

RC Regional Commercial District

The RC District is intended to provide for the development of regional and community scale integrated retail, office, business services, personal services, and services to the traveling public near freeway interchanges. The provisions of this district are intended to:

1. Promote and properly manage high-intensity development;
2. Allow for the provision of other services related to principal uses;
3. Promote an integrated site and building design framework;
4. Avoid traffic hazard and congestion by careful location of accesses to public streets;
5. Protect future roadway improvements; and
6. Create a visual identity for the District while allowing reasonable identity for individuals uses in scale with the size of use.

Permitted Uses in the RC District

- Clinics/ Medical Offices
- Agriculture
- Bus/ Transit Station
- Business/ Trade School
- Day care accessory to business use (accessory)
- Essential Services
- Financial Institutions
- Offices
- Theaters (Indoors)
- Retail Shops and Services

Accessory Uses in the RC 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

- Convenience/ gas station
- Auto and Marine services-minor repair
- Auto and Marine sales
- Commercial Recreation
- Day Care
- Equipment Rental
- Financial Institutions w/ drive up
- Hospitals
- Mortuaries, Funeral Homes
- Motels, hotels
- Nurseries, retail
- Off sale liquor store
- On sale liquor establishment
- Outdoor display area
- Private Clubs
- Public Parking Facility
- Religious Institutions
- Restaurants- Class I- IV
- Schools
- Towers- cellular and communication
- Wholesaling
- Veterinary Clinics

District Requirements

Minimum District Size	10 acres
Minimum Lot Size	2 acres
Minimum Lot Width	200 feet
Minimum Lot Depth	200 feet
Max. Impervious Surf. Coverage	80%
Max. Bldg. Footprint Coverage	35%
Structure Height Limit	45 feet

Setbacks

Building	
Street	50 feet
Side	25 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 development shall be connected to municipal sewer and water.
- The minimum building size for the initial phase of a RC development shall be 20,000 square feet. After the initial phase is constructed, subsequent buildings do not have to meet the 20,000 square foot minimum size.
- 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