Sources: Town Limits & Parcels: Union County, NC GIS, March 7, 2024

Wetlands: USFWS, NWI, as of March 7, 2024

Prepared by: N-Focus, Inc.
Package: Marvin_20240415, Layout: Layout1
PDF: Marvin - Official Zoning Map 20240513.pdf

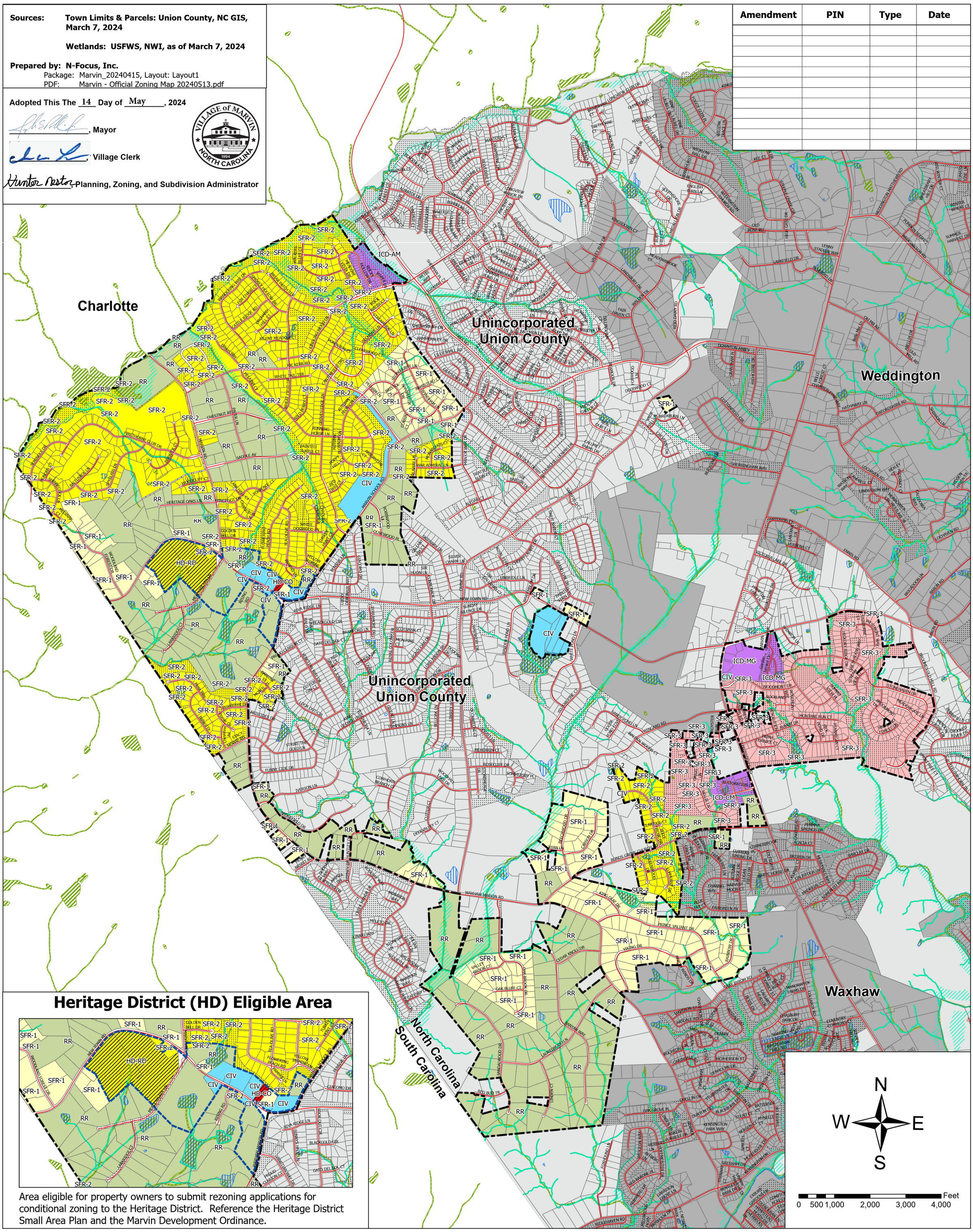
Adopted This The 14 Day of May, 2024

_____, Mayor

_____, Village Clerk

_____, Planning, Zoning, and Subdivision Administrator

Amendment	PIN	Type	Date



Heritage District (HD) Eligible Area

Area eligible for property owners to submit rezoning applications for conditional zoning to the Heritage District. Reference the Heritage District Small Area Plan and the Marvin Development Ordinance.

Village of Marvin Official Zoning Map

Adopted May 14, 2024

LEGEND

- Marvin Village Limit
- Surrounding Municipal Jurisdictions
- Unincorporated Union County
- 2024 County Tax Parcels
- Common Open Space
- Roads
- Centerlines of Streams / Rivers
- Water Bodies
- Flood Zone
- Wetlands Identified by USFWS

PRIMARY GENERAL USE DISTRICTS

- Rural Residential (RR)
- Single-Family Residential (SFR-1)
- Single-Family Residential (SFR-2)
- Single-Family Residential (SFR-3)
- Main Street (MS)
- Civic (CIV)
- Mixed Use (MU-1)
- Mixed Use (MU-2)
- NC Highway 16 Commercial District (C-16)
- Vehicle Service and Repair (VSR)
- Industrial (IND)

HERITAGE DISTRICT OVERLAY

- Heritage District Eligible Boundary (HD)
- Heritage District - Residential Only (HD-RO)
- Heritage District - Commercial Only (HD-CO)
- Heritage District - Civic (HD-Civic)
- Heritage District - Mixed Use (HD-MU)

OVERLAY DISTRICTS

- Traditional Neighborhood Development Overlay (TNDO)
- Scenic Corridor Overlay (SCO)
- Heavy Industry Overlay (HIO)
- Mini Farm Overlay (MFO)
- Manufactured Home Overlay (MHO)

INDIVIDUAL CONDITIONAL DISTRICTS

- Courtyards at Marvin (ICD-CM)
- Amber Meadow (ICD-AM)
- Marvin Gardens (ICD-MG)

Village of Marvin
Enriched by Nature

Disclaimer: This map was compiled from existing Union County property parcel maps as of March 7, 2024 for the sole purpose of presenting information on Zoning District boundaries of the Village of Marvin, NC. This map is not to be used for the transfer of property, easements, or conveyances.