

## B. Use Table – Commercial

USE CATEGORY Specific Use	RESIDENTIAL					COMMERCIAL				INDUSTRIAL / OTHER				Design Standards & Use Restrictions <sup>1</sup>
	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	I-1 I-2	I-3 A-1	C-R E-N	P/I	
<b>COMMERCIAL</b>														
<b>ADULT ENTERTAINMENT</b>	N	N	N	N	N	N	N	S	N	S	S	N	N	See 27-406.B.1.
<b>ANIMAL SERVICES, EXCEPT AS LISTED BELOW:</b>	H	H	N	H	N	P	P	P	P	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	N	N	N	D	See 27-406.B.2.
Stables	D	N	N	N	N	N	N	N	N	N	N	N	N	See 27-406.B.3.
<b>EATING &amp; DRINKING ESTABLISHMENTS, EXCEPT AS BELOW:</b>	N	N	D	D	N	P	P	P	P	N	D	D	D	See 27-406.B.4.
Bar/Tavern	N	N	N	N	N	N	N	P	P	N	N	N	P	See Ch 18, Alcoholic Liquors & Beverages
Class A Club	N	S	S	S	N	P	P	P	P	P	P	D	P	See 27-406.B.5.
Drive-In/Thru restaurant	N	N	N	N	N	N	N	D	D	N	N	D	N	See 27-406.B.6.
Mobile vendor park	N	N	N	N	N	D	D	D	D	D	D	D	D	See 27-406.B.7.
<b>MEDICAL CARE, INCLUDING OFFICE, EXCEPT AS BELOW:</b>	N	N	N	N	N	P	P	P	P	N	N	P	P	
Extended care facility	N	N	D	N	N	P	P	P	D	N	N	P	P	See 27-406.B.8.
Hospital	N	N	N	N	N	N	N	P	D	N	N	P	P	
<b>OFFICE, GENERAL</b>	N	N	N	N	N	D	D	P	P	D	D	P	P	See 27-406.B.9.
<b>PARKING FACILITIES:</b>														
Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	See 27-908.E. & See 27-702.
Principal use	N	N	N	N	N	P	P	P	P	P	P	P	P	

Key: P= Permitted Use S = Special Use C = Conditional Use N = Not Permitted D=Permitted with Design Requirements H=Home Occupation Only

<sup>1</sup>Where parking, screening and other standards that are established elsewhere in this Article conflict with the standards established in Sec. 27-406.B.1. through Sec. 27-406.B.33. the provisions of this Section shall prevail.

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<b>COMMERCIAL (CONT'D)</b>														
<b>PUBLIC, INSTITUTIONAL &amp; CIVIC FACILITIES, EXCEPT AS BELOW:</b>	D	D	D	D	D	P	P	P	P	P	P	P	P	See 27-406.B.10.
Cemetery	D	N	N	N	N	N	N	D	N	N	N	N	D	See 27-406.B.11.
Cremation	D	N	N	N	N	N	D	D	N	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	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	N	N	H	N	See 27-903
Detention center	N	N	N	N	N	N	N	C	N	N	C	N	C	See 27-406.B.14.
Large-scale assembly (>20,000 SF)	S	S	S	S	N	D	D	D	D	N	N	S	D	See 27-406.B.15.
<b>RECREATIONAL &amp; ENTERTAINMENT FACILITIES, AS LISTED BELOW:</b>														
Passive recreation and small-scale active recreation (< 1 acre)	D	D	D	D	D	P	P	P	P	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	N	N	D	P	See 27-406.B.17.
Stadiums	N	N	N	N	N	N	D	D	D	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	D	D	D	D	See 27-406.B.19.

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<b>COMMERCIAL (CONT'D)</b>														
<b>REPAIR, EXCEPT VEHICLE REPAIR:</b>	H	H	H	H	N	D	D	D	D	D	D	D	D	See 27-406.B.20. 27-901
<b>RETAIL RENTAL &amp; SALES:</b>														
Ammunition / Firearms / Gunsmiths	N	H	H	H	N	N	N	D	D	N	N	N	N	See 27-406.B.21.
Large (> 18,000 SF)	N	N	N	N	N	N	N	D	D	N	N	N	N	See 27-911
Medium (3001 – 18,000 SF)	N	N	N	N	N	N	N	P	P	N	N	P	N	
Outdoor retail sales	N	N	N	N	N	D	D	D	D	N	N	D	N	See 27-406.B.22.
Small (up to 3000 SF)	N	N	N	D	N	P	P	P	P	D	D	P	D	See 27-406.B.23.
<b>TRANSIENT ACCOMMODATIONS</b>														
Bed & breakfast	D	D	D	D	N	D	D	D	D	N	N	D	N	See 27-406.B.24.
Recreational Vehicle Park	N	N	N	N	N	N	N	C	N	C	N	N	N	See 27-906
Hotel, Motel, Extended Stay	N	N	D	N	N	D	D	P	P	N	N	D	N	See 27-406.B.25.
<b>SERVICES (PERSONAL), EXCEPT AS BELOW:</b>	H	H	H	H	H	P	P	P	P	D	D	P	D	See 27-406.B.26.
Dry cleaner	N	N	N	N	N	N	P	P	P	N	N	P	N	
<b>STORAGE, SELF-SERVICE</b>	N	N	N	N	N	N	D	D	N	D	D	D	N	See 27-406.B.27.
<b>UTILITIES, EXCEPT AS BELOW:</b>	P	P	P	P	P	P	P	P	P	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

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<b>COMMERCIAL (CONT'D)</b>														
<b>VEHICLE SALES, SERVICE AND STORAGE, EXCEPT AS NOTED BELOW:</b>	N	N	N	N	N	P	P	P	P	N	N	P	N	
Boat / RV storage	N	N	N	N	N	N	N	D	N	D	D	N	N	See 27-406.B.29.
Car wash, light-medium duty vehicles	N	N	N	N	N	D	D	D	D	D	D	D	D	See 27-901.J.
Fueling station	N	N	N	N	N	N	D	D	D	D	D	D	D	See 27-406.30.
Inoperable vehicle storage, accessory use	N	N	N	N	N	N	N	D	D	D	D	D	D	See 27-406.B.31.
Motor vehicle repair (light- medium)	N	N	N	N	N	N	N	S	S	S	S	S	D	See 27-406.B.32.
Truck stop	N	N	N	N	N	N	N	D	N	D	D	N	N	See 27-406.B.33.

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**1. Adult Entertainment Design Standards & Use Restrictions**

Adult entertainment uses shall be permitted in the zoning districts noted in Table 27-407.B., pursuant to meeting the required design and use criteria below:

- a. No adult entertainment use may be located within 1000 feet of another adult entertainment use, regardless of whether such use is located in the same facility or separated facilities.
- b. No adult entertainment use shall be located within 1000 feet of any residential zoning district.
- c. No adult entertainment use shall be located within 1000 feet of any bar or tavern.
- d. No adult entertainment use shall be located within 1000 feet of an existing church, place of worship, child care center or educational institution.
- e. Measurements shall be made from the nearest point of the property line to the nearest point of property line along a straight line.
- f. No adult entertainment use shall have merchandise or activities visible from any point outside of the structure/building containing the use.
- g. No adult entertainment use shall have any material, including signage, that depicts, describes or relates to sexual activities visible from any point outside of the building/structure containing the adult entertainment use.

**2. Animal Services: Boarding, Shelter, Veterinary Services and Animal Hospitals Design Standards & Use Restrictions**

Animal boarding, shelter, veterinary services and hospitals shall be permitted as indicated in Table 27-406.B., pursuant to meeting the following requirements:

- a. All commercial or public animal boarding, sheltering, veterinary services and animal hospitals shall be conducted within a completely enclosed, soundproofed and air-conditioned building.
- b. Household pets, including cats and dogs, may be exercised in a designated and fenced area outside the building with an attendant present.
- c. All outdoor runs or exercises areas shall be hard surfaced or grass.
- d. In the TA District, facilities for boarding and sheltering shall be located not less than 100 feet from any property line and 150 feet from any residential (not TA) zoning District. The minimum property size shall be 5 acres. See Sec. 27-407.J.
- e. Animal boarding, sheltering, veterinary services and animal hospitals shall not be permitted in the R-1 and R-2 Zoning Districts.

**3. Animal Services: Stables, Design Standards & Use Restrictions**

Animal stables shall be permitted as indicated in Table §27-406.B., pursuant to meeting the following requirements:

- a. Stables shall be allowed in the TA District only and shall be located not less than 100 feet from any property line and 150 feet from a residential (not TA) district. The minimum property size shall be 5 acres. See Sec. 27-407-J.2-3.
- b. In the TA District, public and private riding academies shall be permitted, provided the property is a minimum of 10 acres in size.
- c. Stables shall not be allowed in the R-1 or R-2 Zoning Districts.

**4. Eating and Drinking Establishments (General) Design Standards & Use Restrictions**

Eating and drinking standards (general) shall be permitted as indicated in Table §27-406.B., pursuant to meeting the following requirements:

- a. Such establishments shall be permitted as accessory uses only in the R-5, A-I and P/I Zoning Districts.
- b. Eating and drinking establishments (general) located in the R-6 and EN District shall be permitted on corner lots where there is sufficient off-street parking located at the side or rear of the building to meet the requirements of Sec. 27-702 of this Chapter.
- c. Outdoor dining shall not be permitted in the R-6 or EN Zoning Districts.

**5. Class A Club Design Standards & Use Restrictions**

Class A Clubs shall be permitted as indicated in Table §27-406.B., pursuant to meeting the following requirements:

- a. Class A Clubs shall be permitted as indicated in Table §27-406.B., except that such establishments shall not be permitted in the R-3 Zoning District.
- b. Class A Clubs located in the R-6 and EN District shall be permitted on corner lots where there is sufficient off-street parking located at the side or rear of the building to meet the requirements of Sec. 27-702 of this Chapter.
- c. Outdoor dining shall not be permitted in the R-6 or EN Zoning Districts.

**6. Eating and Drinking Establishments (Drive-thru) Design Standards & Use Restrictions**

Eating and drinking establishments (drive-thru) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Order boxes and stacking drives shall not be located in the front or side street front yard.
- b. The nearest point of the drive-thru operation, including the drive-thru lane, menu board and service windows, shall be at least 50 feet from the boundary of an adjacent residential zoning district unless separated by an alley or soundproofing wall.
- c. If located in the C-5, Downtown District, the maximum building setback shall be 10 feet.

**7. Mobile Vendor Parks Design Standards & Use Restrictions**

Mobile vendor parks shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Mobile vendor parks shall be permitted to operate on private property (with consent of the property owner) for a maximum period of 120 days on a given property.

- b. Each mobile vendor shall be separated from other mobile vendors by a minimum distance of 25 feet.
- c. Signs advertising individual mobile vendors shall be physically attached to the food truck from which they operate.
- d. All food and drinks shall be distributed from a mobile vendor truck and not from freestanding tents or tables.
- e. Mobile vendor parks shall be located a minimum of 150 feet from any residential zoning district.
- f. Mobile vendor parks shall be located a minimum of 150 feet from an existing restaurant, as measured from the property line.
- g. Mobile vendor parks shall not occupy required off-street parking areas nor obstruct required drive aisles or fire lanes.
- h. Mobile vendor parks shall be required to obtain a permit from the Zoning Administrator prior to the commencement of operations. Said permit application shall be accompanied by a site plan showing the layout of the park, serving areas, parking areas, pedestrian access areas, drive aisles and seating areas.
- i. All mobile vendors shall have utility hookups that are approved by the Chief Building Official.
- j. It shall be the responsibility of the mobile vendor park manager to ensure all mobile vendors possess:
  - k. Current driver's license and current motor vehicle registration;
  - l. Proof of liability insurance coverage;
  - m. Proof of current food establishment inspection from the Kansas Department of Agriculture;
  - n. Proof of valid sales use tax registration or tax exempt identification.
- o. Mobile vendor parks shall require site plan approval from the City of Hutchinson. Individual vendors shall not require a temporary use permit, provided the above provisions are met.
- p. No overnight parking of mobile vendor vehicles shall be allowed.
- q. The foregoing shall not apply to special events sponsored by the City of Hutchinson.

**8. Extended Care Facility and Hospital Design Standards & Use Restrictions**

Extended care facilities shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Visiting hours for extended care facilities located in the R-5 District shall be restricted to the hours from 6 AM to 9 PM.
- b. Extended care facilities shall be located no closer than 100 feet to schools, churches and parks.
- c. Ambulance entrances shall be located no closer than 300 feet to an adjacent residential use.
- d. Helipads shall be allowed for hospital uses only. Helipads shall be located a minimum of 300 feet from adjacent residential uses or zoning.

**9. Office Design Standards & Use Restrictions**

Offices shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. In the I-1, I-2, I-3 and A-I Districts, offices shall be permitted as accessory uses only.
- b. In the C-1 and C-2 zoning districts, office buildings shall not exceed 3000 square feet gross floor area.

**10. Public, Institutional & Civic Facilities (General) Design Standards & Use Restrictions**

Public, institutional and civic facilities shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Uses located in a residential zoning district shall have parking provided at the rear or sides of the primary structure in order to preserve the residential character of the neighborhood.
- b. Outdoor storage of materials and equipment shall be limited to those public, institutional and civic uses located in the industrial and airport zoning districts. Said storage areas shall be screened in accordance with Sec. 27-406.C.12.
- c. Those uses that involve heavy equipment and machinery shall comply with the provisions of Sec. 27-914.

**11. Cemetery Design Standards & Use Restrictions**

Cemeteries shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. The property shall consist of not less than 5 acres of land in a single tract or parcel not intersected or divided by any street, alley or property belonging to any other owners.
- b. The property shall have at least a 500-foot frontage on an arterial or collector roadway, unless the property contains only a columbarium or mausoleum and not in-ground interment.
- c. The entrance and exit shall be directly to and from an arterial or collector roadway.
- d. The property shall have a wall or fence at least 4 feet in height along the perimeter of the cemetery use.

**12. Cremation Design Standards & Use Restrictions**

Cremation shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Cremation shall be permitted only as an accessory use to a cemetery, columbarium, funeral home or mausoleum.



**13. Child or Adult Day Care Center / Day Care Home (Not Owner Occupied) Design Standards & Use Restrictions**

Child or Adult Day care centers and Day care homes (licensed group) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Child day care center uses shall be screened from adjacent residential uses by a 6-foot privacy fence in locations where said fencing is allowed.
- b. Day care center uses located in a residential zoning district shall have parking provided at the rear or sides of the primary structure.
- c. Premises shall meet the requirements of Kansas Statute and the City of Hutchinson's adopted building and fire codes.
- d. Child day care center uses shall be permitted as an accessory use in all non-residential zones where child day care centers are allowed.

**14. Detention Center Design Standards & Use Restrictions**

Detention centers shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Detention centers shall be permitted as an accessory use to law enforcement centers only for those facilities located in the C-3 and C-4 Zoning Districts and shall not comprise more than 50 percent of the facility.
- b. Detention centers shall be permitted as a principal use in the P/I and I-3 districts only, pursuant to meeting the following criteria:
  - 1) Detention centers shall be located a minimum distance of 1,000 feet from a residential zoning district unless separated by said district by an arterial roadway or state highway.
  - 2) Minimum property size shall be 10 acres.
  - 3) Buildings and exercise yards shall be setback a minimum of 30 feet from property lines.

**15. Large Scale Assembly (>20,000 SF) Design Standards & Use Restrictions**

Large scale assembly uses shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Uses located in a residential zoning district shall have parking provided at the rear or sides of the primary structure in order to preserve the residential character of the neighborhood and shall be a minimum of 15 feet from property lines.
- b. Setbacks for structures shall be a minimum of 25 feet from the property line when located in residential zones.

**16. Passive Recreation and Small-scale Active Recreation (< 1 acre) Design Standards & Use Restrictions**

Passive recreation and small-scale active recreation (< 1 acre) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. In residential zoning districts, uses shall be limited to parks, trails, picnic areas and playgrounds.
- b. Lighting shall be limited to low-level, path lighting in the residential zoning districts.
- c. Commercial facilities shall not be permitted in residential zoning districts.

**17. Active Recreation (1+ acres) and Athletic Fields Design Standards & Use Restrictions**

Active recreation (1+ acres) and athletic fields shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. In residential zoning districts, uses shall be separated from adjacent residential properties by a six-foot screening fence.
- b. Parking lots shall be located a minimum of 50 feet from any residential use or zoning district.
- c. Parking lot and facility lighting shall be permitted in all districts except residential districts, where low-level path lighting shall be allowed.
- d. Lighting shall not exceed the maximum lighting requirements allowed by Sec. 27-909 and shall be no taller than 75 feet. Lighting taller than 75 feet shall require special use permit approval by the Board of Zoning Appeals.
- e. Concession stands and permanent restroom facilities shall be permitted as accessory uses except in those areas located in residential zoning districts. Said facilities shall be setback a minimum of 10 feet from property lines.
- f. Portable restroom facilities shall be located a minimum of 50 feet from property lines.
- g. In residential zoning districts (other than TA), the maximum facility size shall be limited to three acres.
- h. Bleachers shall be permitted, provided that the maximum capacity shall be 100 per field in residential districts and 400 per field in other districts. Fields with capacities exceeding these amounts shall be classified as stadiums.

**18. Stadiums Design Standards & Use Restrictions**

Stadiums are permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Lighting shall meet the illumination requirements of Sec. 27-909.
- b. Light standards shall have a maximum light standard height of 75 feet, unless Special Use Permit approval is obtained
- c. Parking lots shall be located a minimum of 50 feet from any residential use or zoning district.
- d. Concession stands and permanent restroom facilities shall be setback a minimum of 10 feet from property lines.
- e. A six-foot screening fence shall be required to separate the use from adjacent residential uses or zoning districts. This requirement can be waived in cases where a public street separates the uses/districts.

**19. Commercial Entertainment, including Movie Theatres and Drive-In Theatres and Motorized Recreation Standards & Use Restrictions**

Commercial recreation and entertainment, including movie theatres, drive-in theatres and motorized recreation are permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Facilities in the C-2 District shall be limited to no more than 5000 square feet.
- b. Drive-in theatres shall:
  - 1) be permitted only in the C-4, I-1, I-2 and I-3 Zoning Districts.
  - 2) have screens no taller than 40 feet and shall be located a minimum of 1,000 feet from any residential use or zoning district. Screens shall be oriented away from adjacent roadways to the greatest extent possible.
  - 3) have paved (concrete, asphalt) driveways and drive aisles. Parking pads shall be permitted to be gravel.
  - 4) have in-vehicle sound systems only. Exterior speakers shall not be permitted.
- c. Motorized recreation, including radio-controlled devices, shall be setback a minimum of 300 feet from adjacent residential zones or uses.
- d. Drone parks shall be permitted only in industrial zoning districts (I-1, I-2 and I-3) and the P/I zoning district outside of the City's restricted airspace area.

**20. Repair, Except Vehicle Repair Standards & Use Restrictions**

Repair, except vehicle repair, is permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Outdoor storage of repaired items or items to be repaired shall be prohibited.
- b. In the industrial and airport zoning districts, sales shall be an accessory and incidental use and shall consist primarily of repaired items.
- c. In the C-1 and C-2 zoning districts, repair services shall be limited to buildings containing 3000 square feet gross floor area or less.

**21. Ammunition and Firearms Sales Design Standards & Use Restrictions**

Ammunition and firearms sales shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. All state and federal permits shall be obtained.
- b. In the residential zoning districts, gunsmithing shall be permitted as a Home Occupation. Sales of ammunition shall be prohibited. Internet sales of firearms shall be permitted.

**22. Outdoor Retail Sales Design Standards & Use Restrictions**

Outdoor retail sales shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Outdoor retail sales display areas shall be located outside of required drive aisles, fire lanes and required parking spaces.
- b. Outdoor retail sales shall be located outside of the required setback area, and shall be located not closer than 20 feet to any property or right-of-way line, whichever is greater, unless located in the C-5 Zoning District.

- c. Outdoor retail sales shall not obstruct any means of ingress or egress to the building.

**23. Small (<3000 SF) Retail Sales Design Standards & Use Restrictions**

Small (<3000 SF) retail sales shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. In the R-6 Zoning District:
  - 1) small retail sales shall be permitted in only in an existing building on a corner lot that has sufficient off-street parking to meet the standards of Sec. 27-702. Parking shall be located to the rear or side of the building to minimally impact the existing residential character of the neighborhood unless parking is already located in the front.
  - 2) Exterior illuminated signage and exterior lighting shall be prohibited.
  - 3) Only wall or projecting signage shall be permitted. The maximum size for wall signage shall be 20% of the building face. The maximum size for projecting signage shall be 20 square feet.
- b. Small retail sales shall be permitted as an accessory use only in the industrial and airport zoning districts.

**24. Bed & Breakfast Design Standards & Use Restrictions**

Bed & breakfasts shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. The establishment shall be operated by the owner of the dwelling unit, who shall live on the property.
- b. The minimum floor area shall be 2500 square feet.
- c. The maximum number of guest rooms shall be 3. Bed and breakfasts with more than 3 units are considered bed and breakfast inns and shall comply with the requirements in Sec. 27-406.B.24.h.
- d. Food service shall be provided for resident guests only, unless located in a commercial zoning district.
- e. Bed & breakfast facilities located in residential zoning districts shall not offer rooms or space for receptions, parties, meetings or other similar events, which are open to non-resident guests.
- f. Signage shall meet the requirements for Home Occupations.
- g. Parking in residential zoning districts shall be located to the rear or side of the building to minimally impact the existing residential character of the neighborhood.
- h. Bed and breakfast inns. Bed and breakfast establishments with 4 or more guest rooms are considered bed and breakfast inns. The following standards shall apply:
  - 1) A bed and breakfast inn shall have a full-time resident manager or owner on the site and shall be licensed by the State of Kansas to do business.
  - 2) A bed and breakfast inn shall only be permitted on properties located adjacent to arterial or collector roadways.

**25. Hotel, Motel and Extended Stay Design Standards & Use Restrictions**

Hotel, motel and extended stay facilities shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Hotel, motel and extended stay facilities located in the R-5, C-1, C-2, C-R and EN Districts shall be limited to two stories and 20 rooms.
- b. In the R-5, C-1, C-2, C-R and EN Districts, parking shall be located in the rear or side yard only. Parking in front of the primary structure shall not be permitted.

**26. Personal Services Design Standards & Use Restrictions**

Personal services shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Personal services shall be permitted pursuant to obtaining a Home Occupation Permit in the Residential Zoning Districts. See Sec. 27-901 for prohibitions.
- b. In the R-5, C-1, C-2, C-R and EN Districts, parking shall be located in the rear or side yard only. Parking in front of the primary structure shall not be permitted.
- c. Personal services shall be permitted as an accessory use only in the industrial and airport zoning districts.
- d. In the R-5, C-1 and C-2 zones, personal convenience services shall be limited to 3000 square feet gross floor area and no external automated teller machines or drive-through windows shall be allowed.

**27. Storage, Self-Service Design Standards & Use Restrictions**

Storage, self-service shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Unit doors shall not face the street or be visible from the public right-of-way unless separated from the right-of-way by a landscaped berm or screening fence.
- b. Storage unit doors shall be setback from adjacent residential districts by a minimum distance of 50 feet unless screened with berms, landscaping or fencing.
- c. Storage unit spaces shall not be used for retail, wholesale, office or service uses. Nor shall they be used for workshops, hobby shops, manufacturing, car repair or similar uses. Human occupancy shall not be permitted.
- d. Fencing shall not include barbed wire or razor wire, except in industrial zoning districts, including A-I. Said fencing shall be permitted in areas not adjacent to the public right-of-way or a residential zoning district.
- e. In commercial zoning districts, including C-R and EN, up to 25 percent of the site may be used for outdoor storage of operational recreational vehicles and watercraft. Such storage areas shall not be located directly adjacent to any public right-of-way or residential zoning district and shall be screened in accordance with Sec. 27-908.E.
- f. In industrial zoning districts, including A-I, up to 50 percent of the site may be used for the storage of operational vehicles, commercial vehicles and

watercraft. Such storage areas shall not be located directly adjacent to any public right-of-way or residential zoning district and shall be screened in accordance with Sec. 27-908.E.

**28. Wireless Communication Facilities (Public Right-of-Way) Design Standards & Use Restrictions**

Wireless communication facilities (public right-of-way) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Wireless communications facilities located in the public right-of-way shall be exempt from zoning and shall be no taller than 40 feet in height.
- b. Wireless communications facilities located in the public right-of-way shall submit an application to the City of Hutchinson Planning & Development Department for review and comment by the City Engineer, Director of Public Works, Assistant City Manager and Chief Building.
- c. Those wireless communications facilities located in the public right-of-way that are in or adjacent to a property listed on the local, state or national register shall be reviewed for compliance with the *Secretary of the Interior's Standards for Rehabilitation* and the City of Hutchinson's Preservation Ordinance.

**29. Boat/RV Storage Design Standards & Use Restrictions**

Boat/RV Storage shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Storage areas shall be located a minimum of 25 feet from the front property line, unless within an enclosed building.
- b. Storage areas shall be screened from the public right-of-way and from adjacent residential zoning districts by a solid, 6-foot tall fence.
- c. See Section 27-406.B.27. for Boat/RV Storage as an accessory use to self-service storage.
- d. Storage shall be on asphalt or concrete in commercial zones. Industrial zones shall be permitted to have storage on a graveled, dust-free surface.

**30. Fueling Station Standards & Use Restrictions**

Fueling stations shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Pumps shall be setback a minimum of 35 feet from the front property line.
- b. Fuel canopies shall meet the minimum setbacks of the zoning district.

**31. Inoperable Vehicle Storage (Accessory Use) Design Standards & Use Restrictions**

Inoperable vehicle storage (accessory use) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Inoperable vehicle storage areas (accessory use) shall be permitted as an accessory use to legally permitted auto repair uses.

- b. All inoperable vehicle storage areas (accessory use) shall be located a minimum of 25 feet from any residential zoning district.
- c. No more than six inoperable vehicles or 10% of the lot coverage, whichever is less, shall be stored on the premises at any given time.
- d. All stored inoperable vehicles shall be screened from view of the public with a minimum 6-foot fence, as provided for in 27-916.A.
- e. Accessory inoperable vehicle storage areas legally established prior to adoption of this article, shall have one year from the date of adoption to comply with the setback, number and screening requirements of b-d above. Any inoperable vehicle (accessory) storage areas not in compliance with this article within the one-year timeframe shall have their legal nonconforming status, if any, revoked. The following regulations shall apply:
  - 1) The Director of Planning and Development or designee shall notify the property owner in writing of any deficiencies that exist. Said notice shall include a photo of the property, determination of needed corrections and a deadline for repair.
  - 2) Those properties not corrected within 365 days of adoption of these regulations shall be deemed in violation and appropriate enforcement measures will commence.

**32. Motor Vehicle Repair (Light-Medium) Design Standards & Use Restrictions**

Motor vehicle repair (light-medium) shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the following requirements:

- a. Motor vehicle repair (light-medium) shall include repair of all vehicles not classified as commercial vehicles, buses or large trucks by 27-916.B, as well as repair of outboard boat motors, riding lawn mowers and other engine repair.
- b. All vehicle repair shall be conducted entirely within an enclosed building.
- c. Outdoor storage of parts and tires shall be prohibited.
- d. Outdoor storage of inoperable vehicles shall comply with 27-406.B.31.

**33. Truck Stop Design Standards & Use Restrictions**

Truck stops shall be permitted in the zoning districts noted in Table 27-406.B., pursuant to meeting the required design and use criteria below:

- a. In commercial zoning districts, the following shall be prohibited:
  - 1) Vehicle repair of commercial trucks.
- b. Fuel pumps shall be located a minimum of 40 feet from the public ROW, as well as from adjacent property lines.
- c. Fuel pumps shall be located a minimum of 50 feet from adjacent residential property lines or uses.
- d. Overnight parking shall be setback a minimum of 300 feet from adjacent residential property lines or uses.