

GB General Business District

The GB District is intended to provide centralized areas for business that do not belong in shopping centers, and for highway or automobile-oriented businesses.

Permitted Uses in the GB District

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| <ul style="list-style-type: none"> • Clinics/ Medical Offices • Agriculture • Auto and marine services minor repair • Bus/ Transit Station • Business/ Trade School | <ul style="list-style-type: none"> • Day Care • Day care accessory to business use (accessory) • Essential Services • Equipment rental • Laboratories-medical, dental | <ul style="list-style-type: none"> • Nurseries, retail • Offices • Private Clubs • Theaters (Indoors) • Wholesaling |
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Accessory Uses in the GB District

Uses listed above as accessory are customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, any outdoor display of goods or materials shall be as approved as part of the final site plan and building plan approval process. Additional Permitted Accessory Uses include:

- Used motor vehicle sales accessory to new motor vehicle sales.
- Repair of motor vehicles accessory to new motor vehicle sales.

Accessory Uses listed above are to be contained wholly within a lawfully erected principal building.

Conditional or Interim use Permit Allowances

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| <ul style="list-style-type: none"> • Convenience/ gas station • Accessory Buildings • Auto and Marine services-major repair • Auto and Marine sales • Commercial Recreation • Financial Institutions • Financial Institutions w/ drive up • Hospitals | <ul style="list-style-type: none"> • Industrial- Light • Mini –storage, commercial • Mortuaries, Funeral Homes • Motels, hotels • Off sale liquor store • On sale liquor establishment • Outdoor display area | <ul style="list-style-type: none"> • Recycling Facility- indoor • Public Parking Facility • Religious Institutions • Restaurants- Class I- IV • Schools • Theaters (indoors) • Towers- cellular and communication • Veterinary Clinics |
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District Requirements

	<u>Septic</u>	<u>Sanitary Sewer</u>
Minimum District Size	5 acres	5 acres
Minimum Lot Size	2.5 acres	1 acre
Minimum Lot Width	150 feet	100 feet
Minimum Lot Depth	150 feet	100 feet
Max. Impervious Surf. Coverage	65%	85%
Max. Bldg. Footprint Coverage	25%	50%
Structure Height Limit Principal Bldg	45 feet	45 feet
Structure Height Limit Accessory Bldg	20 feet	20feet

Setbacks

Building	
Street	50 feet
Side	15 feet
Rear	25 feet
To residential	100 feet

Parking	
Street	20 feet
Side	10 feet
Rear	10 feet
To residential	20 feet

- Minimum lot size, width depth, etc. shall not include area of street easements, right-of-way or common area.
- Setbacks to street frontages shall be measured from the edge of the right-of-way as dedicated in conformance with City, County, or State requirements and the Dayton Comprehensive Plan.
- All new development shall be connected to municipal sewer and water.
- Finals Site and Building Plan approval is required prior to issuance of a permit for construction, expansion, or exterior remodeling.
- See Section 1001.13 Subd. 2 of the Dayton City Code for the Final Site and Building Plan requirements.
- See Section 1001.12 Subd. 2 of the Dayton City Code for the Sign Regulations.
- See Section 1001.12 Subd. 3 of the Dayton City Code for Parking Regulations
- See Section 1001.12, Subd 1 of the Dayton City Code for Other Performance Standards