

B. Definitions.

Refer to Chapter 4 of the City Code for additional definitions related to Historic Preservation.

Historic shall include, but is not limited to, cultural, artistic, social, economic, ethnic, or political heritage as well as those conditions meeting the State and Federal conditions and factors.

Historic District shall mean an area designated as an “Historic District” through listing on the Local, State, or National Register of Historic Places and which has definite geographic boundaries. All properties within the geographic boundaries are considered part of the Historic District. However, individual properties and buildings may be classified as non-contributing, contributing or key contributing based on their level of historic significance and their contribution to the overall historic character of the designated area.

Historic Preservation shall mean the preservation of historically, architecturally or culturally significant structures, neighborhoods and sites in order to facilitate the maintenance of the historic attributes of a building, structure or site. This may include the rehabilitation of the building or the restoration of the building to a former condition in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

Historic Structure shall mean any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the United States Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on the Kansas Register of Historic Places or listed as a contributing structure in a Kansas Register Historic District; (d) individually listed on the City of Hutchinson Local Register of Historic Places or listed as a contributing structure in a Local Register Historic District.

Historic Site shall mean a place of outstanding historical and cultural significance and designated as such by the local, state or federal government.

C. Geographic Area.

The Historic Preservation Overlay District as depicted on the official zoning map.

D. Special Criteria for the HP Overlay District.

The area defined as the HP Historic Preservation Overlay District shall be governed by Chapter 4 of the City Code.

Sec. 27-431 FP Floodplain Overlay District.

A. Intent and Purpose of the District.

The FP Floodplain Overlay District is intended for application in those areas of the community which are subject to inundation from surplus stormwater as defined by the Flood Insurance Study for Reno County, Kansas, and Incorporated Areas, and accompanying Flood Insurance Rate Map for the City of Hutchinson, Community Number 200283, Panel Numbers 0277, 0279, 0281, 0282, 0283, 0284, 0287, 0291, 0292, 0293, 0294, 0303, 0305 and 0311, effective January 6, 2010, and any subsequent additions or amendments. The FP Floodplain Overlay District is intended for application throughout the zoning jurisdiction in locations where official floodplain delineation has been established. These regulations are intended to minimize the extent of floods and reduce the height and violence thereof; to minimize the hazard of loss of life and property caused by floods; and to secure safety from floods through the confinement of floods within reasonable limits by regulating and restricting areas of development along or in natural water courses and drainageways.

B. Geographic Coverage.

The Floodplain Overlay District as depicted on the official zoning map.

C. District Regulations.

In the Floodplain Overlay District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except in accordance with the regulations of this section, and all uses shall be subject to the regulations of the underlying zoning district and the development and performance standards set forth in these regulations.

In areas within the zoning jurisdiction which are designated as an FP Floodplain Overlay District, all developed uses of land and buildings shall meet the minimum standards and requirements for development within flood hazard areas as outlined and defined in the City Code and any amendments thereto.

Notwithstanding the requirements of the underlying zoning district, the other requirements of these zoning regulations, and the detailed regulations present in the City Code and any amendments thereto, the following regulations shall supplement the regulations of the underlying zoning district. These regulations shall supersede those of the underlying zoning district where there is a conflict between regulations.

Where by reason of flooding potential, and where the Flood Insurance Study and Flood Insurance Rate Map indicate the possibility of detrimental or limiting conditions for development, no person, firm or corporation shall initiate any development or substantial improvement, or cause the same to be done, without first obtaining a separate permit for development for each such building or structure in accordance with the detailed requirements of the City Code and any amendments thereto. The application for a development permit shall be prepared in writing upon forms furnished for that purpose and shall be filed with the zoning

administrator. The application shall be accompanied by explanatory background information as required of the City Code and any amendments thereto, which shall include as a minimum:

1. Identification and description of the work to be covered by the permit;
2. Description of the land on which the proposed work is to be done by lot, block, tract and house and street address or similar description that will readily identify and definitely locate the proposed building or work;
3. Indication of the use or occupancy for which the proposed work is intended;
4. Provisions of plans and specifications for proposed construction;
5. Evidence of compliance with the requirements of the City Code;
6. Signature of the permitted or his authorized agent who may be required to submit evidence to indicate such authority; and
7. Provision of other information as may be required by the Building Official.

D. Intensity of Use Regulations.

The lot coverage and intensity of use requirements of the underlying zoning district, which this overlay district supplements, shall be maximum allowable.

E. Height Regulations.

The height requirements of the underlying zoning district, which this overlay district supplements, shall be the maximum height requirements subject to additional requirements as prescribed by these regulations.

F. Yard Regulations.

The yard requirements of the underlying zoning district, which this overlay district supplements, shall be the minimum yard requirements subject to additional requirements as prescribed by these regulations.

G. Sign Regulations.

The sign regulations of the underlying zoning district, which this overlay district supplements, shall be the requirements for all signs locating in this overlay district.

H. Parking and Loading Regulations.

The parking and loading regulations of the underlying zoning district, which this overlay district supplements, shall be the requirements for parking and loading subject to additional requirements as prescribed by these regulations.

Sec 27-432 A-I Airport Industrial Mixed Use District.

A. Intent.

The intent of the A-I Airport Industrial Mixed Use District is to provide for airport and airport-related uses in a manner that protects airport operations from