

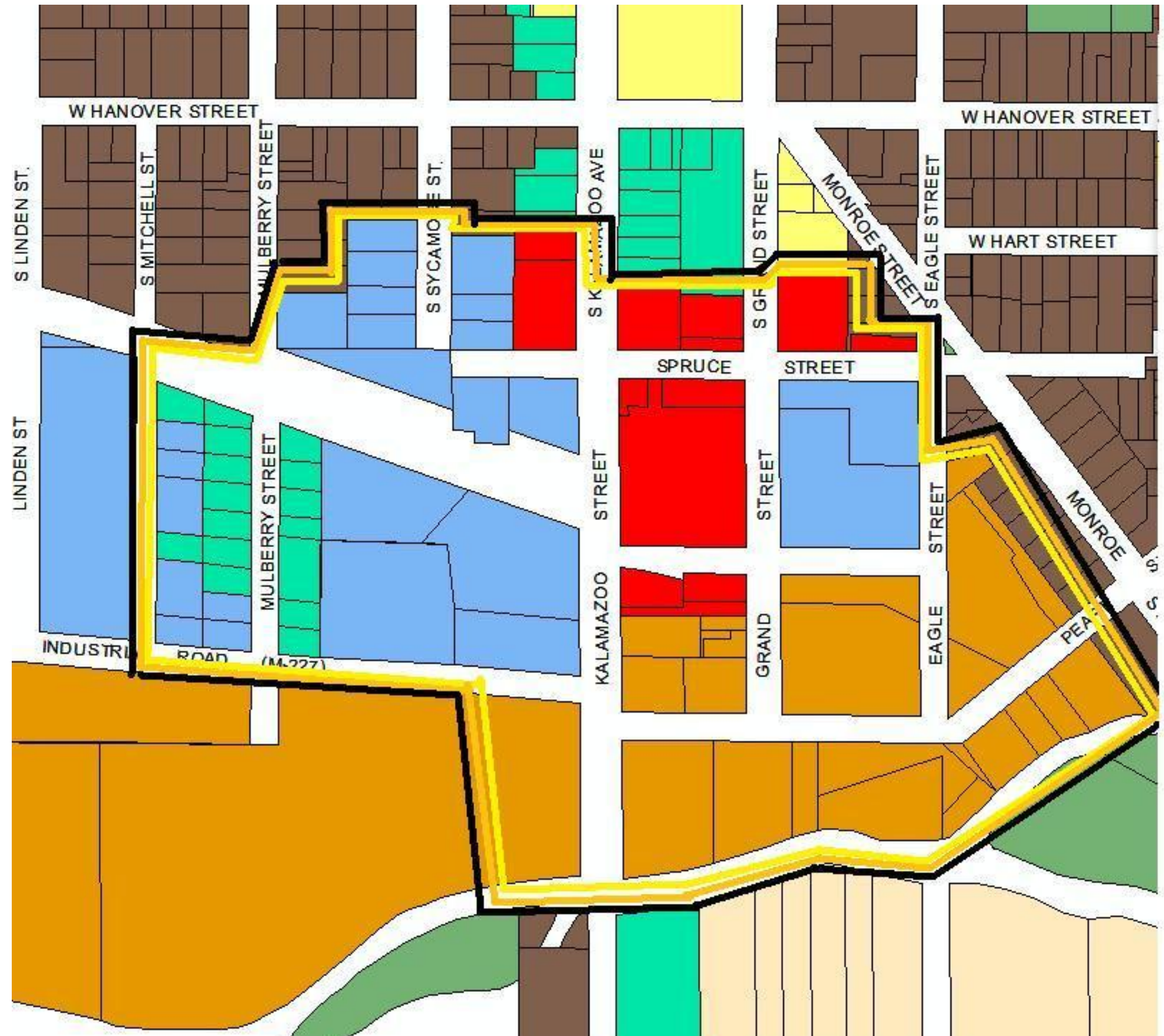
DESCRIPTION OF AN **OVERLAY DISTRICT**

- An overlay district is used to establish special development requirements within a particular area. The overlay is a mapped area that is superimposed over conventional zoning districts (often a mix of different districts). The special regulations imposed by an overlay can either impose a higher level of restriction, less restrictive standards than required in the underlying zone, or a combination of both. The mapped boundaries of an overlay do not necessarily follow parcel boundaries.
- An overlay can be used to preserve or enhance a special district, encourage economic development, to preserve natural resources, to accommodate a rapidly growing district, etc. The overlay can define issues like setbacks, height standards, density standards, lot sizes, landscaping, and many other development-related specifics.
- Creation of an overlay very closely mirrors the process of rezoning. The first job is to define the purpose of the district, then identify the areas that make up the district, and finally to develop specific rules that will apply to this defined district.

CITY OF MARSHALL RIVER DISTRICT OVERLAY

- For the creation of the River District, the Planning Commission added permitted uses to the properties in the overlay and set regulations for outdoor events and festivals, including defining the hours for special events, the setbacks, allowing gravel to be used for permitted parking, and overall changing some of the parking standards. The River District included many different districts within the overlay.
- The River District Overlay was 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.

CITY OF MARSHALL RIVER DISTRICT OVERLAY



HOSPITAL DISTRICT OVERLAY

Goal

- The goal of the Hospital District Overlay is to define the boundary to accommodate hospital expansion that is satisfactory to the Community and the Hospital. All uses in the district will conform to the character of the district, the current feel of the district, and not conflict with existing or planned uses within the district.

Purpose

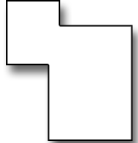
- The Hospital District Overlay is established for the purpose of accommodating a concentration of health care, entertainment, retail, and commercial uses combined with residential dwellings on a campus-like setting. Collectively, the uses permitted in this District are intended to provide a controlled atmosphere conducive to health care services, cultural events and commercial activities.
- The Hospital District Overlay is to provide a harmonious relationship between residential, health care, cultural and commercial uses. All uses in the District will conform to the permitted uses of the District, and the surrounding residential and commercial districts.
- The mixed-use district will compliment Downtown Marshall. It is designed to accommodate lively social, residential and commercial campus-like environment and promote easily accessible health care services in a pedestrian-friendly, walkable setting, with convenient parking for all those who drive to the district.

PROPOSED HOSPITAL OVERLAY ZONE

LEGEND

 Existing Oaklawn Hospital Owned Buildings

 Hospital Owned Property

 Existing Buildings

 Hospital Overlay Zone



NOTES

1. North, south east and west flexible expansion capability
2. Limits expansion into neighborhoods beyond set boundary.
3. Provides city planning tool for future land use
4. Overlay zone allows both current usage and future hospital usage.
5. Current zoning will remain in place.

