

NB Neighborhood Business District

The NB District is intended to provide for and encourage business and retail developments designed to provide convenient services for the nearby neighborhood, to avoid nuisance characteristics and require high quality site and architectural design in conformance with the character of and scale of the neighborhood, to minimize the nuisance influence on surrounding residential neighborhoods by limitations, performance standards, and control of uses, and to exclude highway-oriented “strip commercial” and other businesses that would tend to disrupt the neighborhood stability.

Permitted Uses in the NB District

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| <ul style="list-style-type: none"> • Agriculture • Day care | <ul style="list-style-type: none"> • Day care accessory to business use (accessory) • Essential Services | <ul style="list-style-type: none"> • Financial Institutions • Offices • Retail Shops and Services |
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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.

Conditional or Interim use Permit Allowances

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| <ul style="list-style-type: none"> • Convenience/ gas station • Auto and Marine services- minor repair • Boarding Houses • Bus/ Transit Station • Business/ Trade School • Clinics/ Medical offices | <ul style="list-style-type: none"> • Financial Institutions w/ drive up • Off sale liquor store • On sale liquor establishment • Outdoor display area • Religious Institutions | <ul style="list-style-type: none"> • Restaurants- Class I- II • Schools • Towers- cellular and communication • Veterinary Clinics |
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<u>District Requirements</u>	<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	200 feet	150 feet
Minimum Lot Depth	200 feet	150 feet
Max. Impervious Surf. Coverage	65%	75%
Max. Bldg. Footprint Coverage	25%	30%
Structure Height Limit	36 feet	36 feet

<u>Building</u>	<u>Setbacks</u>	<u>Sanitary Sewer</u>
	<u>Septic</u>	
Street	50 feet	50 feet
Side	35 feet	20 feet
Rear	35 feet	20 feet
To residential	75 feet	30 feet

<u>Parking</u>	
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.
- Side and Rear parking setbacks may be reduced to 0 feet when abutting another parking lot and covered by a joint access and circulation agreement between the two parcels, subject to the review and approval of the City.
- 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