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| <b>Commercial</b>                                 | 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.   |
| <b>Business Park</b>                              | 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.  |
| <b>Industrial</b>                                 | This category is intended to provide areas for industrial related businesses including manufacturing, warehousing, automotive, trucking, office, and other related industrial uses.   |
| <b>Public Institutional</b>                       | This category is primarily intended to provide religious, governmental, and/or education facilities.  |
| <b>Mixed Use</b>                                  | 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. 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 units/acre. Each mixed-use area will have a corresponding ordinance that address the specific goals and uses for each unique mixed use area. |
| <b>Existing Sewered Low Density Residential</b>   | 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  |
| <b>Existing Unsewered Low Density Residential</b> | 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.  |
| <b>Low Density Residential</b>                    | 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 life-cycle housing demands.   |
| <b>Medium Density Residential</b>                 | This category is intended to provide for townhome development, multiplex development, and row-homes at minimum density of 5 units/acre up to 12 units/acre  |
| <b>High Density Residential</b>                   | 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 12 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.  |
| <b>Master Planned Development</b>                 | This unique land use will allow the city to work with a developer to create master planned community of approx. 500 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 at least 3 units/acre.   |
| <b>Rural Estate</b>                               | 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.   |
| <b>Agricultural Preserve</b>                      | These parcels are enrolled in the Agricultural Preserve program. Density in this district is limited to 1 unit per 40 acres.  |
| <b>Manufacture Home Park</b>                      | This category identifies an existing manufactured home park with approximately 246 units at 7.68 net 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.   |
| <b>Park and Open Space</b>                        | 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.   |
| <b>Golf Course</b>                                | This category area is intended to identify existing and/or planned golf course facilities.  |
| <b>Open Water</b>                                 | This category provides permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.  |