

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

encroachments and land use conflicts. This district accommodates the ongoing operational and expansion needs of the airport, including office, retail, dining, lodging (temporary-only), hangars, airplane storage, runways and other, similar uses.

In the A-I District, no building, structure, land or premises shall be used or hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types authorized by this section. All uses shall be subject to the development and performance standards set forth in these regulations.

B. Permitted Uses.

In addition to those uses listed in 27-406, the following uses are permitted by right, provided they meet the height, lot, design and other criteria of this district and these regulations:

1. Runways & taxiways
2. Navigational aids
3. Federal Aviation Administration (FAA) approved operational aids
4. General agriculture, excluding feedlots and keeping of farm animals
5. Terminal operations, to include related ticketing and office uses, baggage handling and restaurants
6. Fixed base operations, including charter, agricultural spraying and flight school operations
7. Hangars, maintenance and storage
8. Retail businesses and offices where all activity is inside a building and which emit no electrical or radio interference
9. Light to medium manufacturing operations where the entire operation is conducted within a building and providing no raw materials or manufactured products are stored outside
10. Vehicle rentals and associated vehicle storage
11. Aircraft and vehicle fueling station for support of airport operations

C. Conditional Uses.

The following uses are permitted in the A-I District pursuant to obtaining conditional use permit approval by the City of Hutchinson Governing Body, and upon recommendation of the Hutchinson Planning Commission.

1. Temporary living quarters, including short-term stay housing for pilots and passengers, provided said stays shall not exceed 14 days duration.

Conditional Use Permits shall be approved in accordance with the provisions of §27-501 of these regulations.

E. Temporary Uses.

The following temporary uses may be permitted provided a temporary use permit is obtained and said use is eliminated on or before the expiration date of the permit.

1. Fly-ins
2. Festivals
3. Farmer’s markets
4. Retail sales
5. Air shows
6. Aircraft demonstrations

Temporary use permits shall require approval by the Airport Manager, or designee.

F. Accessory Uses.

Buildings and uses customarily incidental to the permitted or conditional uses specified in this section shall be permitted, including public works facilities, maintenance garages and storage facilities.

G. Height and Lot Requirements.

Use/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Other principal uses	5,000	50	50	(1)	10	5	35	60
Accessory uses	-	-	-	(2)	5	5	35	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.
- (3) No side yard setback shall be required along the common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway(feet)	Arterial Street (feet)	Collector Street		Residential Street (Public or Private) (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
N/A	N/A	25	N/A	N/A	10	N/A

H. Miscellaneous Provisions.

Supplemental regulations including, but not limited to, signs, parking, landscaping and fences shall be applied as required in Articles VII, VIII and IX of these regulations, and as follows:

1. Parking. Parking requirements shall be determined based upon the use type. For use types not listed in §27-702, the following standards shall apply:
 - a. Commercial Hangars. One per employee on maximum shift, plus two.
 - b. Private Hangars. Two parking spaces.

2. Landscaping. Landscaping shall conform with the requirements of the industrial development standards.
3. Fencing. Maximum fence height shall be eight feet, plus the required height for barbed wire, as needed for security purposes.