

Land Use Category	Description
Commercial	This category is intended to accommodate general commercial and highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, big box retail, and other auto-oriented businesses. Limited office and service uses are also appropriate, depending on scale and location.
Neighborhood Commercial	This category is intended to be neighborhood based and includes uses such as small grocery or convenience store, coffe shop/deli, and personal and health services for Dayton's residents. The site and architecture design should be of scale and design compatible with surrounding uses
Business Park	This category is intended to accommodate larger office buildings and corporate campus development, as well as light-industrial and office-warehouse development that require larger sites.
Industrial	This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office, and other related industrial uses.
Public Institutional	This category is primarily intended to provide religious, governmental, and/or education facilities.
Mixed Use	This category is intended to provide a mix of residential, commercial, office, service (hotel, restaurants, etc.) and light industrial land uses depending on the location of each mixed use area with the assumption that a possibly 60% of the area will be for residential uses. The Mixed Use area southwest of the interchange will allow for the greatest variety of users to respond to the market and new access to I-94. Typically, mixed-use development will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development is often stacked (but not required), consisting of main floor retail space with office or housing units located above. Residential density shall occur at an average of 12 -20 units/acre. Each mixed-use area will have a corresponding ordinance that address the specific goals and uses for each unique mixed use area.
Sewered Rural Residential	This category is intended for a limited number of acres where property owners may wish to extend sewer and water to, or subdivide, larger lots than what is permitted through the standard Low Density Residential land use. Property owners would be required to apply for a comprehensive plan amendment prior to allowing sewer on these larger lots. The minimum lot size for this land use is 1 acre and the maximum lot size is 2.5 acres. The minimum density shall be .4 units/acre and the maximum 1 unit/acre. To ensure the City's overall density is not impacted, the cap on acres requested for this land use shall be 160 <i>net</i> acres.
Existing Sewered Low Density Residential	This category accounts for existing residential development in the City of Dayton at lower densities in the northeast quadrant of the City that is served by sewer. The average density for this area is approximately 1.18 units/acre. Some areas may be able to undergo adminstrative lot splits, however before providing additional building entitlements to a larger scale redevelopment consisting of multiple parcels, the City will need to process a Comprehensive Plan Amendment. These areas are typically zoned R-1 and require a minimum lot size of 15,000 square feet.
Existing Unsewered Low Density Residential	This category accounts for existing residential development at very low densities in the northeast quadrant of the City. Before providing wastewater to any of these parcels, the City will need to submit a Comprehensive Plan Amendment. Existing unsewered lots are between 2 and 5 acres with a net density of .2 -.5/acre
Low Density Residential	This category identifies areas for single-family residential development at a minimum density of 2 units/acre up to 5 units/acre. The city encourages developments with a variety of lot sizes and housing styles to meet lif-cycle housing demands.
Medium Density Residential	This category is intended to provide for townhome development, multiplex development, and row-homes at minimum density of 6 units/acre up to 8 units/acre
High Density Residential	This category is intended to accommodate the development of multiplex and low- to high-rise apartment buildings or condominiums. Development will occur at a density of 15 to 20 units/acre or greater. Architecture and landscaping is important in high density residential areas to ensure that development is appropriate and consistent with the community's character.
Master Planned Development	This unique land use will allow the city to work with a developer to create master planned community of approx. 460 acres. The master plan is expected to include a mix of residential density and types coupled with neighborhood commercial uses. The City will be expecting the development to provide unique community amenities and dedicated park land. A specific zoning district will be created for the master plan development and the minimum residential density will be 4.5 to 8 units/acre.
Rural Estate	This designation is applied to existing neighborhoods that have developed as larger estate lots on private septic. These platted developments were approved with the intention of providing for a rural style unsewered lot and neighborhood. The development pattern is not well suited to expand sewer and water infrastructure efficiently due to the lot size, presence of wetlands, woodlands, location of principle building and in some areas proximity of existing sewer. As these lots are on private septic they will not being included in overall density calculations. Rural estate lots are typically between 2 and 10 acres or .1 -.5 units/acre. If smaller sewered lots are ever requested for these areas a comprehensive plan amendment would be required.
Agricultural Preserve	These parcels are enrolled in the Agricultural Preserve program. Density in this district is limited to 1 unit per 40 acres.
Manufacture Home Park	This category identifies an existing manufactured home park with approximately 246 units at 8 net units/acre. Some redevelopment for mobile home park use is possible at these locations and a ttypical net density would be between 8 and 10 units/acre. It is anticipated that if the park were to ever change use that the future use would be industrial consistent with surrounding future land uses. This change would be accomplished through a comprehensive plan amendment.
Park and Open Space	This category is intended to provide areas of public or private ownership that will remain undeveloped or with limited development serving a recreational purpose that will be permanently preserved for the important recreational or ecological benefits provided to the region. This area includes the Elm Creek Park Reserve.
Golf Course	This category area is intended to identify existing and/or planned golf course facilities.
Open Water	This category provides permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.