

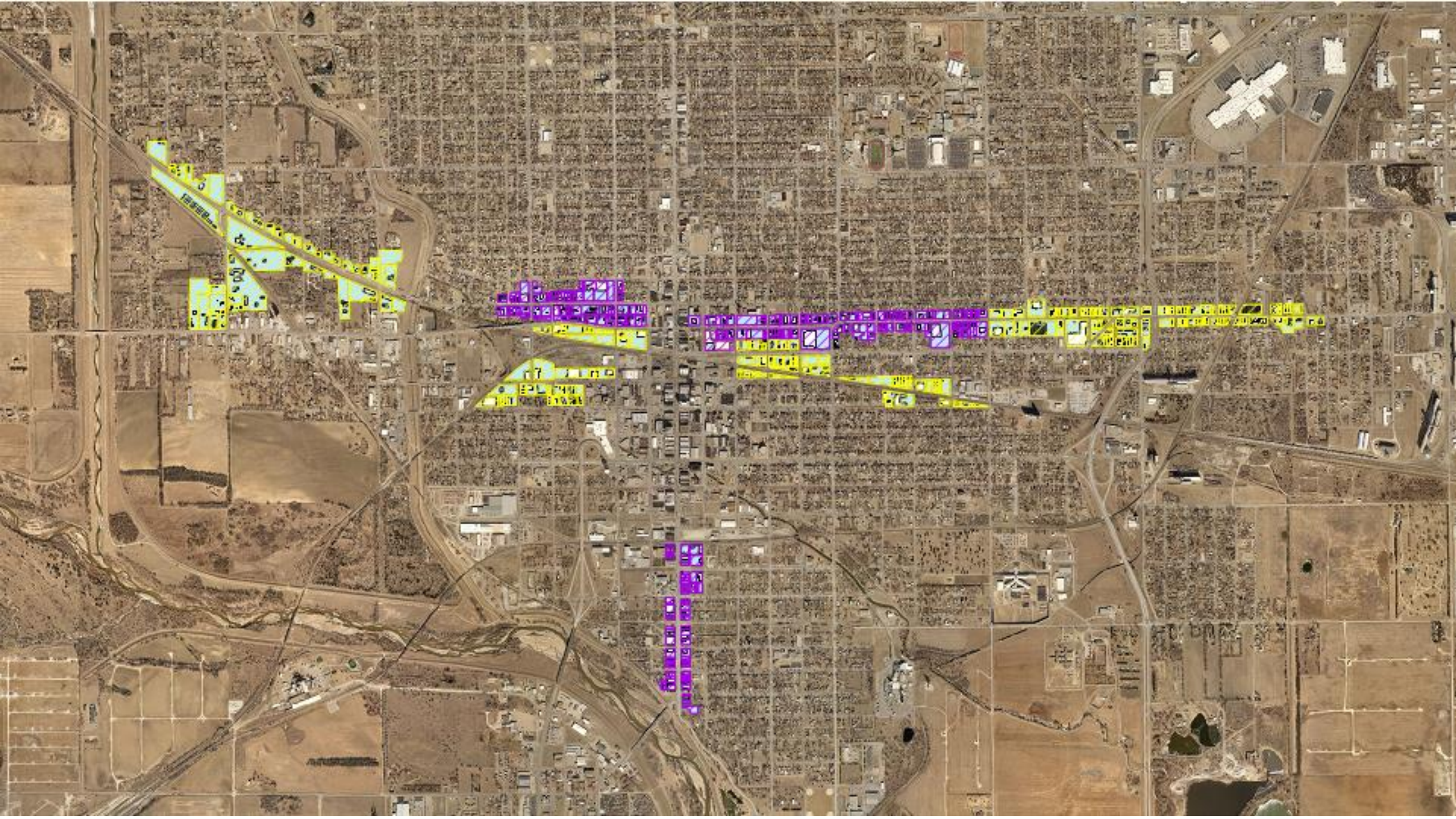
An aerial, high-angle photograph of a city street grid, showing a dense arrangement of tall buildings and streets. The perspective is looking down from a high vantage point, creating a sense of depth and scale. The buildings are multi-story, with many windows visible. The streets are narrow and run in a grid pattern. The overall color palette is dark and muted, with greys, browns, and blacks dominating the scene.

Commercial Overlay District

Study Session

PROPOSED DISTRICT MAP

Two Sub-Districts: Traditional Urban Design (purple)
and Mechanical Commercial (yellow)



SUB-District Standards

Traditional Urban Design Sub-District: Site Orientation/Design Standards		
Regulation	C-4 Standard	Proposed Sub-district Standard
Minimum Lot Standards		
Lot Area	5,000 SF	3,000 SF
Frontage	25 feet	-
Lot Depth	100 feet	-
Setbacks:		
Front Yard	0 or 30 feet (determined by street classification)	10 feet Maximum
Side Yard	10 feet	0 feet
Rear Yard	10 feet	5 feet OR 25 feet if a commercial property is abutting a single unit or two unit living property
Lot Coverage	60%	90% for Commercial Uses 75% for Residential Uses
Maximum Height	35 feet	Shall not exceed 10% of the average height of the adjacent buildings and shall not interfere with adjacent structure's wind or snow loads
Parking/Drive-thru		
Parking Orientation	No Regulations	New parking must be oriented behind the principal structure Maximum of one curb cut but permitted per lot unless lot frontage exceeds 50 feet
On-Street Parking Exemption	No Regulations	Director of Engineering & Planning Approval: Where alternative off-site parking (either public parking or private parking obtained by lease or easement) is provided within 300 feet of the property, the on-site parking requirement shall be reduced to as little as zero (0), provided that the total of on-site and alternative off-site parking together shall meet the requirement for the proposed use.
Drive-thru Orientation	No Regulations	Drive thru order box and window shall not be permitted between the front or side street front building face and property line
Parking Maximum	No Regulations	See Exhibit B
Bicycle Parking	Sec. 27-701. J.	Discussion of Incentive vs. Requiring Bicycle Parking
Existing Parking in Front Yard	No Regulations	Upon adding 30% or more to the floor space of a building and where the parking requirements are otherwise met, existing parking located in the front yard shall be replaced by: building expansion, outdoor seating, or pedestrian courtyard

Mechanical Commercial Sub-District: Site Orientation/Design Standards		
Regulation	C-4 Standard	Proposed Sub-district Standard
Minimum Lot Standards		
Lot Area	5,000 SF	-
Frontage	25 feet	-
Lot Depth	100 feet	-
Setbacks:		
Front Yard	0 ft. for Highway, Arterial or Non-residential collector OR 30 feet for everything else	0 feet for Highway, Arterial or Non-residential Collector, 10 feet for Rural, Residential Collector, Residential
Side Yard	10 feet	-
Rear Yard	10 feet	10 feet OR 25 feet if a commercial property is abutting a single unit or two unit living property
Lot Coverage	60%	-
Maximum Height	35 feet	-
Parking/Drive-thru		
Parking Orientation	No Regulations	New parking must be oriented to side or rear yards
On-Street Parking Exemption	No Regulations	-
Drive-thru Orientation	No Regulations	Drive thru order box and window shall not be permitted between the front or side street front building face and property line
Parking Maximum	No Regulations	-
Existing Parking in Front Yard	No Regulations	-

USE TABLE

& USE STANDARDS

USE CATEGORY Specific Use	RESIDENTIAL							COMMERCIAL					INDUSTRIAL / OTHER				Design Standards and Use Restrictions*
	TA R-1 R-2	R-3	R-4	R-5	R-6	MH	MP	C-1 C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-1	C-R E-N	P/I	
RESIDENTIAL																	
HOUSEHOLD LIVING, AS LISTED BELOW:																	
Accessory dwelling unit	N	D	D	N	D	N	N	N	N	N	U	U	N	N	D	N	See 27-406.A.1.
Compact development / economy home	N	N	N	N	D	D	D	N	N	N	U	U	N	N	N	N	See 27-406.A.2. & 27-406.A.3.
Cottage court	N	N	D	D	D	D	N	N	N	N	D	U	N	N	N	N	See 27-406.A.4.
Live/work unit	N	N	N	N	N	N	N	N	N	S	D	D	U	N	N	S	See 27-406.A.5.
Manufactured home (residential design)	D	D	D	D	D	D	N	D	N	S	N	U	C	N	N	S	See 27-406.A.6.
Manufactured home (certified)	N	N	N	N	N	N	D	N	N	N	N	N	N	N	N	N	See 27-406.A.7.
Multi-unit living	N	N	D	D	D	N	N	D	N	D	U	C	N	N	D	D	See 27-406.A.8.
Non-ground floor dwelling (loft)	N	N	N	N	N	N	N	N	N	S	D	D	C	N	N	N	See 27-406.A.9.
Single-unit living	D	D	D	D	D	D	N	D	N	S	D	U	C	N	N	S	See 27-406.A.10.
Two-unit living	S	S	D	D	D	D	N	D	N	S	D	D	N	N	N	S	See 27-406.A.11.
CONGREGATE LIVING, EXCEPT AS LISTED BELOW OR AS PROTECTED BY FEDERAL LAW:	S	S	S	D	D	S	N	D	N	D	S	U	N	N	N	S	See 27-406.A.12.
Assisted living	S	S	S	D	D	S	N	S	N	S	D	U	N	N	N	S	See 27-406.A.12.
Dormitory, fraternity, sorority	S	S	S	D	S	S	N	N	N	N	D	D	U	N	N	S	See 27-406.A.13.
Emergency Shelters	D	D	D	D	D	N	N	P	P	P	U	C	N	N	P	D	See 27-406.A.14
																C	

USE CATEGORY Specific Use	RESIDENTIAL						COMMERCIAL					INDUSTRIAL / OTHER				Design Standards & Use Restrictions ¹
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-I	C-R E-N	P/I	
ADULT ENTERTAINMENT	N	N	N	N	N	N	N	S	N	U	U	S	S	N	N	See 27-406.B.1.
ANIMAL SERVICES, EXCEPT AS LISTED BELOW:	H	H	N	H	N	P	P	P	P	U	U	N	N	P	N	See 27-901. & Ch 7 of this Code
Boarding / Shelter / Veterinary Services and Animal Hospitals	D	N	N	N	N	N	N	D	N	U	U	N	N	N	D	See 27-406.B.2.
Stables	D	N	N	N	N	N	N	N	N	N	N	N	N	N	N	See 27-406.B.3.
EATING & DRINKING ESTABLISHMENTS, EXCEPT AS BELOW:	N	N	D	D	N	P	P	P	P	U	U	N	D	D	D	See 27-406.B.4.
Bar/Tavern	N	N	N	N	N	N	N	P	P	U	U	N	N	N	P	See Ch 18, Alcoholic Liquors & Beverages
Class A Club	N	S	S	S	N	P	P	P	P	U	U	P	P	D	P	See 27-406.B.5.
Drive-In/Thru restaurant	N	N	N	N	N	N	N	D	D	U	U	N	N	D	N	See 27-406.B.6.
Mobile vendor park	N	N	N	N	N	D	D	D	D	U	U	D	D	D	D	See 27-406.B.7.
MEDICAL CARE, INCLUDING OFFICE, EXCEPT AS BELOW:	N	N	N	N	N	P	P	P	P	U	U	N	N	P	P	
Extended care facility	N	N	D	N	N	P	P	P	D	D	S	N	N	P	P	See 27-406.B.8.
Hospital	N	N	N	N	N	N	N	P	D	D	S	N	N	P	P	
OFFICE, GENERAL	N	N	N	N	N	D	D	P	P	U	D	D	D	P	P	See 27-406.B.9.
PARKING FACILITIES:																
Accessory	P	P	P	P	P	P	P	P	P	U	U	P	P	P	P	See 27-908.E. & See 27-702.
Principal use	N	N	N	N	N	P	P	P	P	U	U	P	P	P	P	

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL						INDUSTRIAL/OT HER		P/I		
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-1			C-R E-N
PUBLIC, INSTITUTIONAL & CIVIC FACILITIES, EXCEPT AS BELOW:	D	D	D	D	D	P	P	P	P	U	U	P	P	P	P	See 27-406.B.10.
Cemetery	D	N	N	N	N	N	N	D	N	N	U	N	N	N	D	See 27-406.B.11.
Cremation	D	N	N	N	N	N	D	D	N	N	U	N	N	N	D	See 27-406.B.12.
Child or adult day care center / Day care home (not owner occupied only)	S	S	S	S	N	D	D	D	D	U	S	D	D	D	D	See 27-406.B.13. & 27-903
Day care home (owner occupied only)	H	H	H	H	H	H	H	H	H	U	U	N	N	H	N	See 27-903
Detention center	N	N	N	N	N	N	N	C	N	N	U	N	C	N	C	See 27-406.B.14.
Large-scale assembly (>20,000 SF)	S	S	S	S	N	D	D	D	D	U	U	N	N	S	D	See 27-406.B.15.
RECREATIONAL & ENTERTAINMENT FACILITIES, AS LISTED BELOW:																
Passive recreation and small-scale active recreation (< 1 acre)	D	D	D	D	D	P	P	P	P	U	U	P	P	P	P	See 27-406.B.16.
Active recreation (1+ acres) and athletic fields	D	D	D	D	D	D	D	D	D	U	U	N	N	D	P	See 27-406.B.17.
Stadiums	N	N	N	N	N	N	D	D	D	U	U	N	N	D	D	See 27-406.B.18.
Commercial recreation and entertainment, including movie theatres, drive-in theatres and motorized recreation	N	N	N	N	N	N	D	D	D	U	U	D	D	D	D	See 27-406.B.19.

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL						INDUSTRIAL / OTHER				Design Standards & Use Restrictions ¹
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-I	C-R E-N	P/I	
REPAIR, EXCEPT VEHICLE REPAIR:	H	H	H	H	N	D	D	D	D	U	U	D	D	D	D	See 27-406.B.20. 27-901
RETAIL RENTAL & SALES																
Ammunition / Firearms / Gunsmiths	N	H	H	H	N	N	N	D	D	U	U	N	N	N	N	See 27-406.B.21.
Large (> 18,000 SF)	N	N	N	N	N	N	N	D	D	U	U	N	N	N	N	See 27-911
Medium (3001 – 18,000 SF)	N	N	N	N	N	N	N	P	P	U	U	N	N	P	N	
Outdoor retail sales	N	N	N	N	N	D	D	D	D	U	U	N	N	D	N	See 27-406.B.22.
Small (up to 3000 SF)	N	N	N	D	N	P	P	P	P	U	U	D	D	P	D	See 27-406.B.23.
TRANSIENT ACCOMODATIONS																
Bed & breakfast	D	D	D	D	N	D	D	D	D	U	S	N	N	D	N	See 27-406.B.24.
Recreational Vehicle Park	N	N	N	N	N	N	N	C	N	N	U	C	N	N	N	See 27-906
Hotel, Motel, Extended Stay	N	N	D	N	N	D	D	P	P	U	S	N	N	D	N	See 27-406.B.25.
SERVICES (PERSONAL), EXCEPT AS BELOW:	H	H	H	H	H	P	P	P	P	U	U	D	D	P	D	See 27-406.B.26.
Dry cleaner	N	N	N	N	N	N	P	P	P	U	U	N	N	P	N	
STORAGE, SELF-SERVICE	N	N	N	N	N	N	D	D	N	U	U	D	D	D	N	See 27-406.B.27.
UTILITIES, EXCEPT AS BELOW:	P	P	P	P	P	P	P	P	P	U	U	P	P	P	P	
Wind Energy Conversion Systems	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*See 27-923
Wireless Communication Facilities (Public ROW)	D	D	D	D	D	D	D	D	D			D	D	D	D	See 27-406.B.28.
Wireless Communication Facilities (Private property)	**	**	**	**	**	**	**	**	**			**	**	**	**	**See 27-921

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL						INDUSTRIAL / OTHER				Design Standards & Use Restrictions
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-I	C-R E-N	P/I	
VEHICLE SALES, SERVICE AND STORAGE, EXCEPT AS NOTED BELOW:	N	N	N	N	N	P	P	P	P	U	U	N	N	P	N	
Boat / RV storage	N	N	N	N	N	N	N	D	N	N	U	D	D	N	N	See 27-406.B.29.
Car wash, light-medium duty vehicles	N	N	N	N	N	D	D	D	D	U	U	D	D	D	D	See 27-901.J.
Fueling station	N	N	N	N	N	N	D	D	D	U	U	D	D	D	D	See 27-406.30.
Inoperable vehicle storage, accessory use	N	N	N	N	N	N	N	D	D	S	U	D	D	D	D	See 27-406.B.31.
Motor vehicle repair (light- medium)	N	N	N	N	N	N	N	S	S	U	U	S	S	S	D	See 27-406.B.32.
Truck stop	N	N	N	N	N	N	N	D	N	N	U	D	D	N	N	See 27-406.B.33.

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL						INDUSTRIAL / OTHER				Design Standards & Use Restrictions ¹	
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD Overlay	MC Overlay	I-1 I-2	I-3 A-1	C-R E-N	P/I		
INDUSTRIAL AND OTHER USES																	
AGRICULTURAL USES, EXCEPT AS BELOW:	D	D	D	D	D	D	D	D	D	U	U	D	D	D	D	See 27-406.C.1.	
Agricultural chemical manufacture or storage / Agricultural product processing or storage	N	N	N	N	N	N	N	N	N	U	D	D	D	N	N	See 27-406.C.2.	
Community gardens	D	D	D	D	D	D	D	D	D	U	U	D	D	D	D	See 27-406.C.3.	
Agricultural equipment sales and service	N	N	N	N	N	N	N	N	N	N	U	D	D	N	N	See 27-406.C.4.	
Agricultural sales, including onsite product sales	D	D	D	D	D	N	N	N	N	U	D	N	N	N D	N	See 27-406.C.5.	
Feedlots	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
RESEARCH AND DEVELOPMENT	N	N	N	N	N	N	N	N	N	D	D	D	P	N	C	See 27-406.C.6. See 27-912	
CONTRACTORS, AS DENOTED BELOW:																	
Offices	H	H	H	H	H	D	D	D	D	U	P	P	P	D	D	See 27-406.C.7. See 27-912	
Storage yards	N	N	N	N	N	N	N	N	N	N	U	D	D	D	D		
Wholesale sales	N	N	N	N	N	N	N	N	N	U	D	D	D	N	N		
HAZARDOUS MATERIALS MANUFACTURING / STORAGE	N	N	N	N	N	N	N	N	N	N	U	N	C	N	N	See 27-406.C.8. See 27-912	
LANDFILL	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	See 27-406.C.10.	
MANUFACTURING:																	
Artisanal	N	N	N	N	N	N	N	N	D	D	U	U	D	D	D	N	See 27-406.C.9.a.

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL						INDUSTRIAL / OTHER				Design Standards & Use Restrictions ¹
	TA R-1 R-2	R-3 R-4	R-5	R-6	MH MP	C-1	C-2	C-3 C-4	C-5	TUD OVERLAY	MC OVERLAY	I-1 I-2	I-3 A-1	C-R E-N	P/I	
INDUSTRIAL AND OTHER USES																
Light	N	N	N	N	N	N	N	N	N	U	D	D	D	N	N	See 27-406.C.9.b. See 27-912
Heavy	N	N	N	N	N	N	N	N	N	N	U	N	D	N	N	See 27-406.C.9.c. See 27-912
MINING / EXTRACTION	C	C	C	C	C	C	C	C	C	U	U	C	C	C	C	See 27-406.C.10.
Oil/Natural Gas	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
REPAIR (AIRCRAFT, RAILCAR & HEAVY VEHICLE)	N	N	N	N	N	N	N	N	N	N	U	N	S	N	N	See 27-406.C.11.
SALVAGE YARDS, INCLUDING AUTO SALVAGE	N	N	N	N	N	N	N	N	N	N	U	N	C	N	N	See 27-917
STORAGE AND WAREHOUSES, EXCEPT SELF-SERVICE, AND AS LISTED BELOW:	N	N	N	N	N	N	N	N	N	N	U	D	D	N	N	See 27-406.C.12.
Outdoor storage (accessory)	N	N	N	N	N	N	N	N	N	U	D	D	D	N	N	See 27-406.C.13.
TRANSPORTATION*																
Multi-modal transfer station	N	N	N	N	N	N	N	N	N	N	U	N	S	N	N	
Railyard	N	N	N	N	N	N	N	N	N	N	U	N	S	N	N	
Motor Freight Terminal	N	N	N	N	N	N	N	N	N	N	U	S	P	N	N	

GENERAL & SUPPLEMENTAL STANDARDS

General and Supplemental Design Standards			
Regulation	C-4 Standard	Traditional Urban Design Sub-district	Mechanical Commercial Sub-district
Building Design/Orientation	"All structures, whether constructed on site or moved onto a site in the Hutchinson zoning jurisdiction, shall be of a compatible scale, design, and visual quality, and shall display exterior materials that are generally compatible with other structures in the surrounding neighborhood or district."	20% ground floor transparency requirement for commercial uses	Building entrances must be oriented on the front or side building face
Building Materials		Building Entrances must be oriented on the front face or if on a corner lot, along the front or side street front yard face	
		100% of natural material (masonry, stone, stucco and wood) required for front and side street front elevations, no less than 50% for side elevation (Multi-family, Commercial and Industrial standard only)	50% of natural material (masonry, stone, stucco and wood) required for front and side street front elevations, no less than 20% for side elevation (Multi-family, commercial and industrial standard only)
Landscaping/Screening:			
Minimum Landscaped Area	20%	Either 20% or 0% with Potted Plant Standard: Either window boxes containing live plant materials facing the public street, minimum of 4 feet in length OR No less than two (2) pots, minimum of 30 inches in diameter, planted with live material.	15%
Street Trees	Arterials, Expressways and Gateway Corridor: 1 per every 40 feet of frontage	-	-
Parking Lot Landscaping	See Sec. 27-908. E.3.	-	-
Screening of Trash and Recycling Containers	Trash Containers must be screened with approved materials except when located on the alley	-	-
Screening of Mechanical Equipment	Pending	Pending	Pending
Industrial Screening and Security Fences	Screening from residential if separated by a residential street and permitted to erect a solid security fence	-	In addition, must screen from residential uses when separated by alley, arterial or collector
Buffering and Screening of Residential Property	See Sec. 27-908. E.7.	-	In addition, must screen from residential uses when separated by alley, arterial or collector
Exemptions from Screening	Adjacent to a public park or residential adjacent to railroad	-	-
Exterior Lighting	See Sec. 27-909	-	-
Alley Access	See Sec. 27-910	-	-
Sign Regulations	See Sec. 27-809	C-5 Standard	-

DRC REVIEW

The Development Review Committee reviewed the proposed overlay district on March 10, 2020. They had the following comments:

Traditional Urban Design District Standards

1. Side Yard Setback: Consider side yard separation requirement for commercial adjacent to residential uses
2. Height: If the structure has no side yard (zero lot line development) the height of the structure can not exceed the height of adjacent buildings
3. Parking Orientation: One driveway unless frontage is 60 feet or wider
4. Parking Maximum: Add “or additional parking granted per approved traffic study”
5. Bicycle Requirement: Preferred required but with administrative exception if there was no alternatives.

DRC REVIEW

The Development Review Committee reviewed the proposed overlay district on March 10, 2020. They had the following comments:

General Requirement

1. Industrial and Commercial screening for properties adjacent to City Parks

NEXT STEPS

- March 31, 2020 – Commercial Overlay District Open House
- April 14, 2020 – Study Session: Planning Commission Review of Comments
- May 12, 2020 – Planning Commission Public Hearing
- June 2, 2020 – City Council Adoption