

VM Village- Mixed Use District

The VM District is intended to provide for and encourage integrated and appropriate scale mixed use development within certain areas of the Historic Village area, to require high quality site and architectural design in conformance with the unique character and scale of the Village.

Permitted Uses in the VM District

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| <ul style="list-style-type: none"> • Clinics/ Medical Offices • Day care accessory to business use (accessory) | <ul style="list-style-type: none"> • Essential Services • Industrial- Medium • Financial Institutions | <ul style="list-style-type: none"> • 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 • Commercial Recreation • Day Care • Equipment Rental • Financial Institutions w/ drive up | <ul style="list-style-type: none"> • Industrial- Light • Laboratories- Medical, Dental • Mortuaries, Funeral Homes • Nurseries, retail • Off sale liquor store • On sale liquor establishment • Outdoor display area • Private Clubs | <ul style="list-style-type: none"> • Public Parking Facility • Religious Institutions • Restaurants- Class I- III • Schools • Towers- cellular and communication • Wholesaling • Veterinary Clinics |
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District Requirements

Minimum Lot Size	6,000 sq. ft.
Minimum Lot Width	40 feet
Minimum Lot Depth	100 feet
Max. Impervious Surf. Coverage	90%
Max. Bldg. Footprint Coverage	75%
Structure Height Limit	30 feet

Setbacks

Building	
Street	10* feet
Side	5 feet
Rear	10 feet
To residential	30 feet

** New buildings shall be constructed at a build-to-line of between 0 and 10 feet from the public street right-of-way to create a uniform streetscape.*

Parking*	
Street	15 feet
Side	5 feet**
Rear	5 feet**
To residential	10 feet

** No parking is allowed in front of the primary building. All off- street parking shall be located to the side or rear of the building.*

*** 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