

Zoning Map of The Town of Marion with Assessors' Lots September 30, 1999

| Symbol | District | Minimum lot area | Minimum lot frontage in feet | Minimum front yard setback in feet | Minimum side and rear yard setback in feet |
|--------|--------------------|------------------|------------------------------|------------------------------------|--|
| | Residence A | 0.5 acre | 125 | 35 | 15 |
| | Residence B | 1 acre | 150 | 35 | 20 |
| | Residence C | 2 acres | 200 | 30 | 30 |
| | Residence D | 2 acres | 250 | 30 | 30 |
| | Residence E | 40,000 sq. ft. | 150 | 35 | 20 |
| | General Business | 15,000 sq. ft. | 100 | 35 | 10 |
| | Marine Business | 15,000 sq. ft. | 100 | 35 | 10 |
| | Limited Business | 15,000 sq. ft. | 80 | 35 | 10 |
| | Limited Industrial | 15,000 sq. ft. | 100 | 35 | 10 |

Boundary Key

PLX - Property Line Extension (of shown Property Line)
 SLX - Street Line Extension (of shown Street)
 90° - Right Angle
 EL - Easement Line (center line)
 SWD - Surface Water District: All Marion waters seaward of the low water mark fall within this district. - See Section 8.5 of the town bylaws
 Note: For the official copy of the Zoning Map see the Town Clerk.
 Distances referenced on the Map are measured from the center of the map feature.



Rochester

Mattapoisett

Wareham

Seipican River
Protective Overlay
District (200' from
normal high water line)

Seipican River
Protective Overlay
District (200' from
normal high water line)

Aquifer Protection District

Water Supply Protection District



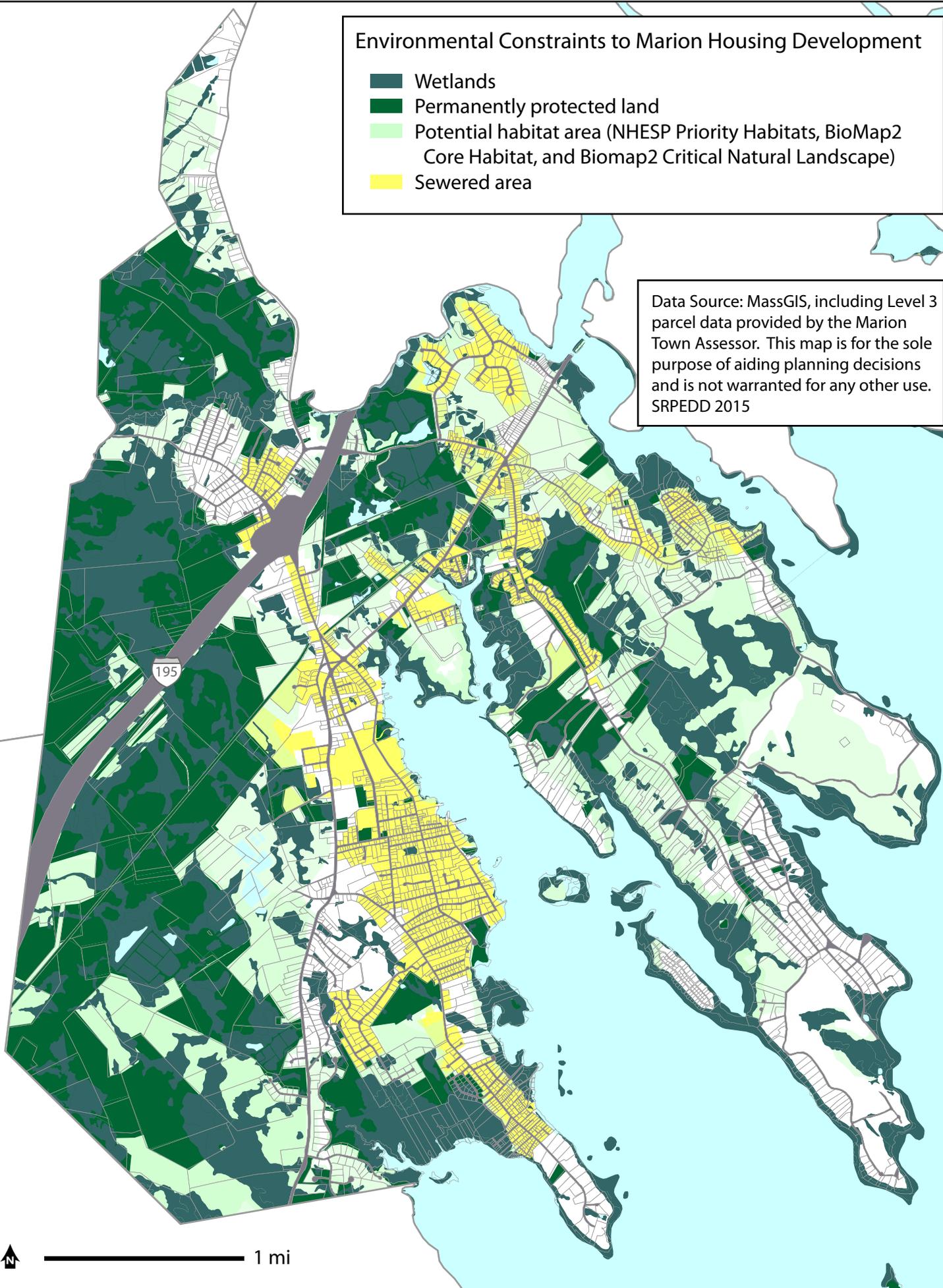
Assessor's parcel data corrected 12/11/20

Prepared for the Marion Board of Assessors by the Buzzards Bay PI
National Estuary Program based on the Town of Marion Zoning Bylaws
This map produced February 2, 2000

Environmental Constraints to Marion Housing Development

- Wetlands
- Permanently protected land
- Potential habitat area (NHESP Priority Habitats, BioMap2 Core Habitat, and Biomap2 Critical Natural Landscape)
- Sewered area

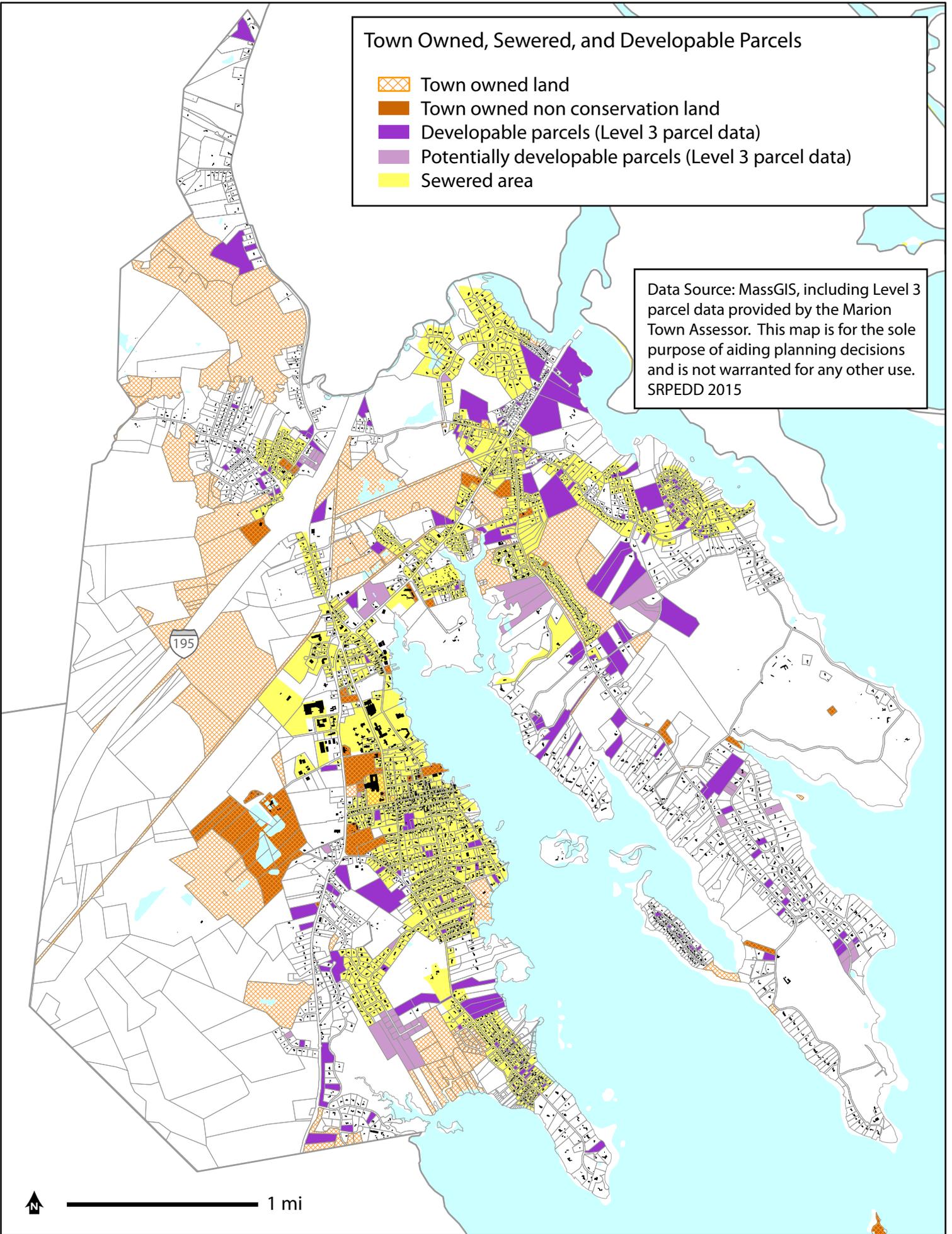
Data Source: MassGIS, including Level 3 parcel data provided by the Marion Town Assessor. This map is for the sole purpose of aiding planning decisions and is not warranted for any other use. SRPEDD 2015



Town Owned, Sewered, and Developable Parcels

-  Town owned land
-  Town owned non conservation land
-  Developable parcels (Level 3 parcel data)
-  Potentially developable parcels (Level 3 parcel data)
-  Sewered area

Data Source: MassGIS, including Level 3 parcel data provided by the Marion Town Assessor. This map is for the sole purpose of aiding planning decisions and is not warranted for any other use. SRPEDD 2015

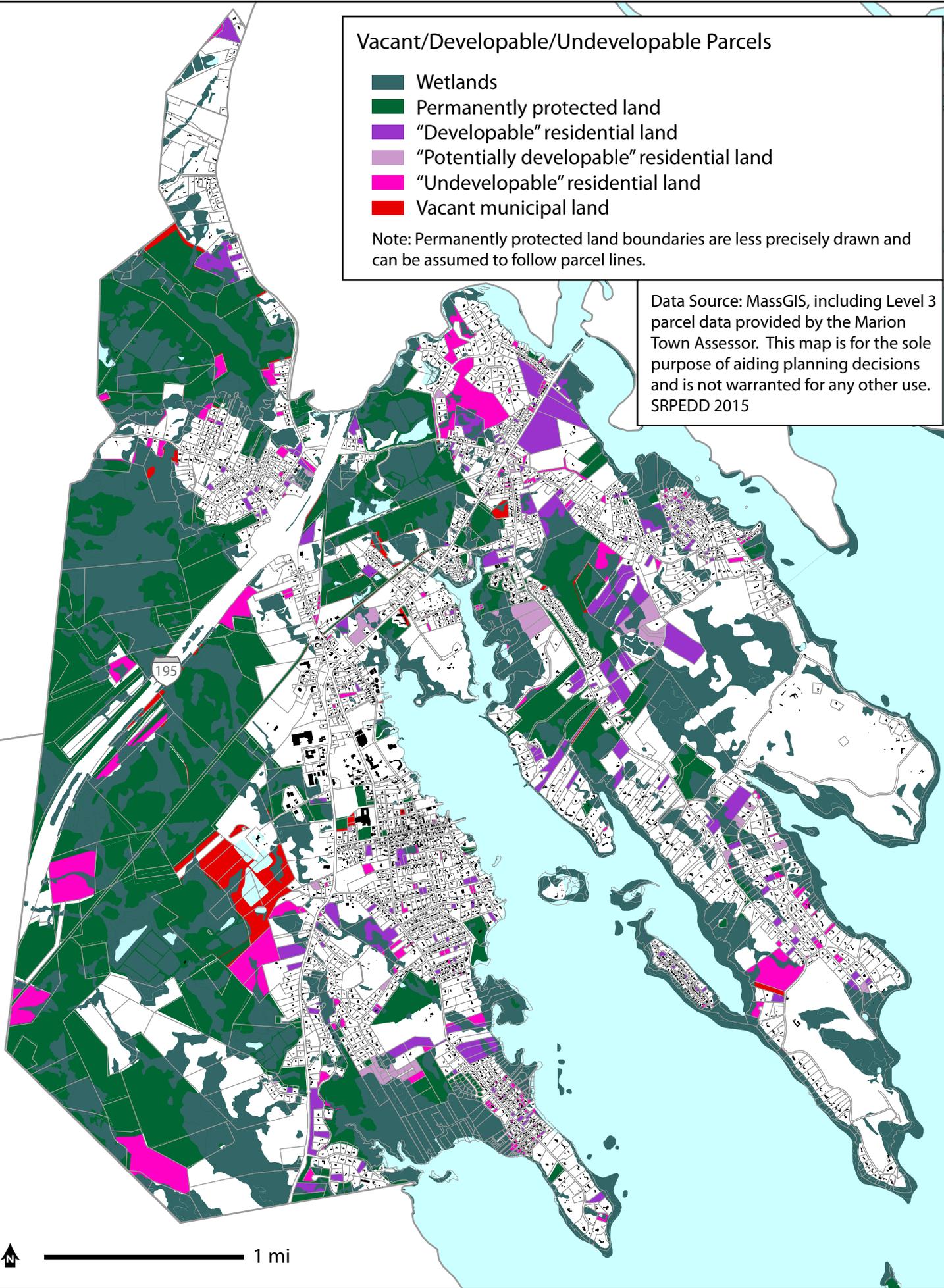


Vacant/Developable/Undevelopable Parcels

- Wetlands
- Permanently protected land
- "Developable" residential land
- "Potentially developable" residential land
- "Undevelopable" residential land
- Vacant municipal land

Note: Permanently protected land boundaries are less precisely drawn and can be assumed to follow parcel lines.

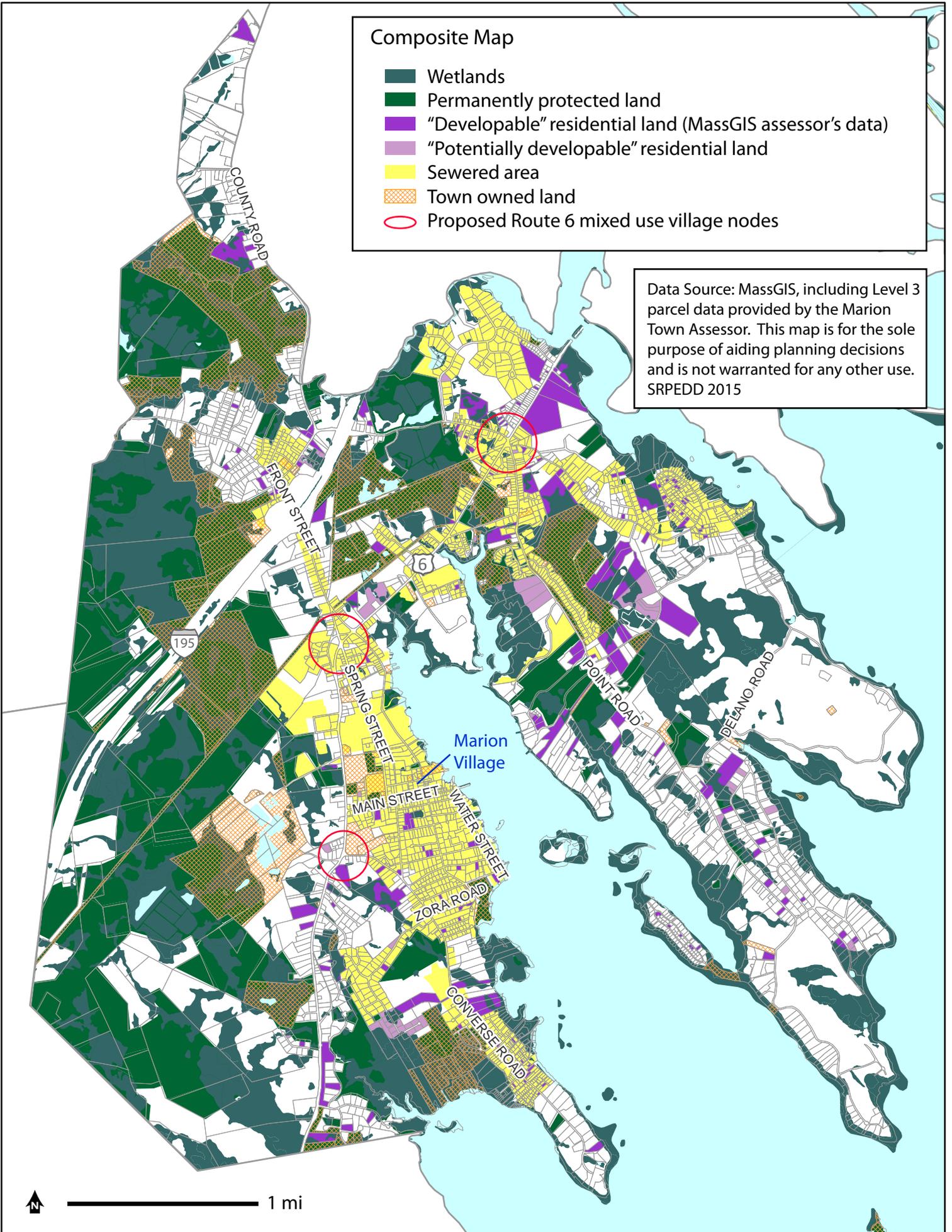
Data Source: MassGIS, including Level 3 parcel data provided by the Marion Town Assessor. This map is for the sole purpose of aiding planning decisions and is not warranted for any other use. SRPEDD 2015



Composite Map

- Wetlands
- Permanently protected land
- "Developable" residential land (MassGIS assessor's data)
- "Potentially developable" residential land
- Sewered area
- Town owned land
- Proposed Route 6 mixed use village nodes

Data Source: MassGIS, including Level 3 parcel data provided by the Marion Town Assessor. This map is for the sole purpose of aiding planning decisions and is not warranted for any other use. SRPEDD 2015



Housing Priority / Action Map

-  Sewered Area: Target housing development to sewered area
-  Town-owned land: Explore potential affordable housing reuse opportunities
-  Proposed mixed use village nodes on Route 6: Encourage walkable development through zoning changes, potential "friendly 40B," and exploration of road design options

Data Source: MassGIS, including Level 3 parcel data provided by the Marion Town Assessor. This map is for the sole purpose of aiding planning decisions and is not warranted for any other use. SRPEDD 2015

