

RB Retail Business District

The RB District is intended to provide for and encourage compact centers for retail sales and services by grouping businesses in patterns of workable relationships; to minimize the nuisance influence on surrounding residential neighborhoods by limitations, performance standards, and control of uses; and to exclude highway-orientated and other businesses that would tend to disrupt the shopping area or its circulation patterns, or tend to disturb neighborhood stability.

Permitted Uses in the RB District

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| <ul style="list-style-type: none"> • Clinics/ Medical Offices • Agriculture • Bus/ Transit Station • Day Care | <ul style="list-style-type: none"> • Day care accessory to business use (accessory) • Essential Services • Equipment Rental • Financial Institutions | <ul style="list-style-type: none"> • Offices • Theaters (Indoors) • Retail Shops and Services |
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Accessory Uses in the RB 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 • Auto and Marine services- minor repair • Auto and Marine sales • Bus/ Transit Station • Commercial Recreation • Equipment Rental • Financial Institutions w/ drive up | <ul style="list-style-type: none"> • Mortuaries, Funeral Homes • Nurseries, retail • Off sale liquor store • On sale liquor establishment • Outdoor display area • Private Clubs • Public Parking Facility | <ul style="list-style-type: none"> • Religious Institutions • Restaurants- Class I- IV • Schools • Towers- cellular and communication • Wholesaling • 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	200 feet
Minimum Lot Depth	200 feet	200 feet
Max. Impervious Surf. Coverage	65%	80%
Max. Bldg. Footprint Coverage	25%	35%
Structure Height Limit	36 feet	36 feet

Setbacks

Building	
Street	50 feet
Side	15 feet
Rear	25 feet
To residential	75 feet
Parking*	
Street	20 feet
Side	10 feet*
Rear	10 feet*
To residential	20 feet

** 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 review and approval of the City.*

- 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