



**Policy Area 2**

**Existing Character**

Comprised of the largest concentration of industrial uses in the City, Policy Area 2 is highly visible from I-75 and contains varying sized medium to light industrial and manufacturing uses as well as warehouse facilities. The area is bisected by two active rail lines which are utilized by select industrial uses in the area. Kuther Road has been slated for upgrade to handle additional north/south truck traffic for transport to and from I-75 at the Michigan Street or Fair Road interchanges. Residential uses border this Policy Area to the north and east.

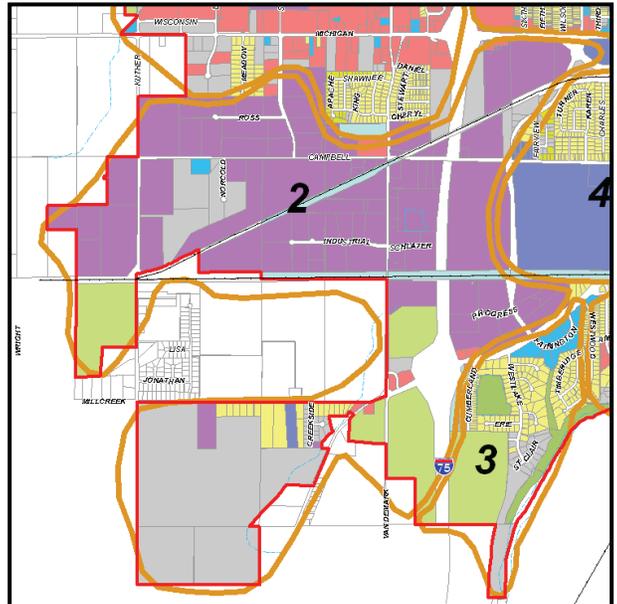
A majority of the buildings in this Policy Area are utilitarian in design, west of the interstate, with sites containing little or no landscaping amenities. Most of the sites are also completely paved, in particular those lots west of I-75. A full complement of newly upgraded utilities is available for existing uses and future development including sewer, water and high speed internet access. Sanitary sewer will be extended down Kuther Road to provide services to a small portion of the Policy Area that currently is unsewered. A new Dayton Power and Light (DP&L) substation is located on Fair Road to provide upgraded service to this area.

While many developed parcels are fully built out providing no room for significant expansion, properties are available for development in this area, in particular at Norcold Drive and Campbell Road and a 280 acre site, ready for industrial or commercial use, south of Millcreek Road.

Zoning for this area is comprised primarily of I-2 General Industrial with small pockets of I-1 Light Industrial, B-2 Community Business and R-1 Single Family Residence. This zoning pattern permits for a wide range of potentially incompatible land uses from single family detached dwellings to process and fabricating industrial facilities.

**Preferred Future Characteristics, Actions and Needs**

- A strong industrial base is vital to a healthy economy. Continue to promote and permit a mix of industrial, commercial and office uses. The City should investigate the potential application of design guidelines to improve building design, site design and landscaping. However, because of the nature of this existing area as a manufacturing and industrial base, design guidelines should be relatively minimal in nature.
- Landscape and buffering requirements should be reviewed and modified in the Zoning Code in order to provide a better set of standards and regulations to soften the built environment, promote green spaces on private property in order to reduce stormwater run-off.





### **Preferred Land Uses**

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

- Industrial
- Commercial
- Office
- Public and semi-public uses

### **Recommended Density and Open Space Requirement**

To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 85% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

### **Implementation Recommendations**

Development and redevelopment activities in this Policy Area should emphasize non-residential uses that conform to the existing built character of the area. As undeveloped property comes available for development, design guidelines should be considered in order to provide for a more visually appealing environment which still permits the adequate and viable function of the industrial use.