

RIVER DISTRICT

PURPOSE

The River District Overlay is established for the purpose of accommodating a concentration of entertainment, restaurant, retail, industrial and office uses combined with residential and loft dwellings. Collectively, the uses permitted in this district are intended to provide a controlled atmosphere conducive to community recreation, cultural events, and artistic enjoyment.

The goal of the River District is to provide a harmonious relationship between residential and commercial uses which hold periodic outdoor events or festivals accessory to their principle use. All uses in the district will conform to the character of the district, the surrounding residential districts, and not conflict with existing or planned uses.

This mixed-use district will complement Downtown Marshall. It is designed to accommodate a lively social and recreational environment with a wide variety of uses in a pedestrian-friendly, walkable setting. Development of the River District will take advantage of the natural and man-made resources in the area including Marshall's Riverwalk.

DIMENSIONAL REQUIREMENTS

New buildings shall be regulated by the dimensional regulations of the underlying zoning district.

PERMITTED USES

Land which is located within the River District Overlay, as reflected on the Zoning Map, is subject to the regulations of the underlying zones unless specifically modified by the provisions of this chapter. In the event of a conflict between the provisions of this chapter and the underlying zone, the provisions of this chapter apply.

1. Live/work studios for artists and creative businesses. At least 400 square feet shall be used exclusively for living purposes.
2. Artist lofts
3. Artist galleries.
4. Retail sales of goods and services.
5. Teaching facilities for the creative arts.
6. Open Air Markets.

PERMITTED ACCESSORY USES

1. Outdoor events, sales, and festivals, subject to regulations.

REGULATIONS FOR OUT DOOR EVENTS, SALES, AND FESTIVALS

1. Each event, sale, or festival shall not last longer than 1 calendar day.

2. Event, sale, or festival shall take place between the hours of 8 a.m. and 9 p.m. Sunday-Thursday and 8 a.m.-midnight Friday-Saturday.
 - a. Outdoor set-up for event, sale, or festival shall begin after 7 a.m., 7 days a week
 - b. Outdoor tear-down for event, sale, or festival shall be completed by 10 p.m., Sunday – Thursday, and 1 a.m., Friday-Saturday.
3. Business owner shall insure adequate parking. Parking requirements as outlined in §156.324 shall apply with the following exceptions:
 - a. Use of other adjoining business' parking areas is permitted with permission the owner of the neighboring business.
 - a. Use of gravel parking for events is acceptable.
 - b. For uses that are permitted but not defined in §156.324, the standard of 1 parking space per 3 expected guests shall be used.
4. **All outdoor events, sales, and festivals shall have a setback of 20 feet from the street right-of-way and railroad tracks.**
5. All dumpsters, portable restrooms and the like shall conform to the screening standards in §156.304 and must be removed from the property within 3 days of the conclusion of the event.
6. Approval for events, sales, or festivals not conforming to River District regulations shall conform to the standards and processes in §156.222.
7. For an event, sale, or festival involving more than 100 vehicles, owner must obtain clearance through the Department of Public Safety.
8. Owner is responsible for any excessive noise produced during the event, sale, or festival and must follow the requirements as outlined in §134.02.