centers. These establishments often provide food and beverage services.
Function	5390	Skating rinks, roller skates, etc.	These establishments operate skating rinks; they may further offer skating products and services.
Function	5400	Camps, camping, and related establishments	Some of these establishments operate sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and recreational vehicles; others provide overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventure retreats that offer trail riding, white-water rafting, hiking, and similar activities. These establishments may provide facilities and services, such as cabins, washrooms, food services, recreational facilities and equipment, and organized recreational activities.
Function	5500	Natural and other recreational parks	Use this classification for all parks without special economic functions. The other LBCS dimensions should be applied to code the type of park. Use the ownership dimension to distinguish between public and private parks, the site dimension to distinguish between community parks and state parks, etc.
Function	6000	Education, public admin., health care, and other inst.	This is a catch-all category for grouping a variety of functions, which planning applications normally aggregate.
Function	6100	Educational services	The establishments in this category offer teaching and learning. Educational service may be provided in a variety ways (e.g., through educational institutions, the workplace, television, or home correspondence). Use the other dimensions to identify the precise nature of the land use. For example, the structure dimension can differentiate a school bus garage from a school building, or the ownership dimension can identify private from public schools.
Function	6110	Nursery and preschool	
Function	6120	Grade schools	This category comprises all public, private, and specialty schools between the preschool and university level. The individual classifications are based on traditional age and educational level distinctions.
Function	6121	Elementary	
Function	6122	Middle	
Function	6123	Senior	
Function	6124	Continuance	
Function	6125	Alternate education services	Use this classification for all schools below the university level offering specialized services, such as for the physically or mentally disabled.
Function	6126	Adult education services	
Function	6130	Colleges and Universities	These comprise junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.
Function	6140	Technical, trade, and other specialty schools	These schools offer vocational and technical training in a variety of technical subjects and trades. The training often leads to job-specific certification. The individual classifications are based on the type of training provided.

Dimension	Code	Description	LBCSDefinition
Function	6141	Beauty schools	These establishments primarily train in barbering, hair styling, or the cosmetic arts, such as makeup or skin care. These schools provide job-specific certification.
Function	6142	Business management	These establishments offer courses in office procedures, secretarial skills, stenographic, and basic office skills. In addition, these establishments may offer such classes as office machine operation, reception, and communications, designed for individuals pursuing a clerical or secretarial career.
Function	6143	Computer training	These establishments conduct computer training (except computer repair), in computer programming, software packages, computerized business systems, computer electronics technology, computer operations, and local area network management. Instruction may be provided at the establishment's facilities or at an off-site location.
Function	6144	Driving education	Use this classification for all drivers education establishments, including mandatory public drivers education, truck drivers education, and education for the operation of public transit motor vehicles.
Function	6145	Fine and performing arts education	These establishments offer instruction in the arts, including dance, art, drama, and music.
Function	6146	Flight training	These establishments offer aviation and flight training. They may offer vocational training, recreational training, or both.
Function	6147	Sports and recreation education	Sports and recreational education establishments, such as camps and schools, offer instruction in athletic activities to groups of individuals. Overnight and day sports camps are included in this class. However, if the camp primarily involves camping or outdoor type activities other than instruction, use the camping category under recreation and amusement.
Function	6200	Public administration	This category is for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense. However, government agencies also engage in a wide range of functions similar to private establishments. For such functions use the appropriate functional category (selling maps or operating a convention center). Ownership is not the determining criteria for this category; use the ownership dimension to classify such distinctions. Similarly, use the structure-type dimension to differentiate a government office building from a jail.
Function	6210	Legislative and executive functions	Some planning applications may require additional categories to differentiate various local departments (e.g., public works versus planning). In such cases, use the ownership dimension to create additional categories at the fourth-digit level.
Function	6220	Judicial functions	This category comprises civilian courts of law and correctional institutions.
Function	6221	Courts	Use this classification for civilian courts of law (except Indian tribal and Alaska Native courts). Included are civilian courts, courts of law, and sheriffs' offices conducting court functions only.
Function	6222	Correctional institutions	These government establishments manage and operate correctional institutions. Their facilities are generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.

Dimension	Code	Description	LBCSDefinition
Function	6300	Other government functions	Use this category for government-owned establishments not classified elsewhere.
Function	6310	Military and national security	This class includes defense, national guard, and other national security establishments.
Function	6320	Space research and technology	This subcategory comprises government establishments that administer and operate space flights, space research, and space exploration. Included are government establishments operating space flight centers.
Function	6400	Public Safety	This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. For private establishments offering such services, use the appropriate professional service or health care category.
Function	6410	Fire and rescue	Fire and rescue establishments engage in fire fighting and other related fire protection activities. Establishments providing fire protection along with ambulance or rescue services are classified here.
Function	6420	Police	Police establishments provide criminal and civil law enforcement, police, traffic safety, and other activities related to the enforcement of the law and preservation of order. Combined police and fire departments are included. For private guard and security services, use the appropriate sales and services classification.
Function	6430	Emergency response	Use this classification for establishments providing ground or air transportation for medical relief purposes. These services are often provided during a medical emergency but are not restricted to emergencies. The vehicles are equipped with lifesaving equipment operated by medically trained personnel.
Function	6500	Health and human services	Establishments in this category provide health care at all levels (preventive to surgical), social assistance, and associated services. These establishments require workers with the appropriate expertise for such services, and are bound to the regulations and oversight of local, state, and federal health and human services departments. Use the category level for classifying ambulance services and other medical transport establishments. Use the other dimensions to identify the precise activity and structure type in which the establishment is located. The ownership dimension will help identify public versus private facilities.
Function	6510	Ambulatory or outpatient care services	Ambulatory or outpatient care establishments offer health care services directly to patients without providing inpatient services.
Function	6511	Clinics	These establishments include physician offices, dentists, chiropractors, optometrists, etc.
Function	6512	Family planning and outpatient care centers	Family planning establishments provide outpatient family planning services, such as contraceptive services, genetic and prenatal counseling, voluntary sterilization, and other pregnancy services. Outpatient care centers or clinics have several practitioners with different specializations practicing within the same establishment. Many such centers also function as HMO medical centers and focus on primary health care. Some HMO centers also have functions related to insurance underwriting.
Function	6513	Medical and diagnostic laboratories	These establishments are laboratories that provide analytic or diagnostic services, and other services, such as medical imaging, and forensics.

Dimension	Code	Description	LBCSDefinition
Function	6514	Blood and organ banks	These establishments collect, store, or distribute blood and organs.
Function	6520	Nursing, supervision, and other rehabilitative services	<p>Establishments in this subcategory provide inpatient nursing and rehabilitative services and can accommodate patients for extended care. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide.</p> <p>This category also includes mental retardation services (not licensed hospital care) to people with mental illness, substance abuse problems, psychiatric convalescent needs, etc. The focus of these services may include health care, but the primary purpose is protective supervision and counseling. Other terms used to describe these services are: alcoholism or drug addiction rehabilitation, mental health halfway houses, group homes for the emotionally disturbed, and psychiatric convalescent homes.</p> <p>Other rehabilitation services establishments in this category provide include boot or disciplinary camps (except correctional), housing services for hearing or visually impaired, disabled, etc.</p>
Function	6530	Hospital	Hospitals provide medical, diagnostic, and treatment services. These establishments often offer physician, nursing and specialized accommodation services for inpatient care.
Function	6560	Social assistance, welfare, and charitable services	These establishments provide social assistance services directly to individuals. They do not offer residential or accommodation services.
Function	6561	Child and youth services	These establishments offer services such as adoption, foster care, drug prevention services, and life-skills training.
Function	6562	Child day care	Child day care establishments primarily care for infants and preschool children and often offer pre-kindergarten education programs. Some provide care services for older children.
Function	6563	Community food services	These establishments collect, prepare, and deliver food for the needy. They distribute clothing and bedding, run collections for food and donations, and provide meals at fixed or mobile locations. Examples are food banks, meal delivery programs, and soup kitchens
Function	6564	Emergency and relief services	These establishments provide food, shelter, clothing, medical relief, resettlement, and counseling to disaster victims.
Function	6565	Other family services	Hotline centers, suicide crisis centers, self-help organizations, etc., are some examples of establishments in this class.
Function	6566	Services for elderly and disabled	These establishments serve the elderly and persons with disabilities in a variety of ways (not at their homes). Services typically include group support, companionship, day care, homemaker services, etc. This class does not include housing for the elderly.
Function	6567	Veterans affairs	These establishments provide health and human services for veterans. Many such facilities also maintain liaison and coordination functions.
Function	6568	Vocational rehabilitation	Establishments in this class provide job counseling, job training, and other vocational services. Their primary clients are unemployed, underemployed, disabled, homeless, etc.

Dimension	Code	Description	LBCSDefinition
Function	6600	Religious institutions	<p>These establishments operate religious organizations, such as churches, temples, monasteries, synagogues, etc.</p> <p>Use the other dimensions to note if the institution is educational, a hospital, or a church.</p>
Function	6700	Death care services	Establishments in the death care category include funeral homes, crematories, cemeteries, and similar establishments. In economic classification systems, these are often included along with other personal services. However, due to traditional planning distinctions, they are placed here.
Function	6710	Funeral homes and services	This category comprises establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories are also included.
Function	6720	Cremation services and cemeteries	These establishments operate sites or structures reserved for the interment of human or animal remains, or for cremating the dead.
Function	6800	Associations, nonprofit organizations, etc.	Included are grant making, civic, professional, and similar organizations. These establishments advocate social and political causes, and promote and defend the interests of their members. Establishments in this category may publish newsletters, books, and periodicals, for distribution to their membership.
Function	6810	Labor and political organizations	These establishments promote the interests of organized labor and union employees, national, state, or local political parties or candidates. Included are labor unions, political groups, and political fund raising groups.
Function	6820	Business associations and professional membership organizations	These establishments promote the business interests of their members, or of their profession as a whole. They may conduct research on new products and services; develop market statistics; sponsor quality and certification standards; lobby public officials; or publish newsletters, books, or periodicals for distribution to their members.
Function	6830	Civic, social, and fraternal organizations	<p>This category comprises establishments that promote the interests of their members, or, that promote a particular cause (except labor, political, or professional organizations). These establishments may provide grantmaking foundations or charitable trusts, raise funds for social welfare activities, such as health, educational, scientific, and cultural activities. They may solicit contributions and offer memberships.</p> <p>Establishments in this category may operate bars and restaurants for their members.</p>

Dimension	Code	Description	LBCSDefinition
Function	7000	Construction-related businesses	<p>These establishments either build buildings or structures, or perform additions, alterations, reconstruction, installation, and repairs. They may also provide building demolition or wrecking services. Establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation are included as well. This category reflects the unique processes employed by the establishments.</p> <p>Coding should reflect the location of the establishment and not where it is performing its services (which often happens on other sites). Construction sites must get the appropriate function code for the enterprise for which the construction (or demolition) is being undertaken. However, in the activity dimension, such sites may be categorized under construction activity.</p>
Function	7100	Building, developing, and general contracting	Establishments in this subcategory are responsible for the entire construction (i.e., new work, addition, alteration, and repair) of building projects. Construction work may be for others, or for the establishment as a speculative or operative builder. Establishments include custom builders, design builders, engineer-constructors, general contractors, joint-venture contractors, turnkey contractors, developers, land subdivides, and construction management firms.
Function	7110	Residential construction	Establishments in this subcategory construct single and multi-family residential housing. Housing may be constructed for sale or rental. Establishments include custom housing builders and on-site mobile home addition, alteration, and assembly establishments.
Function	7120	Land development and subdivision	Establishments in this subcategory subdivide real property into lots and develop building lots for sale.
Function	7130	Industrial, commercial and institutional building construction	Establishments in this subcategory construct industrial, commercial, and institutional buildings (e.g., plants, mills, factories, stores, schools, hospitals, office buildings, public warehouses).
Function	7200	Machinery related	This category comprises contractors that install or utilize specialized machinery not generally used by other building or trade contractors. The subcategories reflect similar types of machinery installed or used.
Function	7210	Building equipment and machinery installation contractors	These establishments: (1) install or dismantle building equipment, machinery or other industrial equipment (except plumbing, heating, air conditioning or electrical equipment); (2) provide machine rigging; and (3) provide millwriting. Equipment installed includes automated and revolving doors, conveyor systems, dumbwaiters, dust collecting equipment, elevators, small incinerators, pneumatic tubes systems, and built-in vacuum cleaning systems.
Function	7220	Excavation contractor	These establishments prepare land for building construction. Activities they perform include shaft drilling, foundation digging, foundation drilling, and grading.
Function	7230	Water well drilling contractor	Water well drilling contractors drill, tap, and cap water wells, and provide geothermal drilling.
Function	7240	Wrecking and demolition establishment	These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. Some of these establishments may sell materials derived from demolishing operations.

Dimension	Code	Description	LBCSDefinition
Function	7250	Structural steel erection contractor	Structural steel erection contractors: (1) erect metal, structural steel, and similar products of prestressed or precast concrete to produce structural elements, building exteriors, and elevator fronts; (2) set rods, bars, rebar, mesh, and cages, to reinforce poured-in-place concrete; and (3) erect cooling towers and metal storage tanks.
Function	7300	Special trade contractor	Establishments in this category specialize in construction activities, such as plumbing, painting, and electrical work. These activities may be subcontracted from builders or general contractors or may be performed directly for project owners. Construction work includes new work, additions, alterations, maintenance, and repairs. Special trade contractors usually work at the job site, although they may have shops for prefabrication and other work. Establishments performing heavy construction activities, such as grading for highways, are classified elsewhere, in "heavy construction".
Function	7310	Carpentry, floor, and tile contractor	These establishments provide framing, carpentry, finishing work, floor laying, and miscellaneous floor installation and tiling services. Activities include installation of doors, windows, tile, interior marble, terrazzo, mosaic, carpeting, linoleum, wood flooring, and resilient flooring; and other services, such as paneling, steel framing, ship joinery, and on-site terrazzo preparation.
Function	7320	Concrete contractor	Concrete contractors use concrete and asphalt to produce parking areas, building foundations, structures, and retaining walls; and use of all materials to produce patios, private driveways, and private walks. Activities performed by these establishments include grout and shotcrete work.
Function	7330	Electrical contractor	These establishments perform on-site electrical work, equipment service, and installation; they may sell electrical equipment along with installation.
Function	7340	Glass and glazing contractor	These establishments install (i.e., by glazing) and tint glass. However, automotive glass establishments are classified in retail sales and services under "automotive sales and service establishments".
Function	7350	Masonry and drywall contractors	These establishments provide masonry, stone setting, drywall, plaster, and other stone and building insulation work. Activities include: block and stone foundation construction; brick and glass block laying; exterior marble, granite and slate work; tuck pointing; acoustical paneling construction; plain and ornamental plaster application; and the installation of lathing to receive plaster.
Function	7360	Painting and wall covering	These establishments provide exterior painting and interior wall covering. Activities range from bridge, ship, and traffic lane painting to paint and wall covering removal.
Function	7370	Plumbing, heating, and air-conditioning	Establishments in this subcategory install or service plumbing, heating, and air-conditioning equipment. These establishments may sell equipment along with installation. Activities range from on-site duct fabrication and installation to installation of refrigeration equipment, installation of sprinkler systems, and installation of environmental controls.
Function	7380	Roofing, siding, and sheet metal contractors	These establishments provide installation and services for roofing, siding, sheet metal, and roof drainage equipment, such as downspouts and gutters. Activities include treating roofs (i.e., by spraying, painting, or coating), copper smithing, tin smithing, installing skylights, installing metal ceilings, flashing, duct work, and capping.

Dimension	Code	Description	LBCSDefinition
Function	7400	Heavy construction	Establishments in this category provide heavy nonbuilding construction. Construction work may involve new construction, reconstruction, additions, alterations, rehabilitation, installation, maintenance, or repair. Establishments may subcontract all or some of the construction work. Establishments include general contractors, design builders, engineer-constructors, and joint-venture contractors. Also included are construction management firms and special trade contractors and subcontractors.
Function	7410	Highway and street construction;	These establishments are responsible for unleavened highway, street, road, or airport runway construction. Included are subcontractors for highway and street construction (e.g., highway grading installation, guardrail installation, and public sidewalk construction).
Function	7420	Bridge and tunnel construction	These establishments are responsible for bridge, viaduct, elevated highway, and tunnel construction.
Function	7430	Water, sewer, and pipeline construction	These establishments are responsible for the construction of water mains, sewers, drains, gas mains, natural gas pumping stations, and gas and oil pipelines. Also included are well drilling contractors that drill, tap, and cap water wells, or that provide geothermal drilling.
Function	7440	Power lines, communication and transmission lines	These establishments are responsible for the construction of electric power and communication transmission lines and towers, radio and television towers, cable laying, and cable television lines.
Function	7450	Industrial and other nonbuilding construction	These establishments are responsible for the construction of heavy industrial and other nonbuilding structures not included elsewhere, such as chemical complexes or facilities, cement plants, petroleum refineries, industrial incinerators, ovens, kilns, power plants, and nuclear reactor containment structures; athletic fields, dams, dikes, docks, drainage projects, golf courses, harbors, parks, reservoirs, canals, sewage treatment plants, water treatment plants, hydroelectric plants, subways, and other mass transit projects. Establishments may provide construction equipment rental with an operator.
Function	8000	Mining and extraction establishments	These establishments extract natural mineral solids (coal and ores), liquid minerals (crude petroleum), and gases (natural gas). Mining includes quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparations customarily performed at the mine site, or as a part of mining activity.
Function	8100	Oil and natural gas	Establishments in this category operate and develop oil and gas field properties. Activities include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operation of separators, emulsion breakers, desilting equipment, and field gathering lines; and all other activities in the preparation of oil and gas until shipment. This category includes establishments that produce crude petroleum, that mine and extract oil from shale, that produce natural gas, and that recover hydrocarbon liquids from oil and gas field gases. Establishments may operate on their own account or for others on a contract or fee basis.
Function	8200	Metals (iron, copper, etc.)	This category comprises establishments that develop mine sites and mine metallic minerals, and establishments that dress and beneficiate ore, such as by crushing, grinding, washing, drying, sintering, concentrating, calcining, and leaching. Beneficiating may be performed at mills operated in conjunction with the mines, or at mills operated separately.

Dimension	Code	Description	LBCSDefinition
Function	8300	Coal	This category comprises establishments that: (1) mine bituminous coal, anthracite, and lignite; (2) develop coal mine sites; and (3) beneficiate (i.e., prepare) coal (e.g., by cleaning, washing, screening, and sizing coal).
Function	8400	Nonmetallic mining	This category comprises establishments that mine, quarry, or develop the mine site for dimension stone (i.e., rough blocks and slabs of stone) or limestone (including related rocks, such as dolomite, cement rock, marl, travertine, and calcareous tufa). Included in this category are preparation plants that beneficiate limestone (e.g., by grinding or pulverizing).
Function	8500	Quarrying and stone cutting establishment	This category comprises establishments that dredge, quarry, mine, or develop the mine site for crushed and broken stones, sand, gravel, mining clay (e.g., china clay, paper clay and slip clay), or other stones and nonmetallic minerals. Broken and crushed stones include granite and related rocks, such as gneiss, syenite, and diorite; and other stones (except dimension stone and limestone.) Establishments that mine or quarry bituminous limestone and bituminous sandstone are included in this category. Also included are preparation plants that beneficiate stones (e.g., by grinding and pulverizing); and that beneficiate gravel, clay, and ceramic and refractory minerals (e.g., by washing, screening, and grinding.)
Function	9000	Agriculture, forestry, fishing and hunting	<p>These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats. They may be described as farms, ranches, dairies, greenhouses, nurseries, orchards, or hatcheries.</p> <p>A farm, as an establishment, may be one or more tracts of land, which may be owned, leased, or rented by the farm operator. Farms may hire employees for a variety of tasks in the production process.</p> <p>Subcategories in this dimension differentiate establishments involved in production versus those that support agricultural production.</p> <p>For agricultural research establishments administering programs for regulating and conserving land, mineral, wildlife, and forest use, apply the relevant institutional or research and development categories.</p>
Function	9100	Crop production	The subcategories under crop production reflect biological, physiological, economic, and production similarities. These similarities may include the growing season length, degree of crop rotation, extent of input specialization, labor requirement, or capital demand.
Function	9110	Grain and oilseed	The classes within this subcategory comprise establishments that grow grains or oilseeds, or that produce the seeds of grain and oilseeds. Use the subcategory to classify establishments with no oilseed, grain, or family of oilseeds or grains accounting for one-half of the crop value, or for establishments growing grains or producing grain seeds not included elsewhere. Otherwise, classify establishments within one of the following classes.
Function	9111	Wheat	Establishments in this class grow wheat and produce wheat seeds.
Function	9112	Corn	Establishments in this class grow corn (except sweet corn) and produce corn seeds. Sweet corn farmers are classified in the vegetable crop production category.

Dimension	Code	Description	LBCSDefinition
Function	9113	Rice	Establishments in this class grow rice (except wild rice) and produce rice seeds. For wild rice, use the upper-level grain and oilseed category.
Function	9114	Soybean and oilseed	Establishments in this class grow oilseed plants, including soybeans, and produce soybean and other oilseed seeds, such as sunflower, safflower, flax, rape, canola, and sesame.
Function	9115	Dry pea and bean	Establishments in this class grow dried peas, beans, and lentils.
Function	9120	Vegetable farming or growing services	Establishments in this class grow root and tuber crops (except peanuts) or edible plants; or they produce root and tuber or edible plant seeds. The crops included in this group have an annual growth cycle and are grown in open fields. Climate and cultural practices limit producing areas but often permit the growing of a combination of crops in a year. Crops include melons, sugar beets, potatoes, and leafy vegetables.
Function	9130	Fruits and trees	Establishments in this class grow fruit (except melons) or tree nut crops. These crops are generally not grown from seeds and have a perennial life cycle. Establishments include citrus groves, apple orchards, grape vineyards, berry farms, and tree nut farms.
Function	9140	Greenhouse, nursery, and floriculture	This category comprises establishments growing crops of any kind under cover or growing nursery stock and flowers. "Under cover" is generally defined as greenhouses, cold frames, cloth houses, and lath houses. The crops grown are removed at various stages of maturity and have annual and perennial life cycles. The nursery stock includes short rotation woody crops that have growth cycles of 10 years or less.
Function	9141	Food crops grown under cover	Establishments in this class grow food crops, such as mushrooms, in underground mines, under glass, or in other controlled environments under cover.
Function	9142	Nursery and tree production	Establishments in this class grow nursery products, nursery stock, shrubbery, bulbs, fruit stock, sod, and so forth; or, grow short rotation woody trees with a growth and harvest cycle of 10 years or less for pulp or tree stock. Establishments growing trees on production cycles over 10 years are classified in "forestry and logging".
Function	9143	Floriculture production	Establishments in this class grow or produce floriculture or ornamental horticulture products (e.g., cut flowers and roses, cut cultivated greens, potted flowering and foliage plants, and flower seeds).
Function	9150	All other crops	Establishments in this subcategory grow crops such as tobacco, cotton, sugarcane, hay, peanuts, and other crops not classified, or, they grow a combination of crops that cannot be classified elsewhere. Included in this subcategory are establishments that gather tea or maple sap.
Function	9151	Tobacco crop	Establishments in this class grow tobacco.
Function	9152	Cotton crop	Establishments in this class grow cotton.
Function	9153	Sugarcane crop	Establishments in this class grow sugarcane.
Function	9154	Hay	Establishments in this class grow hay, alfalfa, clover, or mixed hay.
Function	9155	Peanut crop	Establishments in this class grow peanuts.

Dimension	Code	Description	LBCSDefinition
Function	9200	Support functions for agriculture	This category comprises support establishments employed by the agriculture and forestry industries. They perform activities associated with production and distribution of forest and agricultural products. Many support establishments are independently run.
Function	9210	Farm and farm labor management services	These establishments supply labor or management for agricultural production or harvesting. Labor contractors and crew leaders are included. Management services usually operate for citrus groves, orchards, or vineyards, and may arrange the partial or complete operations of the farm. Management activities may include cultivating, harvesting, or other agricultural support activities; however, for establishments that primarily produce crops, use the appropriate crop production classification.
Function	9220	Spraying, dusting, and other related services	These establishments perform crop protecting services, soil preparation activity, or crop production services. Activities include dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.
Function	9230	Crop harvesting and post harvest crop activities (including drying, siloing, etc.)	These establishments provide mechanical harvesting, picking, crop combining, drying, siloing, cleaning, shelling, fumigating, curing, sorting, grading, packing, cooling, and other harvest and post harvest services (except cotton ginning). They may provide the machinery necessary for these tasks.
Function	9240	Cotton ginning, grist milling, etc.	
Function	9300	Animal production including slaughter	Establishments in this category raise or fatten animals for the sale of animals or animal products. Establishments keep, graze, breed, or feed animals in ranches, farms, or feedlots. Included in this category are slaughterhouses.
Function	9310	Cattle ranch and crops	The establishments in this subcategory raise cattle (including cattle for dairy herd replacements), or feed cattle for fattening.
Function	9311	Beef cattle ranch establishments	These raise cattle (including cattle for dairy herd replacements).
Function	9312	Cattle feedlot establishment	These establishments feed cattle for fattening.
Function	9320	Dairy cattle and milk production	This subcategory comprises establishments that milk dairy cattle.
Function	9330	Hog and pig farm	These establishments raise hogs and pigs. Establishments may undertake farming activities, such as breeding, farrowing, and the raising of weanling pigs, feeder pigs, or market size hogs.
Function	9340	Poultry and egg production and hatcheries	These breed, hatch, or raise poultry for meat or egg production.
Function	9350	Sheep and goat farming establishments	These establishments raise sheep, lambs, and goats, or feed lambs for fattening. Sheep or lambs may be raised for sale or wool production.
Function	9360	Fish hatcheries, fisheries, and aquaculture	This class comprises establishments that farm raise finfish, shellfish, or any other kind of animal aquaculture. These establishments use some form of intervention in the rearing process to enhance production, such as holding in captivity, regular stocking, feeding, or protecting from predators.

Dimension	Code	Description	LBCSDefinition
Function	9370	All other animal production	This subcategory comprises establishments raising animals and insects (except cattle, hogs and pigs, poultry, sheep and goats, and animal aquaculture) for sale or product production. These establishments raise: bees, horses and other equines, fur-bearing animals, and so forth. Establishments raising a combination of animals with no one animal or family of animals accounting for one-half of the establishment's agricultural production (i.e., value of animals for market) are included in this subcategory.
Function	9371	Apiculture (bees, wax, and related operations)	This class comprises establishments raising bees. These establishments collect and sell honey; and sell queen bees, packages of bees, royal jelly, bees' wax, propolis, venom, or other bee products.
Function	9372	Horse and equine production	This class comprises establishments raising horses, mules, donkeys, and other equines.
Function	9373	Fur-bearing animal production	This class comprises establishments raising fur-bearing animals including rabbits. These animals may be raised for sale or for their pelt production.
Function	9380	Support functions for animal production	Establishments in this class perform support activities related to raising livestock (e.g., cattle, goats, hogs, horses, poultry, and sheep). They provide services, such as animal breeding, pedigree records, horse boarding, dairy herd improvement, livestock spraying, and sheep dipping and shearing.
Function	9400	Forestry and Logging	Forestry and logging establishments grow and harvest timber on long production cycles (more than 10 years). They also specialize in reforestation, seeding, and similar activities. This category includes establishments specializing in gathering forest products, such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles. Establishments growing on short production cycles, such as Christmas tree producers, are classified in "crop production".
Function	9410	Logging	This subcategory comprises establishments that operate timber tracts for the purpose of selling standing timber.
Function	9420	Forest nurseries	These establishments grow trees for reforestation and gather forest products, such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles.
Function	9430	Support functions for forestry	Forestry support establishments perform support activities related to timber production, wood technology, forestry economics and marketing, and forest protection. They provide activities for forestry, such as estimating timber, forest fire-fighting, forest pest control, and consulting on wood attributes and reforestation.
Function	9500	Fishing, hunting and trapping, game preserves	Establishments in this category harvest fish and other wild animals from their natural habitats. Some commercial harvests entail hunting and trapping. For recreational hunting and trapping, use the appropriate recreational category.
Function	9510	Fishing	These establishments commercially catch or take finfish, shellfish, or miscellaneous marine products from a natural habitat. Marine products include bluefish, eels, salmon, tuna, clams, crabs, lobsters, mussels, oysters, shrimp, frogs, sea urchins, and turtles.
Function	9520	Hunting and trapping, game retreats, game and fishing preserves	These establishments engage in commercial hunting and trapping, or, operate commercial or recreational game or hunting preserves, such as game retreats.

Dimension	Code	Description	LBCSDefinition
Function	9900	Unclassifiable function	<p>Use this code as a temporary placeholder for unique functions that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.</p> <p>{includes text about the one-year NAICS etc. and examples for establishments - refers to fiscal year</p> <p>{includes abandoned properties for which no clear enterprise can be determined. Does not include nonconforming uses, which were historically classified as "abandoned" or "discontinued" in zoning ordinances. This is because ordinances traditionally prohibited nonconforming uses from resuming after their abandonment, and therefore treated active uses as abandoned when nonconforming. However, in land-use databases, we are classifying the actual use, and therefore would have to account for all uses including nonconforming uses.</p>
Function	9910	Not applicable to this dimension	<p>Use this code as a permanent code for those records that will never be classified in this dimension.</p> <p>It is common for land-use databases to have records that are never classified, but left blank instead. However, LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).</p>
Function	9990	To be determined	<p>Use this code as a placeholder until an appropriate code can be assigned.</p> <p>It is common for land-use databases to have records never classified and left blank instead. However, LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).</p> <p>This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.</p>
Function	9999	To be determined	
Ownership	1000	No constraints--private ownership	<p>Most private property falls into this category. Some private property may, however, have additional legal constraints to ownership. For some planning applications, tracking such constraints may be useful in determining the limits of the use of the property.</p>
Ownership	1100	Private--fee simple	
Ownership	1110	Private--fee simple, conditional	<p>The owner enjoys the property as in fee simple absolute until a condition has been met or not met, as set by the grantor of the condition.</p>
Ownership	1120	Private--fee simple, defeasible	<p>Fee simple defeasible is an ownership right forever unless a specified event happens. On the happening of the event, the rights revert to the grantor.</p>
Ownership	1130	Private--fee simple, determinable	<p>A fee simple ownership with a provision for automatic revocation of rights if the specified or "determinable" event occurs. The determinable event is specified in the conveyance.</p>
Ownership	1200	Private--less than fee simple	<p>Create additional subcategories, if necessary, but the major types of fee simple ownership based on current legal precedents are provided here.</p>

Dimension	Code	Description	LBCSDefinition
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Ownership	2000	Some constraints-- easements or other use restrictions	Easements are subordinate conditions to the owner or the user of the property. Besides whatever effects they have on the character of the land use, easements also vary in their application. For example, consider a public easement on a private property versus a private easement on a public property. However, from a land-use perspective, the concern is primarily the effect, if any, of such easement restrictions on the land use. For example, a dedicated public open space is an example of a public easement that may exist on a private or public property. In such cases, whatever public or private ownership of the land, we characterize the land-use as having a public easement constraint.
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Some planning applications track easements and similar restrictions on private property that may affect the existing and future land-use characteristics. Such restrictions derive from private contracts between adjacent property owners, owners and local governments, or owners and federal and other government agencies. Since the land-use characteristics depend on the owner's use of the land, this category is separate from public ownership.

An easement is the right of use over another property. Historically, easements are applied to specific properties and not the property owner; a dominant-servient relationship. The burden is on the owner of land that constitutes a servient tenement, although the easement is held by the dominant tenement. This category refers to the servient tenement; that is, properties that have restrictions on them due to easements held by others (often adjacent property owners or public entities).

Easements affect how a servient land is used in a variety of ways, not all of which affect land-use characteristics. Land-use databases do not always maintain such ownership characteristics even though many planning applications encounter these legal definitions. Subcategories here, therefore, reflect commonly accepted legal terms and descriptions. Many parcel databases from tax assessment records contain some form of easement characteristics although they may not employ the same terminology. Use only those categories that are applicable and revise the terms to suit locally used phrases.

If applications need to track both the servient and dominant tenements, use additional attributes or fields in the database to record such characteristics. On the other hand, if the application needs precise links between the servient and dominant tenements in an easement (for example, transfer of development rights), employ linked or relational tables to link the records.

Ownership	2100	Standard easements	
Ownership	2110	Private easement	Only a few private individuals benefit from the easement.
Ownership	2120	Public easement	The right is vested in the public or the entire community.
Ownership	2130	Access easement	The abutting property owner has access for ingress and egress; also includes easements for streets
Ownership	2140	Affirmative easement	Servient tenement must permit access over the property or to discharge water on it.
Ownership	2150	Appurtenant easement	Refers to an incorporeal right as part of a covenant attached to the land and cannot exist separate from other aspects of the covenant.

Dimension	Code	Description	LBCSDefinition
Ownership	2160	Discontinuing easement	Also known as nonapparent or noncontinuous easement, this easement recognizes interference from people on the property, such as when using the right-of-way (in an access easement) or accessing water (in a water access easement).
Ownership	2170	Estoppel easement	Owner of the land imposes voluntary restrictions on the tenants or users of the property.
Ownership	2200	Other easements	
Ownership	2210	Easement by necessity	This category refers to a situation in which a land-locked parcel is conveyed legally and does not have any access to roads or access. Note that easement of necessity refers to an easement necessary for the dominant tenement.
Ownership	2220	Easement by prescription	An easement right tied to a specific person and granted for personal usage.
Ownership	2230	Easement by gross	An easement right tied to a specific person and granted for personal usage and ends with the death of the grantee.
Ownership	2240	Easement of convenience	An easement that increases the convenience of dominant tenement.
Ownership	2250	Easement of natural support	An easement that creates lateral support of land in its natural state and such support structures are held in place on neighboring land (the kind normally seen in hillside or shoreline subdivisions).
Ownership	2260	Equitable easement	Often tied to a building deed for common usage and enjoyment of adjacent properties.
Ownership	2270	Intermittent easement	The dominant tenement enjoys the easement sometimes, not continuously.
Ownership	2280	Negative easement	Often used with access to light where the servient tenement is prohibited from blocking or interrupting light or air.
Ownership	3000	Limited restrictions--leased and other tenancy restrictions	<p>Refers to a contract between the owner (lessee) and the tenant (lessor) of the property to convey the owner's rights to the lessor. In legal terms, there exist many forms of leases. Create subcategories if any application needs to track them. Also create separate categories here for tracking rental ownership.</p> <p>In legal terms, lease and tenancy constraints are subordinate conditions to the owner or the user of the property. That is, every property is either publicly or privately owned. Even so, when classifying in this dimension, it is the effect of lease or tenancy on the use that is of concern. Consider for example a gift shop located in a leased area of a publicly owned public park. If the shop is leased to a private entity for that specific activity, then we say that the use has an ownership constraint through the lease or tenancy arrangement.</p> <p>If tracking specific lease types are necessary, then users should create subcategories under the lease and tenancy category. LBCS does not provide them because they vary widely and any data classified beyond the broad categories will have limited relevance to other applications.</p>
Ownership	4000	Public restrictions--local, state, and federal ownership	Refers to the public entity that the property belongs to, or the public entity responsible for the property. Public entities are agencies from local, regional, state, or federal governments.

Dimension	Code	Description	LBCSDefinition
Ownership	4100	Local government	Some regional land-use databases may keep track of individual municipality names as part of this dimension. When using such names, consider using the U.S. Census Bureau's place names extracted from census databases. Each place name in the country has a unique Federal Information Processing Standard (FIPS) code. The same files also have FIPS codes for states and counties. Note that this dimension is mainly to identify the ownership, not location of the property. If you want to specify the geographic location of the place name, see the LBCS metadata standards for appropriate locations to enter such information.
Ownership	4110	City, Village, Township, etc.	To track specific departments (park authority, school district, etc.), use the appropriate functional dimension along with this dimension to filter records. Do not create subcategories here for such departments; they will conflict with functional categories as many of them are involved in a variety of functions.
Ownership	4120	County, Parish, Province, etc.	To track specific departments (park authority, school district, etc.), use the appropriate functional dimension along with this dimension to filter records. Do not create subcategories here for such departments; they will conflict with functional categories as many of them are involved in a variety of functions.
Ownership	4200	State government	
Ownership	4300	Federal government	
Ownership	4310	Indian reservations	
Ownership	5000	Other public use restrictions--regional, special districts, etc	
Ownership	5100	Regional government	
Ownership	5200	Port authorities	
Ownership	6000	Nonprofit ownership restrictions	This category corresponds to assessors' categories for nontaxable entities. These may vary widely between jurisdictions, but the subcategories reflect the most commonly used classes.
Ownership	6100	Nonprofit educational	
Ownership	6200	Nonprofit philanthropic	
Ownership	6300	Nonprofit religious	
Ownership	6400	Nonprofit other	
Ownership	7000	Joint ownership character-- public entities	Includes all forms of public and nonprofit ownership.
Ownership	8000	Joint ownership character-- public, private, nonprofit, etc.	A catch-all category for any combination of ownership.
Ownership	9000	Not applicable to this dimension	Use this code as a permanent code for those records that will never be classified in this dimension. It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able to handle blank entries (null values in database terminology).

Dimension	Code	Description	LBCSDefinition
Ownership	9100	Unclassifiable ownership or restriction on the use	Use this category as a temporary placeholder for ownership characteristics that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.
Ownership	9900	To be determined	<p>Use this code as a placeholder until an appropriate code can be assigned.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able to handle blank entries (null values in database terminology).</p> <p>This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.</p>
Ownership	9990	To be determined	
Ownership	9999	To be determined	
Site	1000	Site in natural state	Combine those areas normally referred to as vacant or open space. Avoid using "vacant" designation anywhere in land-use classifications.
Site	2000	Developing site	Apply this category for sites that are under construction or otherwise in transition to becoming developed sites.
Site	2100	Site that is graded with no structures or active use	Includes sites that have been prepared for development.
Site	2200	Site with temporary structures	Any site that may temporarily house structures (tents, stands, stages, etc.,).
Site	3000	Developed site -- crops, grazing, forestry, etc.	Site is not in natural state.
Site	4000	Developed site -- no buildings and no structures	Site is not in natural state, but is used for a variety of purposes, such as outdoor storage, parking, and whole host of other functions and activities.
Site	4100	Outdoor storage areas, graded or ungraded	Use this category for classifying outdoor storage areas, such as those used for dumping, container stacking, lumber stacks, etc. These include areas that may or may not be graded.
Site	5000	Developed site -- nonbuilding structures	Site is not in natural state or in crop or other resource use, but is functional nevertheless.
Site	5100	Developed site with landscaped or ornamental features	Apply this category for sites that are developed with landscaping and ornamental features, such as traffic islands.
Site	5200	Developed site with billboards, signs, etc.	These sites may be in natural state or otherwise undeveloped, but because of such structures as signs, billboards, towers, pillars, and other features, they may not qualify as a site in natural state or a developing site.
Site	5300	Developed site with roads, train tracks, and other linear structures	Apply this category to sites primarily with linear and other nonlinear features, such as roads, train lines, trails, etc.
Site	5400	Developed site with tanks, reservoirs, etc.	Use this category for large and small areas that have a functional use for storage, but have structures and other nonbuilding features on the site.

Dimension	Code	Description	LBCSDefinition
Site	6000	Developed site -- with buildings	Developed sites with buildings, irrespective of their size or configuration, should be classified in this category. For differentiating building types, use the structure dimension. For differentiating the size the building, use additional fields in the database to keep track of number of floors, square footage, height, etc. Also apply this category for sites (except parks) that have other site development characteristics besides buildings.
Site	7000	Developed site -- with parks	Parks have a range of complex site development characteristics. They may include or more of the above site dimension categories. That is, park lands may be developed or undeveloped, with or without structures and buildings, etc. Because they have specific functional and activity purposes that require separation from other categories in the site dimension, they have their own set of categories. The functional subcategories reflect the local, state, regional, and federal planning needs. Substitute the terminology to reflect local applications, but retain the classification hierarchy and coding numbers. For tracking specific activity characteristics in parks, use the activity dimension. Although some of the subcategories overlap with functional distinctions (state versus national parks, for instance), having them in the site dimension serves to clarify activity and functional characteristics of parks. Although such distinction may not be useful, many park planning applications depend on knowing the precise activity and functional characteristics within parks. For example, when a park has a concession stand run by a private company, the function for that part of the park will take the appropriate function code. Similarly, parking areas in parks will take the appropriate activity characteristics. Besides the activity and function dimension, parks can further be characterized by using the structure and ownership dimensions as well.
Site	7100	Local parks and recreational sites	
Site	7110	Neighborhood or local park	
Site	7120	Community park	
Site	7130	Regional park	
Site	7200	State, national, or other parks and recreational sites	
Site	7210	Recreational parks	Recreational parks serve a variety of leisure activities besides camping and hiking. Many provide facilities for a variety of outdoor recreation and interpretive programs. They may also provide amenities, such as laundromats, playgrounds, boat launch facilities, picnic tables, and toilets and showers.
Site	7211	National or state park	Protected large natural places with significant natural resources, sometimes of significant historic value. Most parks restrict hunting, mining, and similar consumptive activities.
Site	7212	National recreation area	Most of them (12 by last count) are located around large reservoirs and emphasize water-based recreational activities. Some (five by last count) are near major population centers; they focus on preserving scarce open space and historic resources for easy access to large numbers of people.
Site	7220	Historic sites or parks	Historical parks emphasize the protection of historical and cultural resources, in an outdoor setting.

Dimension	Code	Description	LBCSDefinition
Site	7221	National historic park	A designated area that extends beyond single properties or buildings that are historic. Use this category to include lands beyond historic sites that the National Park Service maintains.
Site	7222	National historic site	A site containing a historical feature that was directly associated with its subject. The Historic Sites Act of 1935 allowed the establishment of select sites of national historic significance by the secretary of the Interior and, sometimes, by specific acts of Congress.
Site	7223	National monument	These are located on lands owned by the government. The Antiquities Act of 1906 authorized the president to declare by public proclamation landmarks, structures, and other objects of historic or scientific interest.
Site	7224	National memorial	A commemorative memorial of a historic person or episode. Sometimes it may be on a site not connected with its subject.
Site	7225	National battlefield	Term adopted by National Park Service in 1958 to include national battlefield, national battlefield park, national battlefield site, and national military park.
Site	7226	National cemetery	Fourteen national cemeteries in the National Park System comprise this category. They are all administered in conjunction with another park or historic site and typically not accounted for separately. This is included here for completeness of the classification system.
Site	7230	Natural environment parks	Natural environment parks protect the landscapes and special features of the natural region in which they are located. Some provide for limited activities, such as swimming and camping.
Site	7231	Nature reserve	Nature reserve parks protect natural habitats including significant land forms. Public access in most reserves is restricted because of concerns for the fragile nature of the habitats protected. Most allow research and educational activities.
Site	7232	National preserve	Similar to national parks in purposes and activities except that Congress has permitted other activities, such as hunting, trapping, extraction, and oil and gas exploration. Currently, many preserves would qualify as national parks if not for sport hunting.
Site	7233	Wilderness parks	Usually large protected natural areas where access is limited. Some may allow travel on foot or canoe. Most do not provide any facilities.
Site	7240	Waterway parks	They are mainly located along lakeshores, seashores, and river banks. Most activities revolve around the river corridor. They may include facilities for boating, canoeing, historical river travel.
Site	7241	National seashore	Located on the Atlantic, Gulf, and Pacific coasts, the National Park Service maintains 10 of these--some with facilities, many remain in natural state. They allow hunting on many of these sites.
Site	7242	National lakeshore	Similar to National seashore designations but refer to the Great Lakes.
Site	7243	National river	This category includes other designations, such as national river and recreation area, national scenic river, wild river, etc. Although the first established National River was in 1964, many others were added to this designation following the Wild and Scenic Rivers Act of 1968.
Site	7250	Other special purpose parks	
Site	7251	National parkway	A parkway is a roadway in combination with adjacent parkland paralleling the roadway that often connects cultural or historic sites. The primary activity here is scenic motoring along a protected corridor.

Dimension	Code	Description	LBCSDefinition
Site	7252	National trail	These are linear parklands and sometimes referred to as national scenic trails and national historic trails. The National Trails System Act of 1968 authorized more than 3,600 miles of such trails.
Site	7253	Special designations for park-like areas	Sites not officially designated as a park, yet maintained like one by the National Park Service. They may include historic sites (White House), cross-border locations that are significant between the two countries (Canada and US), and other special forest areas (Prince William Forest Park, for example).
Site	8000	Not applicable to this dimension	<p>Use this code as a permanent code for those records that will never be classified in this dimension.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able to handle blank entries (null values in database terminology).</p>
Site	9000	Unclassifiable site development character	Useful for remotely-sensed data that is unclear or doubtful. Also, use this category as a temporary placeholder for site development characteristics that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.
Site	9900	To be determined	<p>Use this code as a placeholder until an appropriate code can be assigned.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able to handle blank entries (null values in database terminology).</p> <p>This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.</p>
Site	9990	To be determined	
Site	9999	To be determined	
Structure	1000	Residential buildings	This is a catch-all category for all buildings built for residential purposes.
Structure	1100	Single-family buildings	Also includes any single-unit structure for habitation. The emphasis here is "single" and not "family." Includes split-level homes, linked group (houses that share foundations), manufactured homes, etc.
Structure	1110	Detached units	Standard single-family residential structures.
Structure	1120	Attached units	Usually two or more dwelling units side-by-side sharing one roof, but each unit has a separate front and rear access.
Structure	1121	Duplex structures	Generally a two-unit building that is divided horizontally, and each unit has a separate entrance from the outside or through a common vestibule. For semi-detached, double-duplexes, quadruplexes, maisonettes, etc., count the number of units in the structure and use the appropriate multifamily structure category. For applications that need to track the precise configuration, use additional fields or attributes in the land-use database.

Dimension	Code	Description	LBCSDefinition
Structure	1122	Zero lot line, row houses, etc.	This was a traditional planning category that is fast falling out of use. Many manufactured home developments are configured as zero lot line developments, townhouses are a form of zero lot line housing, and to further confuse the usage, former row houses are also used as barracks, group housing, or farm housing. Avoid this category if possible, but it is provided here for compatibility with many existing land-use databases that have this description.
Structure	1130	Accessory units	Use this category for an accessory unit, which is structurally separate and distinct from the main structure. An accessory unit is a second dwelling unit (structure-wise) that is added to an existing lot for use as a complete and independent facility. Note that not all accessory units have residential activities. For an accessory use (not structure) that is part of the main structure or not incidental to the primary use, classification options vary. Such a unit is also known as a "granny flat." See the working paper on Mixed Uses and Accessory Uses for a discussion of the full range of issues associated with accessory uses and their implications for land-use data classifications.
Structure	1140	Townhouses	A type of structure that has three or more separate dwelling units divided vertically, and each unit has separate entrances to a front and rear yard.

Dimension	Code	Description	LBCSDefinition
Structure	1150	Manufactured housing	<p>Also commonly referred to as factory-built housing, which includes modular, mobile homes, and manufactured homes. The differences are subtle but, if a land-use application needs these finer gradations, create another attribute table to track the various kinds of factory-built housing.</p> <p>A manufactured home is a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standard Act of 1974 (42 USC 5401, et. seq.), which became effective June 15,1976.</p> <p>A mobile home is a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built prior to enactment of the Federal Manufactured Home Construction and Safety Standards.</p> <p>A modular home is a structure intended for residential use and is manufactured off site, but assembled on site. Note that not all modular homes are mobile homes.</p> <p>Then there are other related terms not related to structure type but to the overall site development character. Do not use this dimension for coding such compound land-use terms. They include (with a brief definition):</p> <p>Manufactured Home Development: A general category of development that includes manufactured home subdivisions and manufactured home communities (or land-lease communities).</p> <p>Manufactured Home Subdivision: A subdivision designed and/or intended for the sale of lots for siting manufactured homes.</p> <p>Manufactured Housing Community: Any piece of real property under single ownership or control for which the primary purpose is the placement of two or more manufactured homes for permanent residential dwellings and for the production of income. A manufactured housing community does not include real property used for the display and sale of manufactured units, nor does it include real property used for seasonal recreational purposes only, as opposed to year-round occupancy.</p> <p>Land-Lease Community: A residential development typified by single ownership of the land within the development, with the landowner retaining the rights of ownership. Home sites within the community are leased to individual homeowners, who retain customary leasehold rights.</p> <p>Manufactured Home Condominium (or cooperative): A condominium (or cooperative development) of manufactured homes.</p>

Dimension	Code	Description	LBCSDefinition
Structure	1200	Multifamily structures	<p>The following categories refer to the number of units and not by the number of floors or stories in the structure.</p> <p>For counting the number of households, have a separate field in the land-use database that lists the number of actual households in the building.</p> <p>For tracking the number of floors in a structure, use another attribute field. In short, this dimension is only for tracking the total number of units in a structure to get an indication of how big the structure is.</p>
Structure	1202	Two units	
Structure	1203	Three units	
Structure	1204	Four units	
Structure	1205	Five units	
Structure	1206	Six units	
Structure	1207	Seven units	
Structure	1208	Eight units	
Structure	1209	Nine units	
Structure	1210	Ten units	When using a three-level coding scheme, apply this category to mean "up to ten units."
Structure	1211	Eleven units	
Structure	1212	Twelve units	
Structure	1213	Thirteen units	
Structure	1214	Fourteen units	
Structure	1215	Fifteen units	
Structure	1216	Sixteen units	
Structure	1217	Seventeen units	
Structure	1218	Eighteen units	
Structure	1219	Nineteen units	When using a three-level coding scheme, apply this category to mean "between ten and twenty units."
Structure	1220	Twenty units	
Structure	1221	Twenty-one units	
Structure	1222	Twenty-two units	
Structure	1223	Twenty-three units	
Structure	1224	Twenty-four units	
Structure	1225	Twenty-five units	
Structure	1226	Twenty-six units	
Structure	1227	Twenty-seven units	
Structure	1228	Twenty-eight units	
Structure	1229	Twenty-nine units	

Dimension	Code	Description	LBCSDefinition
Structure	1230	Thirty units	When using a three-level coding scheme, apply this category to mean "between twenty and thirty units."
Structure	1231	Thirty-one units	
Structure	1232	Thirty-two units	
Structure	1233	Thirty-three units	
Structure	1234	Thirty-four units	
Structure	1235	Thirty-five units	
Structure	1236	Thirty-six units	
Structure	1237	Thirty-seven units	
Structure	1238	Thirty-eight units	
Structure	1239	Thirty-nine units	
Structure	1240	Forty units	When using a three-level coding scheme, apply this category to mean "between twenty and thirty units."
Structure	1241	Forty-one units	
Structure	1242	Forty-two units	
Structure	1243	Forty-three units	
Structure	1244	Forty-four units	
Structure	1245	Forty-five units	
Structure	1246	Forty-six units	
Structure	1247	Forty-seven units	
Structure	1248	Forty-eight units	
Structure	1249	Forty-nine units	
Structure	1250	Fifty units	When using a three-level coding scheme, apply this category to mean "between forty and fifty units."
Structure	1251	Fifty-one units	
Structure	1252	Fifty-two units	
Structure	1253	Fifty-three units	
Structure	1254	Fifty-four units	
Structure	1255	Fifty-five units	
Structure	1256	Fifty-six units	
Structure	1257	Fifty-seven units	
Structure	1258	Fifty-eight units	
Structure	1259	Fifty-nine units	
Structure	1260	Sixty units	When using a three-level coding scheme, apply this category to mean "between fifty and sixty units."
Structure	1261	Sixty-one units	
Structure	1262	Sixty-two units	

Dimension	Code	Description	LBCSDefinition
Structure	1263	Sixty-three units	
Structure	1264	Sixty-four units	
Structure	1265	Sixty-five units	
Structure	1266	Sixty-six units	
Structure	1267	Sixty-seven units	
Structure	1268	Sixty-eight units	
Structure	1269	Sixty-nine units	
Structure	1270	Seventy units	When using a three-level coding scheme, apply this category to mean "between sixty and seventy units."
Structure	1271	Seventy-one units	
Structure	1272	Seventy-two units	
Structure	1273	Seventy-three units	
Structure	1274	Seventy-four units	
Structure	1275	Seventy-five units	
Structure	1276	Seventy-six units	
Structure	1277	Seventy-seven units	
Structure	1278	Seventy-eight units	
Structure	1279	Seventy-nine units	
Structure	1280	Eighty units	When using a three-level coding scheme, apply this category to mean "between seventy and eighty units."
Structure	1281	Eighty-one units	
Structure	1282	Eighty-two units	
Structure	1283	Eighty-three units	
Structure	1284	Eighty-four units	
Structure	1285	Eighty-five units	
Structure	1286	Eighty-six units	
Structure	1287	Eighty-seven units	
Structure	1288	Eighty-eight units	
Structure	1289	Eighty-nine units	
Structure	1290	Ninety units	When using a three-level coding scheme, apply this category to mean "more than eighty units."
Structure	1291	Ninety-one units	
Structure	1292	Ninety-two units	
Structure	1293	Ninety-three units	
Structure	1294	Ninety-four units	
Structure	1295	Ninety-five units	

Dimension	Code	Description	LBCSDefinition
Structure	1296	Ninety-six units	
Structure	1297	Ninety-seven units	
Structure	1298	Ninety-eight units	
Structure	1299	Ninety-nine units and more	
Structure	1300	Other specialized residential structures	For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	1310	Barracks	Primarily associated with housing for uniformed services (police, military, etc.). For tracking number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	1320	Dormitories	Primarily associated with an institution that provides sleeping units and communal dining facilities. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	1330	Hotels, motels, and tourist courts	For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database. Include country inns here although many also have residential facilities for the owner or caretaker. See the description for multifamily structure on how to account for household units.
Structure	1340	Single room occupancy units	Historically, many hotels and motels are converted to SROs. Even new SRO buildings are structurally no different from hotels. But many have small cooking facilities (independent or common) and other amenities not associated with a hotel. SROs may also have building code specifications different from hotels and motels. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	1350	Temporary structures, tents, etc. for shelter	For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	1360	Other structurally converted buildings	This is a catch-all category for all other residential structure types that do not easily classify in any of the other residential categories. For tracking the number of occupants, guest rooms, or beds, use additional attributes or fields in the land-use database.
Structure	2000	Commercial buildings and other specialized structures	Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).
Structure	2100	Office or bank building	Buildings constructed for office-type uses. Typically these buildings constitute the majority of nonresidential structures in a community.
Structure	2110	Office building with drive-through facility	An office building with drive-in windows to serve customers in automobiles.
Structure	2200	Store or shop building	Most retail stores fall in this category. Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).
Structure	2210	Shop or store building with drive-through facility	A building with drive-in windows to serve customers in automobiles.
Structure	2220	Restaurant building	Restaurant buildings that serve food for customers for consumption on or off premises. These structures may also be characterized by specialized cooking, serving, and health and hygiene equipment.

Dimension	Code	Description	LBCSDefinition
Structure	2230	Standalone store or shop building	A catch-all category for most commercial and retail business structures.
Structure	2240	Department store building	These buildings are characterized by large commercial spaces for retail or wholesale sales although they may be reconfigured for other uses. Use this category for urban and downtown department stores that look similar to office or standalone store, but have specialized building features (store fronts, display windows, large atriums, etc.).
Structure	2250	Warehouse discount store building	These structures are primarily warehouse in structural character, but also have other structural features convenient for large discount stores and "big-box retail" establishments.
Structure	2260	Market shops including open markets	Structures in this category include typical market shops and farmers markets with or without outdoor sales and service areas in single or groups of buildings with stalls for retail or wholesale commercial activities.
Structure	2270	Gasoline station	Structures that are specialized for selling gasoline with storage tanks, often underground or hidden. They may have bays for car washes. For convenience stores that sell gasoline, use the convenience store category.
Structure	2280	Automobile repair and service structures	Includes service garages and other structures that have bays for automobile service. These are specialized structures for auto repair and service.
Structure	2300	Office or store building with residence on top	Use this category for areas that the land-use database is not recording as multiple uses in a structure. Structurally, they may have some unique characteristics. Many planning applications in older neighborhoods can apply this category for large portions of their inventory.
Structure	2400	Office building over storefronts	This is a catch-all category to differentiate office buildings with street-level retail uses from a purely office building. Structurally, they are similar to a regular office building but vary in their treatment of street-level portion of the structure. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.

Dimension	Code	Description	LBCSDefinition
Structure	2500	Malls, shopping centers, or collection of shops	<p>Shopping center refers to a group of retail establishments that are located (and sometimes managed) as a single property. Most provide on-site parking, and their size and configuration reflect the kinds of merchandise and trade area characteristics. The two basic structure types are malls and open-air strip centers.</p> <p>Malls are enclosed and built in various shapes and sizes. Strip centers are a row of stores or service outlets managed as one retail entity that does not have enclosed walkways. Most have on-site parking in front of stores. Some may have covered canopies connecting store fronts. Typically the layout of stores are in a straight line, "U", or "L" shaped. They can take other configurations as well.</p> <p>For planning applications, knowing the type of shopping center (whether it serves the neighborhood or an entire region) is more useful than knowing the basic configuration. Land-use classification systems have used a variety of categories in the past. The basic system is divided into malls, shopping centers, and convenience stores.</p> <p>The type of merchandise (and services) offered is the primary factor differentiating types of malls, shopping centers, and convenience stores. Structure types vary widely within this class of commercial buildings and, because of the competitive nature of retailing and constant search for innovative merchandising, classifying every one of the structure types in this category may be difficult, if not impossible. This industry is probably the most in flux of all the categories planners encounter.</p> <p>Planners typically use four basic shopping center terms: neighborhood, community, regional, and superregional. These categories served planning functions for over a generation. Because of the significant changes in the industry since then, the International Council of Shopping Centers expanded the four basic categories to eight. The subcategories in this dimension reflect these new categories.</p> <p>The terms used in this category may be confused with similar terms in functional and activity dimensions. But the concepts are distinct: shopping center types are structures classified by their merchandise and trade area.</p> <p>In describing the subcategories of malls and shopping centers, size and area characteristics are provided, but they are intended to be used for illustrative purposes only in order to distinguish one type of shopping center from another. If your land-use data set needs to track size and area of malls and shopping centers, use the site area or building area attributes in the database for such details.</p>
Structure	2510	Neighborhood center (convenience with one or more anchors)	<p>Usually configured as a straight-line strip with no enclosed walkway or mall area; sometimes a canopy may connect the storefronts.</p> <p>Sizes vary from 30,000 to 150,000 square feet on sites ranging from 3 to 15 acres, and have a 3-mile primary trade area radius.</p> <p>Typically serves immediate neighborhood with convenience shopping. Often anchored by a supermarket or a drugstore, the center offers groceries, drugs, sundries, snacks, and personal services. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>

Dimension	Code	Description	LBCSDefinition
Structure	2520	Community center (general merchandise with two or more anchors)	<p>Usually configured as a strip (straight line, "U", or "L" shaped) center. Of all the varieties of shopping centers, these are by far the most common type and are configured in the widest range. Other terms used to describe this type are: discount centers (if anchored by a discount store), or off-price centers (if anchored by an off-price retailer).</p> <p>Sizes vary from 100,000 to 350,000 square feet on sites ranging from 10 to 40 acres, and have a 3- to 6-mile primary trade area radius.</p> <p>Serves a wider market than neighborhood and also offers wider range of goods, especially apparel and other "soft" goods.</p> <p>Anchors include supermarkets, super drugstores, and discount department stores. Some centers may also contain off-price retail stores selling toys, electronics, sporting goods, and home improvement and furnishings. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2530	Regional center (enclosed mall with two or more anchors)	<p>Usually configured as an enclosed mall with an inward orientation of the stores and have common walkways with parking areas around the perimeter of the building.</p> <p>Sizes vary from 400,000 to 800,000 square feet on sites ranging from 40 to 100 acres, and have a 5- to 15-mile primary trade area radius.</p> <p>Typically serves a region with general merchandise in full depth and variety. Apparel stores are usually the anchors. They may be traditional, mass merchant, or discount department variety. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2540	Superregional center (similar to regional, but has three or more anchors)	<p>Usually configured as an enclosed mall and may even have multiple levels.</p> <p>Sizes vary from 800,000 square feet and above on sites ranging from 60 to 120 acres, and have a 5- to 25-mile primary trade area radius.</p> <p>Typically serves the same purpose as a regional center, only with more anchors. Other terms used for this category include "super off-price malls" and "mega mall." Several anchors (three or more) offer more variety and depth of merchandise than a regional center. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2550	Fashion/specialty center (higher end, fashion-oriented stores)	<p>Usually configured as a mall, emphasizing rich decor and landscaping.</p> <p>Sizes vary from 80,000 to 250,000 square feet on sites ranging from 5 to 25 acres, and have a 5- to 15-mile primary trade area radius.</p> <p>Typically has upscale shopping. Also known as vertical market center. It need not have an anchor, but if it does, it is usually an apparel shop. Sometimes restaurants and entertainment play the anchor role. Other shops include boutiques and craft shops that offer unique merchandise of high quality and price. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>

Dimension	Code	Description	LBCSDefinition
Structure	2560	Power center (category-dominated anchors with few small tenants)	<p>Usually configured as a collection of several freestanding anchors and a few, if any, small tenants.</p> <p>Sizes vary from 250,000 to 600,000 square feet on sites ranging from 25 to 80 acres, and have a 5- to 10-mile primary trade area radius.</p> <p>Typically contains stores that offer the widest selection in a particular merchandise category at low prices. Also known as "category killers." Anchors include discount department stores, off-price stores, warehouse clubs, or other "category killers." Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2570	Theme or festival center (leisure, tourist-oriented, restaurants)	<p>Mostly located in urban areas and sometimes adapted to historic buildings or other related urban activities nearby. They can also be one component of a large mixed-use project.</p> <p>Sizes vary from 80,000 to 250,000 square feet on sites ranging from 5 to 20 acres. They have no specific trade area.</p> <p>Primarily serves tourists or leisure market segments. They employ a unifying theme in design, layout, and sometimes even the merchandise they sell. Most often, they are anchored by restaurants and entertainment facilities. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2580	Outlet or discount center (manufacturer outlet stores)	<p>Strip configuration is the most common format, but others include malls and "village cluster." Many also have outdoor sales areas.</p> <p>Sizes vary from 50,000 to 400,000 square feet on sites ranging from 10 to 50 acres (some may be as big as 100 acres), and have a 25- to 75-mile primary trade area radius.</p> <p>Contains mostly manufacturers' outlet stores selling their own products at discounts. They are commonly found in rural areas and sometimes near tourist locations. Typically there is no anchor, but some stores may be larger than a typical anchor store and function like one to draw customers. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2590	Other kinds of shopping centers	<p>These categories are mainly for those applications that may want further differentiation. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.</p>
Structure	2591	Convenience stores or centers	<p>Usually configured as a stand-alone store from the smallest size to a few thousand square feet of space. It is typically anchored by a mini-mart, gas station, or a 24-hour general store. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension. For gas stations, use the gasoline service station category.</p>

Dimension	Code	Description	LBCSDefinition
Structure	2592	Home improvement center	Structurally, these centers are no different from other types of store buildings. Sometimes, they have outdoor sales or storage of merchandise. Sizes vary from a few hundred to several thousand square feet of enclosed space. Such a center is typically anchored by a hardware, furniture, carpet, or other store specializing in merchandise for home improvement. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.
Structure	2593	Car care center	Structurally, they are similar to other store buildings, but some may include repair garages, car washes, and other similar automobile-specific construction. Typical functions include sales of auto parts, auto repairs, tires, and other auto-related merchandise. Track the establishments in this type of structure by applying the appropriate code(s) from the function dimension.
Structure	2600	Industrial buildings and structures	Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data). Because the subcategories mirror those used by industrial property appraisers, appraisal data sets may already contain some or all these distinctions.
Structure	2610	Light industrial structures and facilities	Many industrial structures were described by their roof design (saw tooth, monitor, etc.). But modern industrial structures may look no different from an office building.
Structure	2611	Loft building	Multistoried industrial building, often with higher ceilings and wider columns than a comparable office building. They are popular structures for rehab to residential activities. Other rehab adaptations include art galleries, selling books, computer data centers, mail order centers, and general office space.
Structure	2612	Mill-type factory structures	These are older single or multistory factories, common in many older industrial area, and supported by large wood beams and columns. They are popular structures for rehab to activities that are not industrial (art galleries, book selling, computer data centers, mail order centers, etc.). For lumber mills, see the agricultural facilities category.
Structure	2613	One-story modern manufacturing plants	Many newer industrial structures may look and generate impacts like a typical office building, but they rely on special power, water, or waste disposal systems for operations.
Structure	2614	Industrial parks	Also known as research and development parks, these are one or more buildings used for light industrial activities, often by several independent enterprises, that may share common loading, parking, and business services. Sometimes they are also referred to as business incubators that are similar to a light industrial structure but differ in the duration of tenancy (incubators only lease for a year to two to help a business in its initial development). Industrial malls, structurally, are like business incubators, but without tenancy restrictions.
Structure	2615	Laboratory or specialized industrial facility	A catch-all category for unique and specialized structures that cannot be easily classified under light industrial structures.

Dimension	Code	Description	LBCSDefinition
Structure	2620	Heavy industrial structures and facilities	Typically the largest facilities in a community, these structures house complex operations, some of which might be continuous (operated 24 hours a day, seven days a week). Because these facilities are constructed for specific occupants, they have a high degree of obsolescence. Because the subcategories mirror those used by industrial property appraisers, appraisal data sets may already contain some or all these distinctions.
Structure	2621	Assembly and construction-type plants	A typical heavy manufacturing facility.
Structure	2622	Process plants (metals, chemicals, etc.)	Process sometimes also applies to oil refineries, which are categorized separately.
Structure	2630	Oil refinery facility	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	2631	Refinery with anchored equipment < 100,000 barrels/day	
Structure	2632	Refinery with unanchored equipment < 100,000 barrels/day	
Structure	2633	Refinery with anchored equipment > 100,000 barrels/day	
Structure	2634	Refinery with unanchored equipment > 100,000 barrels/day	
Structure	2635	Refinery pumping plant with anchored equipment	
Structure	2636	Refinery pumping plant with unanchored equipment	
Structure	2700	Warehouse or storage facility	Includes public storage, mini-warehouse, mini-storage, and other storage buildings.
Structure	2710	Mini-warehouse	
Structure	2720	High-rise mini-warehouse	
Structure	2730	Warehouse structure	Does not include grain elevator structures; they should be classified in agricultural structures.
Structure	2740	Produce warehouse	Specialized warehouse structures for storing, sorting, repackaging, and, sometimes, wholesale selling of produce.
Structure	2750	Refrigerated warehouse or cold storage	Large industrialized warehouse structures with specialized cold storage and climate control facilities.
Structure	2760	Large area distribution or transit warehouse	A subcategory for specifying large warehouse structures that occupy several acres of land.

Dimension	Code	Description	LBCSDefinition
Structure	2770	Wharf and dock shed	Waterfront structures for marine and water-based enterprises.
Structure	2780	Tank farms	Tanks that primarily store fuel, oil, and other liquid products (except water). Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	2781	Tank farms with anchored tanks	
Structure	2782	Tank farms with unanchored tanks	
Structure	3000	Public assembly structures	An essential category for many planning applications related to public safety, transportation, and emergency management. The subcategories give a broad variety of public assembly but, if your application needs more precision, create subcategories at the four-digit level under the appropriate broader category.
Structure	3100	Theater	Theaters are specialized structures for housing dramatic presentations, stage entertainments, motion- picture shows, and similar events that entail mass assembly of people. Most theaters have a stage or a screen for viewing. Some theaters may also have more than one stage for the same viewing area or have multiple screens (one on each wall of the auditorium). In any case, audience seating is oriented toward these viewing areas. Although theaters traditionally provided fixed seating on a gradually rising or stepped floor, modern innovations in audio and video technology may obviate such specialized constructions or the seating rows are flexible enough to be reconfigured as needed. Furthermore, other specialized viewing preferences (drive-in theaters, for example) do not have any unique structural characteristic beyond a traditional screen for viewing in an open parking lot. Despite these marked differences in structural characteristics of theaters, they all serve mass assembly of people for social, cultural, and entertainment events. Not included in this category are other specialized structures that are also commonly referred to as theaters. For example, operating theater (for conducting operations or surgical procedures) and theater of war (for war games and military exercises). Since such structures do not appear in isolation, i.e., are not standalone structures, they should instead be classified under the appropriate hospital or military structure category.
Structure	3110	Performance theater	Includes concert halls and other structures with fixed seats arranged on a sloped or stepped floor; may seat 300 to 3,000 people.

Dimension	Code	Description	LBCSDefinition
Structure	3120	Movie theater	<p>A movie theater is a specialized theater for showing movies or motion pictures. The primary structural difference between a theater and a movie theater is the projection screen. However, many movie theaters can be easily adapted for stage performances and many stages have folding screens for movie projections. Although screen shapes are mostly rectangular, they come in a variety of shapes. Also, some special-purpose multimedia movie theaters use multiple screens (one on each wall face) or the entire ceiling surface, which are sometimes curved or geodesic in shape.</p> <p>Other terms used to describe these structures include talkies, cinema theaters, and motion pictures.</p> <p>This category also includes cineplexes--complex structures with multiple movie theaters, each theater capable of providing performances independent of the others in the complex. Structurally, theaters in a cineplex are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby areas, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities. These structures first started appearing in shopping centers and malls, sometimes integrated with the layout of the mall.</p> <p>Historically, a cineplex meant a theater complex with two or more movie theaters. Popular configurations have nine or twelve theaters. But as structures evolved to accommodate twenty or more theaters, the movie-theater industry started using such terms as multiplex, megaplex, and mega theater to differentiate these newer configurations from older cineplex layout. But there is no clear structural distinction between a cineplex and a megaplex. The distinction between a cineplex and a megaplex has been further blurred because developers sometimes retrofit cineplexes with more screens, often smaller, within the existing structure.</p>
Structure	3130	Amphitheater	<p>Some can accommodate 15,000 to 20,000 spectators. Modern versions have fixed seating (about 40% of capacity) under a roof (but no walls) and the remaining spectators spread out on sloping lawns. They are very popular for summer music concerts.</p>
Structure	3140	Drive-in theaters	
Structure	3200	Indoor games facility	<p>Many bowling alleys, golf ranges, skating rinks, etc., do not have large spectator seating areas but cater to a large number of people playing in the facility. If necessary, create subcategories here for to differentiate between structures (skating rinks from golf ranges, for example).</p>

Dimension	Code	Description	LBCSDefinition
Structure	3300	Sports stadium or arena	<p>Structurally, the main distinction between a stadium and an arena is its size. Stadiums are larger than arenas and seat 40,000 to more than 100,000 spectators; arenas typically seat 8,000 to 22,000. The layout of seating and sight lines in stadiums follow a fixed sport (baseball or football), whereas arenas are designed around the flat, central space whose size is about the size of a basketball court. Arenas also host circuses, ice shows, indoor soccer, hockey games, horse shows, and music concerts. Increasingly, many stadiums, especially domed facilities, are serving arena-like events.</p> <p>Special event stadiums are the kind built for a single purpose or event (tennis, motor speedways, horse race tracks, velodromes, etc.).</p> <p>Another common term for this category is coliseum. Note that the name of a facility may have the word coliseum in it but may in fact be a multipurpose structure (as described in the next category). Similarly, another confusing term is a facility with the name "civic center." It may refer to an arena, city hall, auditorium, or, sometimes, even a jail.</p>
Structure	3400	Exhibition, convention, or conference structure	<p>A typical exhibition hall facility occupies several city blocks and contains 50,000 to 700,000 square feet of contiguous flat floor space. These halls have high ceilings (25 to 35 feet) and can accommodate a variety of events. Some very large cities (Chicago, for example) have multilevel exhibition halls.</p> <p>Convention structures have both an exhibition hall and a number of meeting rooms. Many also have kitchen and banquet facilities, and an auditorium for special events. Trade shows, public shows, conventions, food functions, receptions, dances, banquets, assemblies, and other activities are typically hosted in these structures.</p> <p>Multipurpose structures have combinations of exhibition, convention, and arena facilities. Some of these may be co-located or created out of a single enclosed space that is reconfigured.</p> <p>This category also includes the horseshoe-shaped auditorium buildings popular in the 1930s and 1940s in many midsize to big cities. These structures have a fixed stage at one end of a flat floor area on which were portable seats on risers and fixed seats on other levels. Multipurpose arenas have since replaced these kinds of structures.</p> <p>Trade centers are not included here. They are usually a special-purpose office building for a specific group of enterprises (brokers, importers, freight forwarders, etc.). These structures belong in the office building category.</p> <p>Merchandise marts also serve the same purpose as trade centers but also have permanent exhibit space (30,000 to 50,000 square feet) with lower ceilings than exhibition halls. These structures serve specific consumer-oriented industries (gifts, apparel, furniture, floor coverings, computers, etc.). Because many cities do not have such facilities, these trade groups often use existing exhibition and convention facilities.</p> <p>In Europe, exhibition hall facilities are also known as congress centers.</p>

Dimension	Code	Description	LBCSDefinition
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Structure	3500	Churches, synagogues, temples, mosques, etc.	<p>These are specialized religious structures that have pulpits, choirs, musical instruments, such as organs, pianos, and bands, besides large seating areas. Some churches, mosques, temples and other similar religious structures may also have towers (bell towers in churches, minars in mosques, or pagodas in temples). Many religious structures also have classrooms (for Sunday school activities) and residential quarters for one or two families. But the structures are primarily designed for worship and religious congregations. Some modern wedding chapels and structures that accommodate a wide range of religious or social activities are also included here.</p> <p>Architecturally, church buildings have been known as either a schoolhouse, modern, traditional, courthouse, utility, or storefront churches. Except for the storefront variety, all these structures belong in this category. If an application needs to differentiate, use the definitions below to create subcategories.</p> <p>Schoolhouse churches look like one-room schoolhouses, typically frame-built in a rectangular shape with a double row of pews to define the cruciform aisle, and the pulpit centered at the head of the main aisle.</p> <p>Modern churches refer to the explosion of innovative church forms popular with designers after World War II. They take many shapes and sizes with visually striking features (large entrances, long masonry spires, etc.).</p> <p>Traditional churches refer to the standard rectangular plan with steep roof pitches, masonry built, and sometimes having tall bell towers or steeples.</p> <p>Courthouse churches reflect the 1875-1925 American municipal architecture of urban centers. These centers often included the town bank, city hall, post office, and other public uses along with a church building designed to look like the courthouse.</p> <p>Utility churches are buildings with low roofs, often constructed of concrete blocks, sometimes with vinyl sidings, and pointed or spiked steeples, if any. They primarily serve small independent denominations.</p> <p>Not included in this category:</p> <p>Storefront churches refer to a store or a similar structure not typically used for religious activities that is now used as a meeting place for a congregation. Structures adapted for congregations include barns, stores, warehouses, old public buildings, and single-family houses. The structure dimension should classify such structures in the appropriate structure category. Use the activity dimension to specify the religious congregation activities and the function dimension to identify the religious establishment.</p> <p>Megachurches are mostly large structures that can seat several thousand people and have a variety of amenities and host a wide range of activities. The main structure has a stage with a pulpit with arena-style seating. It may also include facilities for teaching, broadcasting, entertaining, and selling gifts, books, and other paraphernalia. They may also include a chapel for weddings and funerals. The architecture and interior design evoke a convention or civic center design and also generate similar traffic and impacts. Such</p>
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Dimension	Code	Description	LBCSDefinition
	3500		structures should be classified under exhibition and convention center category. Any other facility that has been converted for religious events and congregations (houses, office buildings, community centers, etc.)
Structure	3600	Capitol buildings	Structures specialized for assembly of elected and other public officials to conduct public discourse. Although the main enclosure is similar to many stepped or raised floor plans of theaters and auditoriums, the overall structural characteristics of a capitol building includes other structures and facilities associated with office-type activities.
Structure	3700	Covered or partially covered atriums and public enclosures	Often found in downtown locations that provide shelter for large public gatherings and communal activities.
Structure	3800	Other community structures	This is a catch-all category for all other mass assembly structures, including community halls, reception halls, wedding halls, etc.
Structure	3900	Passenger assembly	
Structure	3910	Mixed mode terminal	
Structure	3920	Airport terminal	
Structure	3930	Bus terminal	
Structure	3940	Train station	Create subcategories if applications require specific train station type (long distance versus transit). But many long distance stations also serve transit and local trains.
Structure	3950	Harbor or port terminal	
Structure	4000	Institutional or community facilities	Use this as a catch-all category when sufficient detail about structure types are not available (for example, when using remotely sensed data).
Structure	4100	Medical facility	
Structure	4110	Hospital building	
Structure	4120	Medical clinic building	
Structure	4200	School or university buildings	
Structure	4210	Grade school	
Structure	4220	College or university facility	
Structure	4230	Trade or specialty school facility	
Structure	4300	Library building	
Structure	4400	Museum, exhibition, or similar facility	
Structure	4410	Exhibitions and art galleries	
Structure	4420	Planetarium	
Structure	4430	Aquarium	
Structure	4440	Outdoor facility, no major structure	

Dimension	Code	Description	LBCSDefinition
Structure	4450	Zoological parks	Besides the normal viewing and tourist areas, zoos may also have special structures and enclosures for various zoological and botanical habitats. They also have extensive veterinary and animal services along with associated administration buildings. When a zoo is part of a larger park, for example, a state park, use the appropriate site dimension category to identify such land-use characteristics.
Structure	4500	Public safety-related facility	
Structure	4510	Fire and rescue station	
Structure	4520	Police station	
Structure	4530	Emergency operation center	
Structure	4600	Jails, penitentiaries, detention centers, and other correctional facilities	
Structure	4700	Cemetery, monument, tombstone, or mausoleum	<p>The three traditional cemetery types are: the monument cemetery, the lawn cemetery, and the garden memorial park. Each is a distinct facility type, although it may appear that the main difference is in the way the site is developed.</p> <p>The monument cemetery, which evolved from ancient churchyard burial grounds, has stone memorials. The lawn cemetery, features lawns with extensive landscaping and looks like a park, and the memorials are sometimes bronze. They evolved from a need to have wide public acceptance for new cemeteries. The garden memorial park is a logical extension of the lawn cemetery with elaborate sculptures and architectural features that counter the monotonous lawns and memorials. Memorials in all types of cemeteries vary from a simple tombstone to elaborate mausoleums.</p> <p>Many plans recognize the open space quality of cemeteries by placing jogging and bike trails adjacent to such areas. Also, some cemeteries have allowed other recreational uses on unplotted parts of the property. Classify or capture such uses of a cemetery in the activity dimension.</p>
Structure	4800	Funeral homes and cremation facilities	<p>Land-use plans traditionally treated such facilities as serving a community function. Even though many funeral homes now are for-profit enterprises, for lack of a more suitable category, this facility type remains in the community facility category.</p> <p>Many funeral homes may look like large older-style single-family residential structures but have significant structural differences to accommodate funeral functions. They often contain one or more assembly rooms that can hold 25 to 400 people, several smaller rooms for embalming, caskets, showing, and other functions, and because the funeral plant is a 24-hour operation, they often have sleeping quarters for a family.</p>
Structure	5000	Transportation-related facilities	

Dimension	Code	Description	LBCSDefinition
Structure	5100	Linear or network feature	Many local land-use databases do not have parcel IDs for road segments, including rights-of-way. A typical community may have as much as 15% of its total land consumed by such linear features. Tracking the total amount of land consumed by such facilities is becoming increasingly critical for answering many planning applications. Even in cases where GIS-based maps ignore roads as a category when mapping, the underlying geometry has polygons assigned to the rights-of-way. This category is a way to assign a structure type for such polygons in the GIS, or for parcels that are road segments in the database. See the LBCS web site for further details about this issue.
Structure	5110	Pedestrian trail, sidewalks, etc.	
Structure	5120	Bicycle and other nonmotorized paths	
Structure	5130	Highways and roads	<p>The subcategories provided for roads follow the Federal Highway Administration's (FHWA) functional road classification scheme. This scheme explains to Metropolitan Planning Organizations how they can meet specific reporting requirements of the Intermodal Surface Transportation Efficiency Act of 1991. Many local and state agencies use the same categories for their local planning applications.</p> <p>The two additional subcategories, local and alley, provided below can capture some additional local road types. Local roads may be private or unfunded roads. Alleys are commonly used in denser urban areas.</p> <p>There is no color scheme for roads in most local planning applications; they are left white or colored black. Depending on the scale of the map (regional or statewide maps), roads are may be shown as dark (usually black) lines. But ISTEA reporting requirements specify the following scheme for regional or statewide maps:</p> <p>Interstate highways - Blue solid line Other Freeways and expressways - Brown solid line Other principal arterials - Red solid line Minor arterials - Green solid line Major collectors - Purple solid line Minor collectors - Yellow solid line</p> <p>All future routes classified should be shown as dashed lines using the appropriate color. At this scale where roads are depicted as lines, local roads and alleys may be too small to register on a map, but if they do, use black dashed lines.</p>
Structure	5131	Principal arterial--interstate	
Structure	5132	Principal arterial--freeway and expressway	
Structure	5133	Other principal arterial	
Structure	5134	Minor arterial	
Structure	5135	Major collector	
Structure	5136	Minor collector	
Structure	5137	Local road	

Dimension	Code	Description	LBCSDefinition
Structure	5138	Alley	
Structure	5139	Other nonclassified road	
Structure	5140	Highway bridges and tunnels	<p>Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify this distinction.</p> <p>This category may be applicable when individual segments of roads are classified. For many local land-use applications, this linear facility (along with the right-of-way) may appear as a road segment. As local databases improve their accuracy, this category will increasingly become significant.</p>
Structure	5150	Railroads, including monorails, etc.	
Structure	5160	Waterways	
Structure	5200	Automobile parking facilities	
Structure	5210	Surface parking, open	
Structure	5220	Surface parking, covered	
Structure	5230	Multistoried parking structure with ramps	
Structure	5240	Underground parking structure with ramps	
Structure	5250	Rooftop parking facility	
Structure	5300	Bus stop shelter	
Structure	5400	Bus or truck maintenance facility	
Structure	5500	Water transportation or marine related	
Structure	5510	Port fuel facility	<p>Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.</p>
Structure	5511	Port fuel facility with anchored tanks, with back-up power	
Structure	5512	Port fuel facility with anchored tanks, without back-up power	
Structure	5513	Port fuel facility with unanchored tanks, with back-up power	

Dimension	Code	Description	LBCSDefinition
Structure	5514	Port fuel facility with unanchored tanks, without back-up power	
Structure	5515	Port fuel facility with buried tanks	
Structure	5520	Pier, dock, wharf, or jetty	
Structure	5530	Lighthouse	
Structure	5540	Riverboats and other anchored facilities	Includes riverboats and barges used for casinos, entertainment, residential, or other purposes. For anchored parts of such facilities, include them in this category as well.
Structure	5550	Port storage or warehouse	
Structure	5551	Stationary port handling equipment	
Structure	5552	Rail mounted port handling equipment	
Structure	5553	Port warehouses	
Structure	5600	Air and space transportation facility	
Structure	5610	Runway	
Structure	5620	Airport maintenance and hangar facility	
Structure	5630	Airport control tower	
Structure	5640	Heliport facility	
Structure	5650	Glideport, seaport, stolport, ultralight or balloonport facility	
Structure	5700	Railroad facility	
Structure	5710	Railroad switching facility	
Structure	5720	Railroad sheds and other support structures	
Structure	6000	Utility and other nonbuilding structures	
Structure	6100	Utility structures on right-of-way	
Structure	6110	Electric lines, phone and cable lines, etc.	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6111	Distribution circuits with seismically designed components	

Dimension	Code	Description	LBCSDefinition
Structure	6112	Distribution circuits with standard components	
Structure	6120	Gas and fuel lines	
Structure	6130	Water supply lines	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6131	Brittle pipelines	
Structure	6132	Ductile pipelines	
Structure	6140	Steam and air conditioning lines	
Structure	6150	Irrigation channels	
Structure	6160	Sewer and waste water lines	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6161	Brittle pipelines	
Structure	6162	Ductile pipelines	
Structure	6200	Water-supply-related facility	
Structure	6210	Water supply pump station	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6211	Pumping plant with anchored equipment < 10 MGD	
Structure	6212	Pumping plant with unanchored equipment < 10 MGD	
Structure	6213	Pumping plant with anchored equipment > 10 MGD	
Structure	6214	Pumping plant with unanchored equipment >10 MGD	

Dimension	Code	Description	LBCSDefinition
Structure	6220	Dam	<p>Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.</p> <p>These categories also match the facility types specified in the Federal Geographic Data Committee's facility standards.</p>
Structure	6221	Earth dam, arch	
Structure	6222	Earth dam, multi-arch	
Structure	6223	Buttress dam	
Structure	6224	Gravity dam, rockfill	
Structure	6225	Gravity dam, concrete	
Structure	6226	Gravity dam, masonry	
Structure	6227	Gravity dam, stone	
Structure	6228	Gravity dam, timber crib	
Structure	6230	Levee	
Structure	6240	Culvert	
Structure	6250	Water tank (elevated, at grade, underground)	<p>Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.</p>
Structure	6251	On-ground anchored concrete tank	
Structure	6252	On-ground unanchored concrete tank	
Structure	6253	On-ground anchored steel tank	
Structure	6254	On-ground unanchored steel tank	
Structure	6255	Above ground steel tank	
Structure	6256	On-ground wood tank	
Structure	6257	Buried concrete tank	
Structure	6260	Wells	
Structure	6270	Water treatment and purification (WTP) facility	<p>Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.</p>

Dimension	Code	Description	LBCSDefinition
Structure	6271	WTP with anchored components < 50 MGD	
Structure	6272	WTP with unanchored components < 50 MGD	
Structure	6273	WTP with anchored components 50-200 MGD	
Structure	6274	WTP with unanchored components 50-200 MGD	
Structure	6275	WTP with anchored components > 200 MGD	
Structure	6276	WTP with unanchored components > 200 MGD	
Structure	6280	Water reservoir	
Structure	6290	Other irrigation facilities	
Structure	6300	Sewer and waste-related facility	
Structure	6310	Storage or pumping station facility	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6311	Lift stations with anchored components < 10 MGD	
Structure	6312	Lift stations with unanchored components < 10 MGD	
Structure	6313	Lift stations with anchored components > 10 MGD	
Structure	6314	Lift stations with unanchored components > 10 MGD	

Dimension	Code	Description	LBCSDefinition
Structure	6320	Landfill facility	<p>Area fill and trench fill are two commonly known facility types. The area method is employed to fill a depleted quarry pit, a canyon, or a natural depression. After a day's worth of dumping, heavy tractors compact the solid wastes evenly, and cover the layer with dirt or other inert solid wastes. In canyon-type landfills, cover materials may come from scraping the walls. The final grade of such landfills is made even with the surrounding topography.</p> <p>In the trench fill method, dump trucks deposit waste in trenches dug out for this purpose. Heavy bulldozers in the trench compact and even the surface. At day's end, the bulldozers use dirt from the excavated material to cover the surface. Heavy front-end loaders, scrapers, and other equipment are used for digging trenches. When this type of landfill is completed, its grade is usually higher than the original grade.</p> <p>Because landfills try to keep the working surface as small as possible, they may not be visible in aerial pictures.</p> <p>Landfills are also synonymous with resource recovery facilities where some of the waste products are separated for recycling or additional treatment.</p>
Structure	6330	Incinerator, composting, or similar facility	Mainly industrial in character, these facilities may sometimes be co-located with landfills and other solid waste operations.
Structure	6340	Hazardous waste storage facility	This single category should serve most planning applications. However, communities that have a variety of hazardous waste facilities and want to further delineate such facilities may do so by using the subcategories. But for the rest, this one category should suffice. All emergency preparedness plans require inventory of such facilities, and common applications include local traffic routing rules.
Structure	6341	High-level waste facility	These facilities handle the most hazardous of all waste products-- fission products, which have high-intensity and penetrating radioactivity. The processes involved are heavily mechanized because humans cannot come into contact with these such materials.
Structure	6342	Transuranic waste facility	These facilities mainly bury the radioactive materials because they decay longer (half-life may be several thousand years) than the fission type. Equipment and structures reflect mining and large-scale industrial operations.
Structure	6343	Spent fuel facility	Normally these are co-located with nuclear reactor facilities and contain large water pools to store spent fuel. Such fuel is considered high-level waste, but many former nuclear reactor sites still function as spent-fuel facilities until the fuel can be disposed.
Structure	6344	Low-level waste facility	Such facilities collect, store, and process low-level radiation waste from industrial, commercial, and institutional sources. Their primary operation is to reduce the volume of radioactive material through filtration, evaporation, incineration, and compaction. The transportation and movement of wastes to these facilities are regulated and adequate emergency preparedness includes risks of pollution from such facilities.
Structure	6350	Sewer treatment plant	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.

Dimension	Code	Description	LBCSDefinition
Structure	6351	Wastewater Treatment Plant (WWTP) with anchored components < 50 MGD	
Structure	6352	WWTP with unanchored components < 50 MGD	
Structure	6353	WWTP with anchored components 50-200 MGD	
Structure	6354	WWTP with unanchored components 50-200 MGD	
Structure	6355	WWTP with anchored components > 200 MGD	
Structure	6356	WWTP with unanchored components > 200 MGD	
Structure	6400	Gas or electric power generation facility	
Structure	6410	Gas storage and distribution facility	
Structure	6420	Gas compressor stations	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6421	Gas compressor stations with anchored components	
Structure	6422	Gas compressor stations with unanchored components	
Structure	6430	Power generation plants	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6431	Power plants with anchored components < 100 MW	
Structure	6432	Power plants with unanchored components < 100 MW	
Structure	6433	Power plants with anchored components > 100 MW	
Structure	6434	Power plants with unanchored components >100 MW	

Dimension	Code	Description	LBCSDefinition
Structure	6440	Electric substation and distribution facility	Because these structures are of special concern for emergency management and other disaster recovery applications, they appear in a separate category with subcategories useful for emergency planners. Many state and federal emergency management applications (as described in the U.S. Federal Emergency Management Agency's HAZUS manual) specify these distinctions.
Structure	6441	Low-voltage (115 KV) substation with anchored components	
Structure	6442	Low-voltage (115 KV) substation with unanchored components	
Structure	6443	Medium-voltage (230 KV) substation with anchored components	
Structure	6444	Medium-voltage (230 KV) substation with unanchored components	
Structure	6445	High-voltage (500 KV) substation with anchored components	
Structure	6446	High-voltage (500 KV) substation with unanchored components	
Structure	6450	Geothermal facility	
Structure	6460	Solar and other forms of energy facility	Includes windmills, solar panel farms, etc. Windmills are also known by other specialized terms, such as air mill, horizontal air mill, post mill, smock mill, and tower mill.
Structure	6500	Communication towers	
Structure	6510	Radio, TV, or wireless transmitter	
Structure	6520	Weather stations or transmitters	
Structure	6600	Environmental monitoring station (air, soil, etc.)	
Structure	6700	Sign or billboard	
Structure	6900	Other miscellaneous structures	
Structure	6910	Kiosks	
Structure	6920	Roadside stand, pushcarts, etc.	Includes movable units that may or may not be permanently anchored.
Structure	6930	Highway rest stops and welcome centers	
Structure	6940	Playground equipment	Includes swings, tot-lots, sand lots, and other playground equipment.
Structure	6950	Fountain, sculpture, etc.	Includes other aesthetic structures and streetscape elements, such as benches, planters, fountains, hydrants, flag pedestals, etc.

Dimension	Code	Description	LBCSDefinition
Structure	6970	Outdoor stage, bandstand, or similar structure	Either covered or uncovered, these structures serve as stages for performances in outdoor arenas and gathering places.
Structure	7000	Specialized military structures	These are broad categories for military and defense establishments. It is a complex category that may include other structure types. Local planning applications are only concerned about this at a broad level, but base planners may want to add additional subcategories for some specialized operations, as shown for naval facilities. However, for normal land-use inventories necessary for base planning, apply categories other than "military installation" from this structure-type dimension. In combination with coding from the activity dimension, base planners can filter a variety of land-use characteristics suitable for base planning.
Structure	7100	Joint services facility	
Structure	7200	Air Force facility	
Structure	7300	Army and marine corps facility	
Structure	7400	Naval facility	
Structure	7410	Naval installation	
Structure	7420	Weapons station	
Structure	7430	Submarine base	
Structure	7450	Training center	
Structure	7460	Communications station	
Structure	7470	Supply center	
Structure	7480	Reserve station	
Structure	7500	Armory building	Structures enclosing large enclosed space designed for military training. They may have incidental storage and office space within the main structure.
Structure	8000	Sheds, farm buildings, or agricultural facilities	Use this category for all agricultural structures. For tracking specialized farm and agricultural structures, use the subcategories. This broad category also includes lumber mills, maple sugaring facilities (sugar camp, sugar bush, etc.), agricultural terraces (to hold water and allow infiltration), waterways and stabilized paths (to direct runoff), sediment basins (to hold silt), and fencing (mainly to reduce livestock density).
Structure	8100	Grain silos and other storage structure for grains and agricultural products	
Structure	8200	Livestock facility	This is a catch-all category for all livestock-related structures that serve horses, cattle, sheep, etc.
Structure	8210	Dairy facility	Includes barns, milking barns, milking parlors, etc.
Structure	8220	Poultry facility	Includes poultry houses for chickens, broilers, layer hens, etc.
Structure	8230	Cattle facility	
Structure	8240	Stables and other equine-related facilities	Includes horse trot-tracks, and other horse training or veterinary facilities for horses.
Structure	8300	Animal feed operations facility	Although they may be integrated into a livestock facility, some are separately located.

Dimension	Code	Description	LBCSDefinition
Structure	8310	Confined feedlot facility	Although confined feedlots often refer to feeding operations for hogs, the agriculture industry has had a history of confined feedlot operations for a number of decades. Poultry feedlots, for example, have been confined for many years. Another term that is synonymous but with a different meaning is the US EPA and USDA definition for concentrated animal feeding operations (CAFO). This definition refers to feedlots greater than a certain capacity, in this case 1000 animal units. An animal unit is defined as the equivalent of one beef cow. Although definitions vary in zoning and other local regulations, the trend is to have some measurement unit based on impacts of effluent. Using this measure, a CAFO is any facility serving more than 1,000 cattle or 2,500 hogs or 55,000 turkeys, etc. The CAFO definition has other equivalents for other livestock types. If CAFOs have to be measured separate from confined feedlot facilities (i.e., that includes facilities with less than 1,000 animal units), create another subcategory or a special field to keep track of the CAFO units.
Structure	8400	Animal waste-handling facility	
Structure	8410	In ground silos	Normally they may not be visible, but newer facilities have air vents and other gas recycling equipment co-located.
Structure	8420	Waste lagoons	These are open pits and low-lying areas where animal waste is drained from a feedlot or a confined facility. Although fast disappearing, some of these still do exist and the terms used to describe them vary.
Structure	8430	Concrete storage units, covered	Unlike other types of animal waste-handling facilities, these are more portable.
Structure	8440	Concrete storage units, uncovered	Unlike other types of animal waste-handling facilities, these are more portable.
Structure	8450	Composting facility	When such structures are part of a combined animal-waste handling facilities, use the higher-level Animal waste-handling facility category.
Structure	8500	Greenhouses	Rarely, but, also known as glasshouses, these are enclosed structures with or without climate control facilities for growing plants and vegetation under controlled environments.
Structure	8600	Hatcheries	
Structure	8700	Kennels and other canine-related facilities	
Structure	8800	Apiary and other related structures	This is a catch-all category all specialized structures and facilities, such as the following: apiary, which is a bee house or a place where beehives are stored; dovecote, a pigeon or doves house that is usually set above ground; a duckhouse (for ducks), falconry, a facility for housing, training, and breeding birds of prey; etc.
Structure	8900	Other farm and farming-related structures	Farm-related structures include barns and others, such as: ash house, a farm building to store ash or fertilizers; backhouse, a brewing house attached to a farm or farming structure; bark house, a farm building to store barks of trees; hay barns and chaff houses for storing hay and animal feed; boiling house, a structure where animal feed is prepared; chitting house, a shed to germinate and grow potatoes; laithe, a cow-house with crop storage space; hemmel, a shelter for farm animals with no stalls; etc.
Structure	9000	No structure	

Dimension	Code	Description	LBCSDefinition
Structure	9100	Not applicable to this dimension	<p>Use this code as a permanent code for those records that will never be classified in this dimension.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).</p>
Structure	9200	Unclassifiable structure	<p>Use this category as a temporary placeholder for activities that cannot be grouped anywhere until the classification scheme is updated. Check the LBCS web site to see how others have dealt with such unique activities before revising the classification scheme.</p>
Structure	9300	Subsurface structures	<p>Use this category for activities that occur below the surface that are of no interest to the applications that will use this data set. Assigning one of the unknown categories may be inappropriate.</p>
Structure	9900	To be determined	<p>Use this code as a placeholder until an appropriate code can be assigned.</p> <p>It is normal for land-use databases to have records that may never be classified and left blank instead. But LBCS recommends that all records have a code because some computer applications may not be able handle blank entries (null values in database terminology).</p> <p>This code could also be used as the default value for data-entry work. The subcategories serve the same purpose for other coding levels.</p>
Structure	9990	To be determined	
Structure	9999	To be determined	

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APPENDIX C: GLOSSARY

Accessory Dwelling Unit: A second dwelling constructed within or separate to an existing single-family home, usually for use as a rental unit. An "accessory unit" is a separate dwelling, including kitchen, sleeping, and bathroom facilities. Also known as an "in-law" apartment.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utilities, and meets the needs of moderate, low-income, very-low households.

Arterial, Minor: A roadway which serves as a distributor of traffic from a principal arterial to less important streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

Arterial, Principal: A roadway that connects regional arterial to major activity areas and directly to traffic designations. Principal arterials are the most intensive arterial classification, serve major traffic generators such as the Central Business District, major shopping and commercial districts, and move traffic from community to community.

Bicycle Lane: This facility provides separate lanes for each mode of travel. A bicycle lane is a clearly marked lane of travel on the side of a street or roadway, separated from the automobile lanes by painted strips, curbs or buttons.

Bicycle Path: This facility is physically separated from the roadway and its associated vehicular traffic. No motorized vehicles are permitted.

Block: The area formed by two facing block fronts bound on two sides by alley or rear property lines and on the other two sides by the centerline of platted streets, with no other intersecting streets intervening.

Buffer: Any structural, earth, or vegetative form located along a boundary for the purpose of minimizing impacts. Buffers may include, but are not limited to, vegetative strips of land, earthen berms, high shrubs, dense stands of trees, or fences.

Building: Any structure having four walls and a roof intended to be used for shelter or enclosure of persons, plants, animals and property.

Business District: A type of commercial area that serves the regional market, as well as local community. These districts vary in uses and intensities and may include office, retail, restaurant, entertainment, housing, hotel, and service businesses.

Cluster Development: A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Collector Arterial: Roads that collect traffic from local access streets and convey it onto the arterial system.

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Commercial: Includes retail, office services, entertainment, recreation and/or light industrial uses, depending on the location. Retail uses are those that provide goods and/or services directly to the consumer. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws, such as Downtown.

Condominium: A building that the owner of one or more dwelling unit(s) is entitled to the exclusive right to share with other unit owners, the common areas and facilities are equivalent to duplex and multi-family dwelling units.

Conflicting Uses: Uses or activities that are not in harmony when sited together.

Consistency: The requirement that subdivision regulations, zoning regulations and capital improvement programs be consistent with the comprehensive plan and each of its elements, and that individual land use decisions also be consistent with the plan.

Density: The amount of residential land use activity for a given area. Usually refers to the number of dwelling units per acre.

Development Standards: In respect to any development, fixed requirements or standards imposed by regulation or ordinance under subdivision and zoning legislations.

Development: The construction or exterior alteration of one or more structures, or a change in the type of intensity of land use, or the dividing of land, or any project of a permanent or temporary nature requiring land use modification.

Duplex: A single structure containing two dwelling units, either side by side or above one another.

Dwelling Unit: One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family or household.

Easement: A right or privilege that a person may have on another's land, such as the right-of way or utility easement.

Facilities: Structural improvements which support the physical development of the City; as used here, it generally refers to municipal facilities which provides City services and/or supports the development of the City.

Family: An individual, or two (2) or more persons related by blood or marriage.

Floodway: The area that must be reserved in order to safely discharge the "one hundred year" flood. This area is specifically set forth by maps prepared under the National Flood Insurance Program (NFIP).

Flood Hazard Area: Frequently flooded areas are those lands which have a one percent or greater chance of flooding (being covered by water) in any given year. These areas include all areas designated as regulatory floodway and one hundred year floodplain by Federal Emergency Management Agency.

Goal: A goal is general statement of the desired long term future state towards which the Plan aims.

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Open Space: Areas either privately or publicly owned which the city has designated or targeted to be left in their natural state for protection; it includes undeveloped lands that are visually prominent, heavily wooded and vegetated areas, or other special environmental resource areas. These areas are intended to provide permanent buffers between incompatible land uses, prevent development of environmentally sensitive areas, and maintain areas of natural vegetation for wildlife habitat.

Gross Floor Area: The number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at floor line.

Housing Type: Different types of residences. Examples are single family attached and detached; duplexes, triplexes, and townhouses; and low-rise, mid-rise and high-rise multi-family apartments, condominiums, accessory dwelling units and manufactured housing.

Housing Unit: Any dwelling unit, housekeeping unit, guest room, dormitory, or single occupancy unit.

Industrial Activities: The processing of a raw material into a finished product, especially by means of a large-scale operation.

Infrastructure: The system of essential services, utilities, public and community facilities, e.g. water, sewer, power, roads, etc., which are necessary to enable urban development to function.

Intensity of Use: Refers to the manner in which land is used, zoned or planned. The more a site or area is developed and the busier its associated activities, the more intense the use becomes. The most intensive use of land is heavy industrial uses, with the least intensive use being open space. Generally refers to a hypothetical scale that places rural uses as least intense, proceeding through residential densities, commercial uses to industrial uses.

Manufactured Housing: A dwelling on one or more chassis for towing to the point of use and designed to be used with a permanent foundation as a residence on a year around basis and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile manufactured home complies with all applicable construction standards. A recreational vehicle is not a mobile/manufactured home.

Mixed Use: The presence of more than one category of land use in a structure or parcel of land; for example, a mixture of residential units and offices in the same building.

Multi-Family Use: A structure or portion of a structure containing three or more dwelling units.

Net Site Density: Units per net residential, commercial or industrial development site area.

Objectives: Objectives are statements of the desired short-term and more measurable aims of the Plan; the objectives should show how a goal shall be pursued.

Policies: Policies are a definite course or method of action to guide and determine present and future decisions, both legislative and administrative.

Public Facilities: Include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, water systems, storm and sanitary sewer systems, parks and recreational facilities, and public

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safety facilities. These physical structures are owned or operated by a public entity that provides or supports a public service.

Public Services: Include fire protection and suppression, law enforcement, public health, solid waste, education, recreation, environmental protection, and other governmental services.

Public Uses: Generally refers to uses or land owned or operated by governmental agencies.

Semi-Public Uses: Refers to uses that serve public or general community needs of a non-business or non-profit character; but are not conducted by governmental entities.

Single-Family Unit: A detached structure containing one dwelling unit and having a permanent foundation.

Special Use: Uses which may be permitted in an area if certain conditions are present, or if certain conditions are met.

Steep Slope Area: Area that because of the susceptibility to erosion, sliding, or other geological event are not generally suited to locating commercial, residential, or industrial development consistent with public health or safety concerns. Geologically hazardous areas are characterized by slopes greater than 25% and known erosion, landslides, settling, rock slide, debris flow and/or seismic hazards as defined by the US Department of Agriculture Soil Conservation Service.

Stormwater: Water that is generated by rainfall and is often routed into a drainage system in order to prevent flooding.

Townhouse: A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space. Also referred to as "single family attached" housing.

Transitional Area: Refers to a change in use, either over time or through space; or both.

Transit-Oriented Development: A development pattern that is compact, pedestrian- and bicycle friendly, mixed-use development containing medium to high density residential, office and retail uses within a reasonable walking distance of central area for the purpose of reducing sprawl and automobile dependency by focusing medium and high density growth and infill development in centralized locations.

Treatment Plant: Facility that provides either primary or secondary treatment of wastewater prior to discharge into a receiving water.