



**AMENDED AGENDA  
PLANNING COMMISSION**  
Tuesday, May 3, 2016 – 5:00 p.m.  
**City Council Chambers**  
125 East Avenue B, Hutchinson, Kansas

**1. ROLL CALL**

- |                                                |                                         |                                   |
|------------------------------------------------|-----------------------------------------|-----------------------------------|
| <input type="checkbox"/> Macklin               | <input type="checkbox"/> Woleslagel     | <input type="checkbox"/> Bisbee   |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr                  | <input type="checkbox"/> Hornbeck       | <input type="checkbox"/> Peterson |

**2. APPROVAL OF MINUTES (Revised 4/28/2016)** – Meeting of April 19, 2016.

**3. CORRESPONDENCE & STAFF REPORTS** – Motion to accept documents into the official record.

**4. NEW BUSINESS**

- a. Comprehensive Plan Stakeholder Committee nominations
- b. Updated procedural scripts

**5. PUBLIC HEARINGS**

- a. **16-ZA-05: Zoning Amendment for 1024 N Hendricks St**  
Petition to rezone property from R-4 Residential Neighborhood Conservation District to P/I Public and Institutional District, submitted by Kim Forbes, Fire Chief, City of Hutchinson  
*(Staff Representative: Casey Jones, Senior Planner)*

**6. UPCOMING CASES**

- a. 16-SD-03, Meadowlake Reserve Area Division – Preliminary Plat and Final Plat – On hold
- b. 16-SD-05, Pine Hill Second – Preliminary Plat and Final Plat [May 17, 2016]

**7. CITY COUNCIL UPDATE**

**8. TRAINING SESSION**

- a. Ethics for Commissioners article
- b. Conflict of Interest (Module 4)
- c. Planning Commission Role (Module 3)-slides attached
- d. Comprehensive Plan (Module 6)-slides attached

**9. OPEN COMMENTS FROM THE AUDIENCE** (Please limit comments to five minutes.)

**10. ADJOURNMENT**

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639		

MINUTES  
CITY PLANNING COMMISSION  
TUESDAY, APRIL 19, 2016 – 5:00 p.m.  
CITY COUNCIL CHAMBERS  
125 EAST AVENUE B

1. The Planning Commission meeting was called to order with the following members present: Terry Bisbee, Todd Carr, Tom Hornbeck, Darryl Peterson, and Ken Peirce. Mark Woleslagel, Robert Obermite, Harley Macklin and Janet Hamilton were absent. Staff present were Jana McCarron, Planning and Development Director; Casey Jones, Senior Planner; and Stephanie Stewart, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the April 15, 2016, meeting were approved on a motion by Bisbee, seconded by Hornbeck, passed unanimously.

3. CORRESPONDENCE & STAFF REPORTS

The documents and staff reports were accepted into the official record on a motion by Carr, seconded by Peterson, passed unanimously.

4. NEW BUSINESS

None.

5. PUBLIC HEARINGS

- 5a. 16-ZA-04 A petition for rezoning 302 E 30<sup>th</sup> Ave, 322 E 30<sup>th</sup> Ave, 324 E 30<sup>th</sup> Ave and 3009 N Elm St. from C-2 Neighborhood Commercial District to C-3 Outdoor Commercial District.

Peirce asked if there were any outside contacts or conflicts of interest; there were none.

Jones reviewed the staff report for the case. The applicant, Doug Malone and Josie Thompson of JP Weigand & Sons, Inc. requested the four parcels to be rezoned from C-2 Neighborhood Commercial District to C-3 Outdoor Commercial District. The current zoning of C-2 limits what type of business may open. The owners of 302 E 30<sup>th</sup> Ave. were contacted by a party interested in leasing the building for a tire sales and installation business. Jones stated that at one time this property requested the same rezone and it was recommended for denial by staff on the basis of only one property and it being viewed as a spot zone. With the addition of the other three lots, it is more of a logical progression from C-1 and C-2 to the west of the properties and C-4 to the east of the properties. The current owner of the three residences does not have immediate plans to convert the homes to businesses. With the rezoning, the possibility in the future for commercial development is more appealing to developers. Jones added that a tire sales business would be permitted, but

the installation part of the business would still need a conditional use permit in the C-3 District.

A public hearing notice was published in *The Hutchinson News* on March 21, 2016. Public hearing notices were sent to 22 owners of the 22 parcels located within 200 feet of the subject property. No comments were received.

Peterson questioned if this request was to benefit the property at 302 E 30<sup>th</sup> Ave. Jones answered yes for now and could help with the development in the future for the other three properties.

Carr asked if including the other properties in the request changes staff's recommendation from the past request. Again Jones said yes and that it helps with future growth, and increases the likelihood that these properties will be redeveloped.

Jones reviewed the analysis of the factors the Planning Commission must consider when making a recommendation. Staff recommends approval of this request.

Peirce asked the applicant for their presentation.

Josie Thompson, JP Weigand & Sons, Inc. 1009 N Main, spoke on behalf of the owner of 302 E 30<sup>th</sup> Ave and the builder. She stated that the building at 302 E 30<sup>th</sup> Ave. has been listed approximately two years. The proposed tire sales and installation business has had difficulty finding a property and it would be costly to build a new structure. The proposed property will work. However, the zoning is holding them back. The owner of the residential properties informed Thompson that one of the homes is a family home and they have no plans to move. Rezoning to C-3 will allow more uses for the property such as the tire business.

Peirce asked where the garage doors will be. Thompson said the plans for now are to place them on the west side facing the church. She added that the north property line has an existing fence for screening.

Peirce asked if there were any comments from the audience.

Randy Beeghly, 3011 N Elm, voiced concern of tire storage and the possibility of rodents. The back parking lot of 302 E 30<sup>th</sup> Ave. is adjacent to his rear yard. He stated that currently there is no fence or screening.

McCarron stated that the proposed tire sales and installation business would require a conditional use permit and screening would be a required condition. Jones added that outdoor storage is not permitted in the C-3 zone.

Peirce asked if there were any more questions before asking for a motion on the zoning amendment.

**Motion by Hornbeck, seconded by Bisbee to recommend to the City Council approval of this request for a zoning amendment to rezone 302 E 30<sup>th</sup> Ave, 322 E 30<sup>th</sup> Ave, 324 E 30<sup>th</sup> Ave and 3009 N Elm St. from C-2 Neighborhood Commercial District to C-3 Outdoor Commercial District:**

**The motion passed with the following vote: Yes – Peterson, Hornbeck, Bisbee, Carr, Peirce.**

6. UPCOMING CASES

- 6a. Preliminary Plat and Final Plat – Meadowlake Reserve Area Division.  
On hold.
- 6b. 16-ZA-05, 1024 N Hendricks St- Rezone from R-4 to P/I for a fire station reconstruction (May 3, 2016)

7. CITY COUNCIL UPDATE

- 7a. 16-SD-04 North Pointe Preliminary Plat and Final Plat  
McCarron stated the City is still waiting on the water analysis.

8. STUDY SESSION

- 8a. Zoning Regulation for Accessory Structures.

McCarron explained that last year Mr. Norman Grass, 619 N Grandview St, approached the Commission requesting consideration for amendments to the Zoning Regulations pertaining to the maximum allowable size for accessory buildings. The Planning Commission directed staff to research benchmark cities to determine if Hutchinson’s regulations were similar. Our current regulations have caused hardships for multiple homeowners wanting to add a shed or detached garage. The regulations state that there can be one detached garage, one carport and one shed per lot as long as their combined square footage is less than the home and no more than 30% of the rear yard. The building must be like materials to the home, and detached garages and carports must have a paved surface from the road to the accessory structure. What staff is hearing from home owners is that many of our lots are quite large and the homes are small; therefore, they are unable to use their property and the cost to pave the drives sometimes doubles or triples the cost of the building. McCarron asked the Commission for their thoughts on how to improve the ordinance.

The Commission had several comments on size, style, number of buildings and the driveways. Maximum size requirement suggestions were as follows: detached storage shed: none; detached garages: 1,200 square feet (this would allow the structure to exceed the size of the primary structure, provided the total rear lot coverage is 10% or less); and detached carports: 600 square feet. The maximum rear lot coverage would increase to 35%. There would be no limit on storage buildings per lot (as long as to not exceed the lot coverage percentage). Side wall heights would not be allowed to exceed 12 feet. Materials used for accessory buildings were discussed with the suggestion of having fewer restrictions. Last

was the paved driveway, and suggestions would be to require the paved drive to extend from the street to the rear of the principal structure. Storage sheds with access doors shall not be greater than 6 feet in width. McCarron stated that she would put together a draft ordinance and bring it to the Planning Commission after meeting with the Development Review Committee.

9. OPEN COMMENTS FROM THE AUDIENCE – None.

10. ADJOURNMENT – The meeting adjourned at 6:00 p.m.

Respectfully Submitted,  
Stephanie Stewart, Planning Technician

Approved this \_\_\_\_\_ day of \_\_\_\_\_

Attest: \_\_\_\_\_



Planning Commission  
Staff Report

Public Hearing: 5/3/2016

April 26, 2016

**TO:** Hutchinson Planning Commission

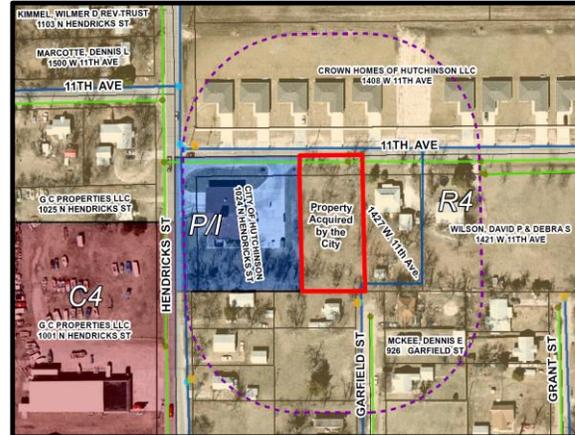
**FROM:** Casey A. Jones, AICP, CFM, Sr. Planner *cg*

**SUBJECT:** 16-ZA-05, request to rezone 0.468 acres of property to the East of 1024 N Hendricks St from R-4 to P/I

**OWNER:** City of Hutchinson

**REPRESENTATIVE:** Lynn Schwartzkopf, Mann and Co.

Map of the Subject Property and Current Zoning



**REQUEST:**

The City operates a fire station at 1024 North Hendricks Street and plans to demolish and rebuild a larger fire station at this location. To facilitate development of a new fire station, the City has acquired 0.468 acres of undeveloped land immediately to the East of the existing fire station. This parcel (the subject property) is described as the west 7.50 feet of Lot 3 and all of Lots 4, 5, 6 and 7, Block 6, Fairmount Addition. The subject property is currently zoned *R-4 Residential Neighborhood Conservation District*. The City requests a zone change from R-4 to *P/I Public and Institutional District*, as the existing fire station is zoned P/I, and a fire station is a permitted land use in the P/I District. The zone change will be reviewed by the Planning Commission and City Council. The City has also hired Mann and Company to prepare a site plan, which has been reviewed administratively by the Development Review Committee.

**STAFF RECOMMENDATION:** Staff recommends approval of this request.

**MOTION:** Motion to recommend to the City Council (approval / denial) of this request to rezone the property described as the West 7.50 feet of Lot 3 and All of Lots 4, 5, 6 and 7, Block 6, Fairmount Addition, in the City of Hutchinson, from *R-4 Residential Neighborhood Conservation District* to *P/I Public and Institutional District* based upon due consideration of the following factors:

Factors:

1. Character of the neighborhood;
2. Zoning and uses of nearby property;
3. Suitability of the property for the proposed zoning classification and use;
4. Impacts on nearby properties;
5. Length of time the property has remained vacant;
6. Relative gain to the public health, safety, and welfare, as compared with the hardship to the land owner if the application were denied;
7. Availability of public utilities to serve the development;
8. Conformance to the Comprehensive Plan; and
9. Recommendations of the professional staff.

**PUBLIC NOTIFICATION AND COMMENTS:**

A public hearing notice was published in the *Hutchinson News* on April 5, 2016. Public hearing notices were mailed to all owners of the 17 parcels located within 200 feet of the subject property. No comments were received as of the writing of this report.

**DEVELOPMENT REVIEW COMMITTEE:**

The Development Review Committee (DRC) met to review this proposal on April 12, 2016. The Committee provided comments to the applicant on the site plan and landscape plan, but there were no comments or concerns about the proposed zone change. A revised site plan and landscape plan were received on April 22, 2016, and are nearing approval as of the date of this report.

**ANALYSIS:**

The following is Staff’s analysis of the factors that the Planning Commission must consider when making its recommendation.

**1. Character of the neighborhood.**

Met. The neighborhood is primarily residential and has many single family dwellings. There are some commercial businesses located on Hendricks Street and on Nickerson Boulevard to the South of the subject property, but when standing on the property itself, the dominant character of the neighborhood is residential.

**2. Current zoning and uses of nearby property.**

Met.

	EXISTING ZONING	LAND USE	OWNER
SITE	R-4 Residential Neighborhood Conservation District	Vacant land	City of Hutchinson
NORTH	R-4 Residential Neighborhood Conservation District	Single family dwellings	Crown Homes of Hutchinson LLC
SOUTH	R-4 Residential Neighborhood Conservation District	Single family dwelling	Dennis E. and Lila L. McKee
EAST	R-4 Residential Neighborhood Conservation District	Single family dwelling	David P. and Debra S. Wilson
WEST	P/I Public and Institutional District	Fire station	City of Hutchinson

**3. Suitability of the property for its current zoning designation and use as compared to the proposed zoning designation and use.**

Met. In the property’s current zoning classification, R-4, a fire station is permitted by conditional use permit. Residential uses are permitted in the R-4 District, but the property has remained vacant, and the previous owner had no interest in developing a residence on the property.

**4. Extent of detrimental effects to nearby properties if the application were approved.**

Met. Rezoning the subject property to P/I will permit the existing fire station to be constructed in a larger footprint. No detrimental impacts on the abutting properties are expected. Required landscaping is in place along the South (a 20’ wide row of trees), and a 5’ vinyl fence with additional trees will be installed along the East to screen the fire station from the adjacent dwellings.

**5. Length of time the property has remained vacant.**

Met. The subject property is a vacant, undeveloped lot.

**6. Relative gain to the public health, safety, and welfare compared to the hardship imposed upon the landowner if the application were denied.**

Met.

Health, safety, and welfare: The zone change and resulting fire station reconstruction would improve public health, safety, and welfare.

Landowner hardship: If the application were denied, the owner would need to obtain a conditional use permit to construct a new fire station at this location.

**7. Conformance of this request to the Comprehensive Plan.**

Not met. The *Comprehensive Plan 2005-2010 Future Land Use Map* calls for *low density residential* uses on the subject property. The proposed fire station reconstruction is a designated project in the City's Capital Improvement Plan. The existing fire station has been in operation adjacent to the subject property since 1975, and the zone change would constitute a small enlargement of the existing P/I zone. The proposed fire station would take up a larger footprint on the site, but the land use would be the same.

**8. Impact on public facilities and utilities.**

Met. The change of zoning will have no foreseeable significant impact on public facilities or utilities.

Streets: No impact. The parcel has adequate street frontage. The existing driveway on 11th Avenue will be relocated to the East. The streets in this neighborhood have no curb and gutter, and no street improvements are proposed.

Sidewalks: The subject property has no sidewalks, and no new sidewalks are proposed. A partially constructed public sidewalk is in place on the along the north side of 11th Avenue. There are no ramps to the street, and there are no connecting sidewalks in the surrounding neighborhood.

Water and sanitary sewer: No impact. Water and sewer lines are already connected to the property.

Drainage: The Director of Engineering has requested a drainage study for this development. The drainage study is pending.

**Legal description of the subject property:**

The West 7.50 feet of Lot 3 and All of Lots 4, 5, 6 and 7, Block 6, Fairmount Addition, Hutchinson, Reno County, Kansas, according the duly recorded plat thereof.

**EXHIBITS:**

- A. Zoning Amendment Application
- B. Current Zoning Map
- C. Future Land Use Map
- D. List of Property Owners within 200 Feet
- E. Photos of the Subject Property
- F. Table of Land Use Categories

CC: Jana McCarron, AICP, Director of Planning and Development  
Charlene Mosier, Planning Technician  
Stephanie Stewart, Planning Technician

# 2016 ZONING AMENDMENT APPLICATION

 <p><b>CITY OF HUTCHINSON</b></p>	<p><b>CITY OF HUTCHINSON</b>  <b>Planning and Development Department</b>          125 E Avenue B, Hutchinson, KS 67501          620-694-2639 phone ~ 620-694-2673 fax</p>
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**FOR OFFICE USE ONLY**

DATE RECEIVED: March 29, 2016 CASE #: 16-ZA-05 FEE PAID (\$210): N/A

**PROJECT INFORMATION**

**Project Address** Fire Station #5, 11th & Hendricks, Hutchinson, Ks 67501

**Legal Description** See attached legal description for new property acquired

**Applicant** City of Hutchinson Company City of Hutchinson, a Municipal Corporation

**Mailing Address** 125 East Ave. B, Hutchinson, Ks 67501

**Phone** 694- 2870 **E-Mail** kimf@hutchgov.com

**Property Owner** City of Hutchinson, a Municipal Corporation

**Mailing Address** 125 East Ave. B, Hutchinson, Ks 67501

**Phone** 694- 2870 **E-Mail** kimf@hutchgov.com

**Surveyor/Engineer/Architect**

**Architect** Company - Mann & Co., P.A.

**Mailing Address** 1703 Landon, Hutchinson, Kansas 67502

**Phone** 620-662-4493 **E-Mail** lynn@mannandcompany.com

**USE AND ZONING INFORMATION**

1. The property is currently being used for the following purposes: Fire Station #5
2. I/we request that the zoning designation of the property be changed from R-1 to P/I
3. The Comprehensive Plan designation for the property is currently R-1.
4. The proposed use for the property is: Expansion of current site to accommodate new Fire Station #3.

**SUBMITTAL REQUIREMENTS**

- Completed Zoning Amendment Application.
- Zoning Amendment Application Fee (\$210.00).
- A written and signed certification from the Reno County Treasurer's office that all property taxes for the property have been paid.
- Copy of the deed (available from the Reno County Register of Deeds).
- Legal description of the parcel.
- The names and mailing addresses of all property owners located within 200 feet of the boundaries of the parcel. If the parcel is adjacent to the city limits, the above list must also include all the properties located outside the city, but within 1,000 feet of the city limits. Please provide this information in print-out form from the Reno County Appraiser.
- Other documentation, as required.

Please note: If the zoning amendment is being requested in order to change the use of a property or to construct a new building, additional applications and approvals will be required. Please contact the Planning and Development Department for more information.

#### ZONING AMENDMENT STATEMENT

Applicants for zoning amendments must submit a statement justifying how the proposed zoning amendment meets the factors listed in *Sec. 27-1201.B. of the Hutchinson City Code*. The Planning Commission and City Council are required to consider these factors when reaching a decision on a zoning amendment application. The factors are listed below and space is included for applicant responses. Please feel free to attach additional pages and any other supporting documentation, such as photographs, drawings, maps, statistics, legal documents and letters of support.

1. How will the proposed development be in keeping with the character of the neighborhood?

**Similar residential materials (brick exterior) and style (residential style windows) are incorporated in the design of the new station.**

2. How will the proposed use be consistent with the zoning and uses on nearby parcels?

**New zoning represents continuation of existing use.**

3. Why is the property more suited for its proposed zoning than its current zoning?

**No apparent difference.**

4. Will the proposed zoning have any detrimental effects on nearby properties?

**New station is 3-bay station and old station is 2-bay station. There may be a moderate increase in number of runs being made.**

5. How long has the property been vacant prior to filing this application?

**Since original fire station was constructed in 1975**

6. What hardships would be faced if this application were denied?

**Inadequate land would be available to accommodate/expand new fire station building, parking, and concrete pad for fire station operations.**

7. Does the proposed zoning designation conform to the Comprehensive Plan? Please explain.

**Current Comprehensive plan does not reflect proposed change, however, change in zoning designation as requested is basically an extension of existing use. The current fire station has been in use since 1975 and the proposed improvements are designated in the City's Capital Improvement Plan. The land, currently acquired, will allow for expansion of site and building requirements for the new fire station.**

8. Are existing public utilities and facilities adequate to serve the proposed use? List any new public facilities and utilities that will be required.

**Yes**

9. Additional comments:

**ZONING AMENDMENT APPLICATION PROCESS**

1. Submit the **Zoning Amendment Application** and all required supporting materials to the Planning and Development Department in accordance with the application deadlines on page 4.
2. Following receipt of a complete **Zoning Amendment Application**, planning staff will:
  - a. Set date a date for a public hearing before the Planning Commission. The public hearing must be held within 60 days of acceptance of the application.
  - b. Notify property owners located within the notification radius of the date, time and place of the hearing. The general public and property owners located within the notification area will be invited to comment upon the application.
  - c. Publish a public hearing notice in the *Hutchinson News*. The notice must be published a minimum of 20 days prior to the public hearing.
  - d. Transmit application materials to the Development Review Committee (DRC) for their review, if needed. The DRC will meet to discuss the project. The DRC will provide written comments which will be sent to the applicant. Based upon the comments received, revised plans may be required. Revised plans, once received, will be routed to the DRC for final comment.
3. The Planning Commission will hold a public hearing on the project, typically in accordance with the attached schedule. The Commission provides a recommendation to the City Council. **The applicant MUST be present at the public hearing in order for the application to be considered. The application will be tabled if the applicant is not present.**
4. No sooner than 14 days, nor later than 30 days after the public hearing, the City Council will consider the zoning amendment request. (The Council normally meets at 9 AM on the first and third Tuesday of each month). City Council may only override the Planning Commission's recommendation with a 2/3 majority vote.

**UNDER NORMAL CIRCUMSTANCES, A MINIMUM OF 60 DAYS IS REQUIRED FROM SUBMITTAL OF A COMPLETED APPLICATION TO THE FINAL DECISION.**

We, the undersigned, hereby authorize the submittal of this application and associated documents and certify that all the information contained therein is true and correct. (Signature of property owners)

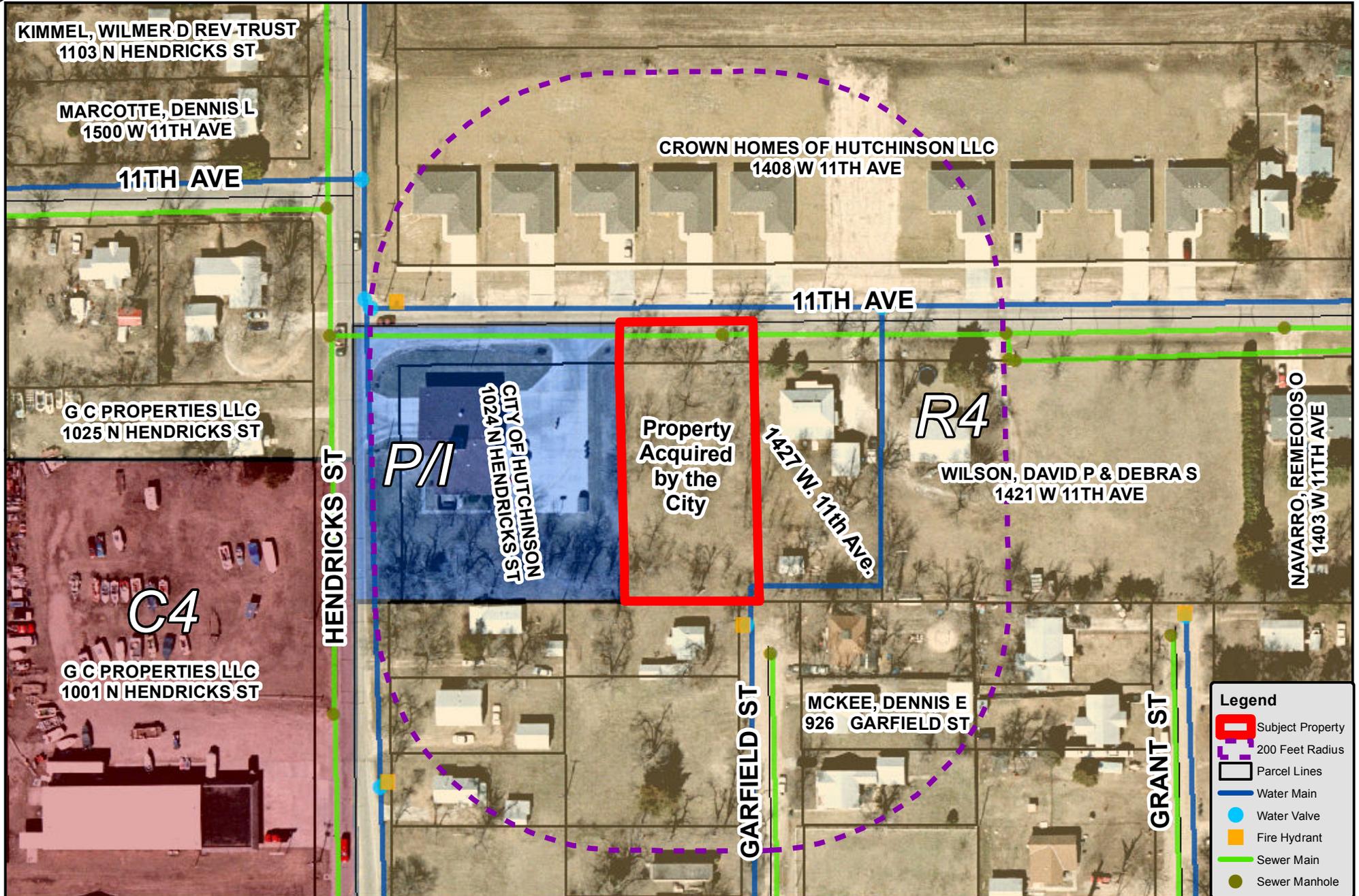
Kim Forbes  
Signature

\_\_\_\_\_  
Signature

KIM FORBES  
Printed Name

\_\_\_\_\_  
Printed Name

# 16-ZA-05: Current Zoning Map

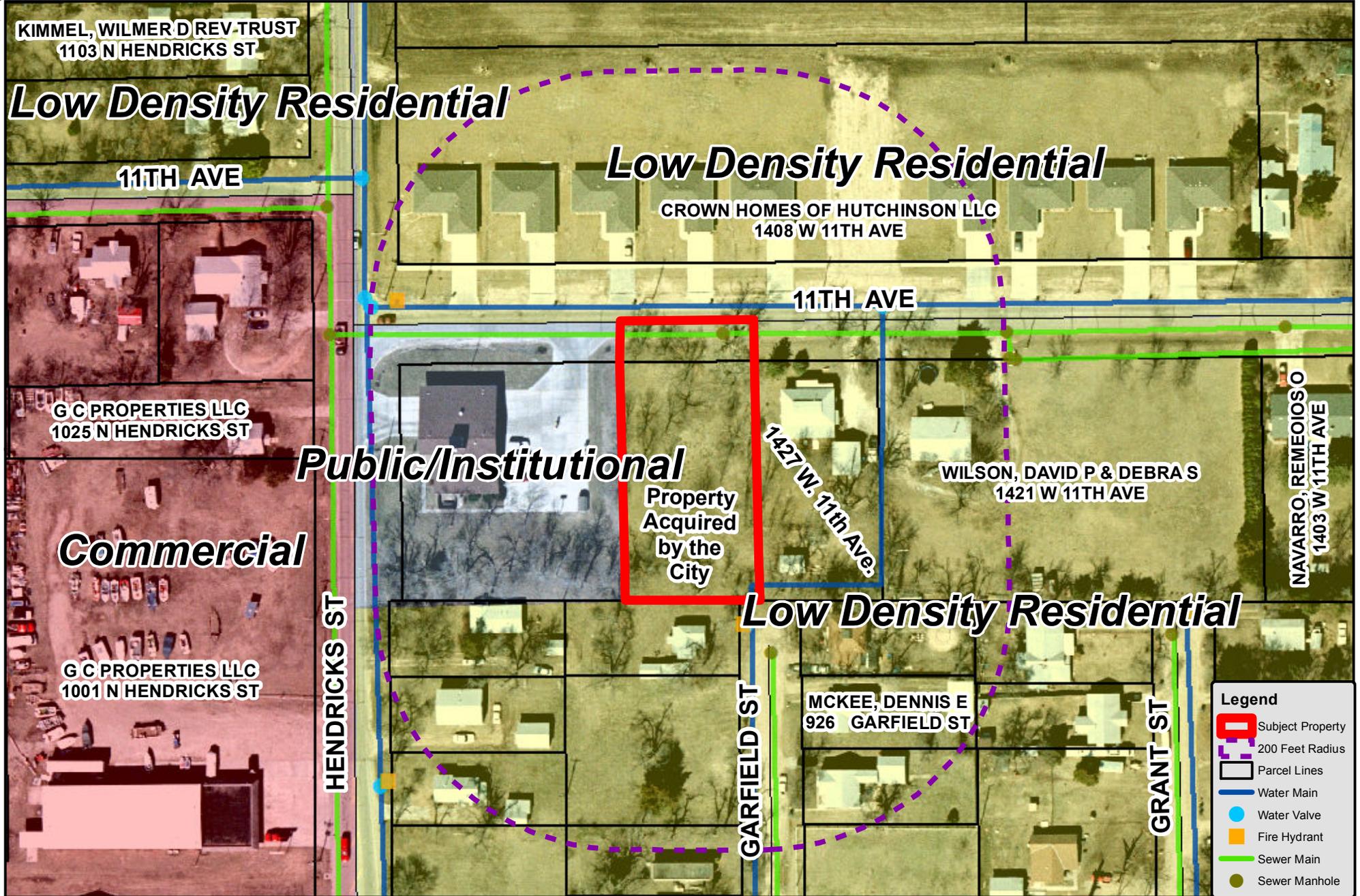


Legend	
	Subject Property
	200 Feet Radius
	Parcel Lines
	Water Main
	Water Valve
	Fire Hydrant
	Sewer Main
	Sewer Manhole



## 1024 N. Hendricks St., Hutchinson, KS





KIMMEL, WILMER D REV TRUST  
1103 N HENDRICKS ST

CROWN HOMES OF HUTCHINSON LLC  
1408 W 11TH AVE

G C PROPERTIES LLC  
1025 N HENDRICKS ST

WILSON, DAVID P & DEBRA S  
1421 W 11TH AVE

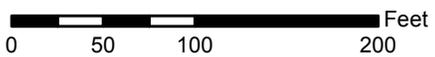
G C PROPERTIES LLC  
1001 N HENDRICKS ST

MCKEE, DENNIS E  
926 GARFIELD ST

NAVARRO, REMEIOS O  
1403 W 11TH AVE

**Legend**

-  Subject Property
-  200 Feet Radius
-  Parcel Lines
-  Water Main
-  Water Valve
-  Fire Hydrant
-  Sewer Main
-  Sewer Manhole



## 1024 N. Hendricks St., Hutchinson, KS



16-ZA-05  
List of Properties  
Within 200 Feet

Exhibit D

	OWNER OF RECORD	MAILING ADDRESS	CITY	STATE	ZIP	SITE ADDRESS	PARCEL ID
1	WILSON, DAVID P AND DEBRA S	1427 W 11TH AVE	HUTCHINSON	KS	67501	1427 W 11TH AVE	1211102006005000
2	CITY OF HUTCHINSON	PO BOX 1567	HUTCHINSON	KS	67504	1024 N HENDRICKS ST	1211102006006000
3	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	908 GARFIELD ST	1211103006004000
4	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	0 GARFIELD ST	1211103007014000
5	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	902 N HENDRICKS ST	1211103007004000
6	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	0 N HENDRICKS ST	1211103007005000
7	MCCLELLAND, JIM D AND JANET D	907 GARFIELD ST	HUTCHINSON	KS	67501	909 GARFIELD ST	1211103007013000
8	MCCLELLAND, BARTON R	906 GARFIELD ST	HUTCHINSON	KS	67501	906 GARFIELD ST	1211103006005000
9	WILSON, DAVID P AND DEBRA S	1427 W 11TH AVE	HUTCHINSON	KS	67501	1421 W 11TH AVE	1211102006004000
10	MCKEE, DENNIS E	6812 N YAGGY RD	HUTCHINSON	KS	67502	926 GARFIELD ST	1211103006003000
11	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	906 N HENDRICKS ST	1211103007003000
12	THOMAS, KIMBERLY D	1005 N GRANT ST	HUTCHINSON	KS	67501	1005 N GRANT ST	1211103006016000
13	MCKEE, DENNIS E AND LILA L	6812 N YAGGY RD	HUTCHINSON	KS	67502	911 GARFIELD ST	1211103007001000
14	LLOYD, CAROL ANITA AND JORDAN PAUL	928 GARFIELD ST	HUTCHINSON	KS	67501	928 GARFIELD ST	1211103006002000
15	TENNANT, FOREST S AND MIRIAM S	1007 N GRANT ST	HUTCHINSON	KS	67501	1007 N GRANT ST	1211103006001000
16	MCKEE, DENNIS E	6812 N YAGGY RD	HUTCHINSON	KS	67502	1020 N HENDRICKS ST	1211103007002000
17	CROWN HOMES OF HUTCHINSON LLC	PO BOX 2504	HUTCHINSON	KS	67504	1408 W 11TH AVE	1211102002023000

## Exhibit E: Photos

**View of the subject property and the adjacent house at 1427 W. 11th Ave.  
(looking East from the existing fire station parking lot at 1024 N. Hendricks St.)**



**View of the subject property and fire station at 1024 N. Hendricks St.  
(looking Southeast from 11th Avenue)**



**View of the subject property and fire station at 1024 N. Hendricks St.  
(looking Southeast from 11th Avenue)**



**View of the subject property and fire station at 1024 N. Hendricks St.  
(looking East along 11th Avenue)**



**View of the existing fire station at 1024 N. Hendricks St.  
(looking South from 11th Avenue)**



**View of the existing fire station at 1024 N. Hendricks St.  
(looking Southeast from the intersection at 11th Ave. and Hendricks St.)**



**View of the existing fire station at 1024 N. Hendricks St.  
(looking East from Hendricks St.)**



## Exhibit F

### Sec. 27-405 Table of Land Use Categories Explanation.

The Table of Land Use Categories found in Sec. 27-406 of these regulations is a listing of uses that may be allowed in each of the zoning districts. Land use types are grouped into specific land use categories in the table. The land use categories are later listed in each of the zoning district sections in lieu of specific use types. If a land use category is listed in a specific zoning district section, this does *not* mean that every use in that land use category is allowed. One must refer to the specific use types in the table to determine whether or not a particular use is permitted within a specific zoning district.

The various uses within Sec. 27-406 are classified as: permitted (P); allowed upon approval of a conditional use permit (C); allowed upon approval of a special use permit (S); or not allowed (-).

Special use permits are heard and decided by the Board of Zoning Appeals. Conditional use permits are heard by the Planning Commission, who makes a recommendation to the City Council, who in turn makes the final decision.

The table in Sec. 27-406 also lists accessory uses which may be allowed or not allowed in each zoning district. The list of accessory uses can be found at the end of the table.

Uses of land not listed in the Table of Land Use Categories are not necessarily excluded. The zoning administrator shall be empowered to make interpretations of land use categorical similarity.

### Sec. 27-406 Table of Land Use Categories.

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
<b>Agricultural Uses</b>																					
Agriculture and Related Sales and Services	Agricultural buildings for general agricultural use	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Agricultural chemicals, fertilizer, anhydrous ammonia storage and distribution	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
	Agricultural feed mixing and blending, seed sales and grain handling operations	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Agricultural implement and vehicle sales and service	C	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	P	P	P	-
	Agricultural processing	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-
	Agricultural research farms	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Agricultural sales and services	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Equestrian centers and stables	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Farm wineries	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	General agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Horses and other noncommercial livestock on residential lots	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Residential Uses</b>																					
Household Living	Ground floor housing in a commercial building	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-	-	-	-	
	Manufactured homes, Residential-design	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	
	Manufactured homes, Single-wide or Double-wide	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Manufactured home parks	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
	Multiple family dwellings	-	-	-	-	C	P	-	-	P	P	P	P	P	P	P	S	-	-	-	-
	Single family attached dwellings / Townhomes	-	-	-	C	P	P	-	-	P	P	C	C	C	C	C	C	-	-	-	-
	Single family detached dwellings	P	P	P	P	P	P	P	-	P	C	C	C	C	C	-	C	-	-	-	-
	Two family dwellings / Duplexes / Twin homes	-	-	C	C	P	P	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Upper story housing	-	-	-	-	-	-	-	-	C	-	-	-	-	C	P	-	-	-	-	-
Residential Commercial/ Institutions	Adult care homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Adult family homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Assisted living facilities	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
	Bed and breakfasts	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Boarding and rooming houses	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Convents	C	-	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Dormitories	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Emergency shelters	C	-	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Fraternity and sorority houses	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Group boarding homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Hospices	C	C	C	C	C	C	-	-	P	S	S	S	S	S	S	S	-	-	-	-
	Monasteries	C	C	C	C	C	C	-	-	P	P	C	C	C	C	C	-	-	-	-	-
	Nursing homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
	Retirement homes	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	S	-	-	-	-
	Transitional housing	C	C	C	C	C	C	-	-	P	C	C	C	C	C	C	-	-	-	-	-
<b>Institutional and Civic Uses</b>																					
Community Services and Civic Uses	Animal shelters (public)	C	-	-	-	-	-	-	-	C	P	C	C	C	C	C	C	P	P	P	-
	Bus/transit garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	C	-	P	P	P	-
	Cemeteries	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	Churches, synagogues, temples and similar uses	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	-	-	-	-
	Columbarium	P	-	-	-	-	-	-	-	P	P	S	S	S	S	S	-	-	-	-	-
	Community centers and buildings	P	-	-	-	C	C	C	C	P	P	P	C	C	C	C	C	-	-	-	-
	Fire and rescue facilities	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-
	Fraternal organizations	C	-	-	-	C	C	-	-	P	P	P	P	P	P	P	C	S	S	S	-
	Governmental offices and necessary secondary uses	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Hospitals	C	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	-	-	-	-
	Law enforcement centers including office spaces and holding areas	C	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
	Libraries and museums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	C	C	C	-
	Planetariums	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Senior citizen centers	P	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	-	-	-	-
Treatment, Rehabilitation and Incarceration Facilities	Correctional facilities (public)	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Drug and alcohol rehabilitation centers	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Half-way houses	-	C	C	C	C	C	-	-	-	C	C	C	C	C	C	-	-	-	-	-
	Jails	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Juvenile detention centers	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Day Care and Educational Institutions	Prisons	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
	Adult day care facilities	C	C	C	C	C	C	C	-	C	P	-	-	-	-	-	-	-	-	-	-
	Child care centers	S	-	-	C	C	C	S	-	S	S	S	S	S	S	S	-	S	S	S	-
	Colleges and universities	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	-	-	-	-	-
	Licensed day care homes and licensed group day care homes (as a principal use)	S	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	-
	Licensed day care homes and licensed group day care homes (as a home occupation)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Preschools	C	C	C	C	C	C	S	-	S	S	S	S	S	S	S	S	-	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Public and private schools (K-12)	C	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	-	-	-	-
	Trade, career and technical schools	-	C	C	C	C	C	-	-	C	P	C	C	C	C	C	C	C	C	C	-
Public Parks and Open Space	Arboretums	P	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
	Athletic fields	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-
	Dog parks (not racing)	P	C	C	-	-	-	-	-	C	C	P	C	C	C	C	C	C	C	C	-
	Nature centers	P	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
	Public parks, trails, picnic areas and playgrounds	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	-
	Public pools and water parks	P	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	-	-	-	-
	State Fair grounds	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
	State Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Public and Private Utilities	Amateur radio towers and antennae taller than 50 feet – see Sec. 27-922	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Amateur radio towers and antennae 50 feet and below – see Sec. 27-922	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Natural gas depots	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Oil exploration and extraction	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Public works facilities and related storage and maintenance garages	C	-	-	-	-	-	-	-	-	P	C	C	C	C	P	C	P	P	P	-
	Radio and tower transmitters (no offices)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Telecommunication Facilities	C	C	C	C	C	C	-	-	C	C	C	C	S	S	C	C	P	P	P	C
	Wind energy conversion systems (small) – see Sec. 27-923	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind energy conversion systems (commercial/utility grade) – see Sec. 27-924	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	
Wireless telecommunication facilities and equipment – see Sec. 27-921	Refer to Section 27-921, Wireless Communication Facilities.																				
<b>Retail, Services and Commercial Uses</b>																					
Adult Uses	Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Animal Care	Animal boarding, animal shelters and kennels	P	-	-	-	-	-	-	-	C	-	-	S	P	P	S	-	P	P	P	-
	Pet cemeteries	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet crematoriums	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Pet grooming	P	-	-	-	-	-	-	-	C	-	-	P	P	P	P	S	P	P	P	-
	Pet training	P	-	-	-	-	-	-	-	C	-	-	S	S	S	S	S	P	P	P	-
	Veterinary clinics and hospitals	P	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	P	P	P	-
Business and Household Services	Building maintenance and cleaning services	S	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Copying, printing, mailing and packaging services	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Lawn, garden and yard maintenance services	S	-	-	-	-	-	-	-	S	-	-	-	P	-	-	-	P	P	-	
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	-	
	Pest control services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	-	
	Small appliances and household equipment repair	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	P	P	P	-	
	Well drilling or septic tank cleaning services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	-	
Financial Services	Banks	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Brokerages	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Credit unions	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Insurance offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Financial advisory services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	-	-
	Specialty loan services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
Food And Beverage Services	Banquet and reception facilities	-	-	-	-	-	-	-	-	S	-	P	P	P	P	P	P	-	-	-	-
	Brew pubs and micro-breweries	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	-	-	-	-	-
	Catering services	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
	Class A clubs	C	-	-	-	C	C	-	-	P	P	C	C	P	P	P	S	S	S	S	-

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Class B clubs	-	-	-	-	-	-	-	-	-	-	C	S	P	P	C	-	-	-	-	
	Coffee houses and coffee shops	-	-	-	-	-	-	-	-	P	-	P	S	P	P	S	-	-	-	-	
	Coffee kiosks	-	-	-	-	-	-	-	-	-	-	S	S	P	P	S	-	-	-	-	
	Demonstration kitchens (not catering)	-	-	-	-	-	-	-	-	P	-	S	P	P	P	P	-	-	-	-	
	Donut and pastry shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	S	-	-	-	
	Drinking establishments, taverns and bars	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	-	
	Restaurants with drive-in service or drive-through windows	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	-	
Restaurants with no drive-in service and no drive-through windows	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	-	-	-		
General Commercial	Antiques and collectibles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Art galleries	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	-	-	-	
	Arts and crafts stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Artisan shops	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Bicycle sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Book stores, and music and musical instrument stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Bridal sales and services	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Camping equipment sales	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	
	Candy stores, candy makers and kitchens	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Clothing, accessories, and costume sales and rental	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Computer hardware and software sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Crematoriums	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	P	P	P	
	Dance studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	
	Department stores	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	
	Drug stores and pharmacies	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	
	Dry cleaners	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	P	P	P	
	Electronics and appliances sales and service	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	
	Equipment sales and rental businesses (indoors)	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	
	Exercise equipment sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Fabric and sewing supply stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Firearms and ammunition sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
	Florists	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Food store, including bakeries, meat lockers, butchers, deli, and specialty markets, but not a full-service grocery	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	-	-	-	
	Funeral homes and mortuaries	C	-	-	-	-	-	-	-	-	-	-	P	P	P	C	C	P	P	P	
	Garden center	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	
	Gift stores, novelty and souvenir stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Glassblowers	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	S	P	P	P	
	Grocery stores and supermarkets	-	-	-	-	-	-	-	-	C	-	-	C	C	P	P	C	-	-	-	
	Hair salons, barber shops, beauty salons and nail salons	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	-	-	-	-	
	Hardware stores	-	-	-	-	-	-	-	-	C	-	-	C	P	P	P	C	-	-	-	
	Heating and cooling sales and services	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	
	Home furnishings stores, including paint and wall coverings, lamps and lighting, flooring materials and draperies	-	-	-	-	-	-	-	-	P	-	-	-	C	P	P	C	P	P	P	
Kitchenware sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-		
Lawn and garden equipment sales and service	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-		

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Martial arts studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	
	Massage therapy, health spas and day spas	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	-	-	-	-	
	Newspaper and magazine sales stands	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	
	Office supplies and furniture sales	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	-	-	-	-	
	Pawn shops with no outdoor sales or storage	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	
	Pet stores	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	-	-	-	
	Photographic equipment and supplies	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Pottery stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Religious books, cards and articles stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Secondhand stores, thrift stores and consignment stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Self-service laundry and Laundromats	-	-	-	-	-	-	-	-	P	-	-	C	C	P	P	C	-	-	-	
	Shoe stores and shoe repair	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Sporting goods stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Tattoo artists and body piercing	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Toy and game stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Upholstery shops	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	P	P	-	
	Video, movie and game rental and sales	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	
	Warehouse club sales	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Specialized Commercial	Billiard halls	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
	Brick and tile sales	-	-	-	-	-	-	-	-	C	-	-	-	-	P	P	-	P	P	-	
	Building materials sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	-	
	Bus and train depots including ticket sales	-	-	-	-	-	-	-	-	-	P	-	-	C	C	C	-	P	P	-	
	Commercial greenhouses	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	-	
	Concrete and cinder block sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	-	
	Convenience stores	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	-	
	Drive-in theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	P	-	
	Equipment sales and rental (outdoors)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	-	
	Fencing dealers	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	-	
	Gasoline filling stations	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	-	
	Hot tub and spa sales	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	-	
	Liquor stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
	Lumber yards (indoor or outdoor)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	
	Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	
	Monument sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	-	
	Motels and hotels	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	
	Movie theaters	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
	Nurseries and related retail sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	-	
	Pawn shop with outdoor sales or storage	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
	Performance theaters and auditoriums	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	
	Swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	
	Taxi stands	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	
	Tobacco stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	-	-	-	
	Truck stops	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	P	-	
Medical Uses	Chiropractor offices	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Dental offices including orthodontics	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Doctor offices (medical)	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	-	-	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
Office Uses	Medical clinics including general practice and specialty care	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Rehabilitation facilities including out-patient services	C	-	-	-	-	-	-	-	P	S	C	C	P	P	P	P	P	P	P	-
	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Business offices and call centers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Consultant offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Contractors' offices with no equipment storage	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	P	-
	Counselors, psychiatrists, psychologists and social workers offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Design offices including architects, engineers, community planners, landscape architects, land surveyors and interior designers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Lawyer/attorney offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Insurance and real estate agencies and offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Optical sales and services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
	Photographic studios	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	S	S	S	-
Radio and television studios (not transmitter towers)	C	-	-	-	-	-	-	-	C	S	S	S	P	P	P	C	S	S	S	-	
Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	S	S	P	P	P	C	S	S	S	-	
Recreational Commercial	Amusement parks	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
	Bingo parlors	-	-	-	-	-	-	-	-	C	-	-	C	P	P	-	-	-	-	-	
	Bowling alley	-	-	-	-	-	-	-	-	C	-	-	C	P	P	-	-	-	-	-	
	Commercial stables	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	
	Commercial swimming pools	-	-	-	-	-	-	-	-	C	-	-	C	C	C	C	-	-	-	-	
	Public and private golf courses	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	
	Golf driving ranges	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	
	Gun clubs	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	
	Gymnasiums (other than school)	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	
	Health clubs and spas including YMCA and YWCA	-	-	-	-	-	-	-	-	C	C	-	C	P	P	P	C	C	C	C	
	Miniature golf courses	C	-	-	-	-	-	-	-	C	-	-	C	P	P	C	C	-	-	-	
	Race tracks	C	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P	
	Recreational vehicle parks (RV parks)	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	
	Roller and ice skating rinks	-	-	-	-	-	-	-	-	C	-	-	C	C	P	C	C	C	C	C	
	Sports arenas	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C	
Stadiums	C	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	C	C	C		
Video arcades	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	C	-	-	-		
Vehicular Commercial	Boat dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P		
	Motor vehicle repair, painting and body shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C		
	Motor vehicle dealers, sales, rental and leasing	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P		
	Motor vehicle washes, self-services or automatic	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C		
	Motorcycle dealers, including moped and scooters	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P		
	Recreational vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P		
<b>Industrial Uses</b>																					
Research and Development	General research facilities	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	
	Scientific research laboratories	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	P	
Warehousing and Storage	Bulk materials or machinery storage (fully enclosed)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P		
	Bus garages and bus repair shops	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	C	C		
	Self-service storage facilities (mini warehouses)	-	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P		
	Storage facilities and outdoor storage yards	-	-	-	-	-	-	-	-	S	-	-	-	-	C	C	-	P	P		

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Truck terminals/motor freight terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Vehicle, trailer, recreational vehicle and boat storage	-	-	-	-	-	-	-	-	S	-	-	C	C	C	-	P	P	P	-	
	Warehouses and distribution centers	-	-	-	-	-	-	-	-	S	-	-	-	-	C	C	-	C	P	P	-
	Wholesale businesses and storage	-	-	-	-	-	-	-	-	S	-	-	-	C	C	-	C	P	P	-	-
Contractors, Contractor Yards, Storage and Supply	Carpenters	-	-	-	-	-	-	-	-	S	-	-	-	-	C	-	P	P	P	-	
	Carpet and rug cleaning plants	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	P	P	P	-	
	Carport and storage building sales	-	-	-	-	-	-	-	-	S	-	-	C	C	-	-	P	P	P	-	
	Contractors' offices with indoor equipment storage	-	-	-	-	-	-	-	-	S	-	-	P	P	P	-	P	P	P	-	
	Contractors' offices with outdoor equipment storage yards (excluding heavy machinery)	-	-	-	-	-	-	-	-	S	-	-	-	C	-	-	P	P	P	-	
	Contractor's storage yards (excluding asphalt or concrete mixing)	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	P	P	P	-	
	Non-commercial garages and hobby shops	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	-	
	Trade shops (including cabinet makers)	-	-	-	-	-	-	-	-	P	-	-	C	C	C	-	P	P	P	-	
Large Contracting and Materials Manufacturing	Asphalt and concrete contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Concrete products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Excavating contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Highway and street construction companies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Manufactured home construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Prefabricated buildings and components manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Wrecking and demolition contractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
Food Processing and Manufacturing	Food and beverage products processing and manufacturing, excluding breweries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Clothing and Textile Manufacturing	Carpet, rug and mat manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Cleaning of rugs, carpets and mats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Clothing manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	P	-	
	Dyeing of garments, rugs and other textiles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Shoes and footwear manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	P	-	
	Textile mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
Mining and Excavation	Yarn, threads and cordage manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Brick, firebrick and clay products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
	Monument and architectural stone manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
	Quarries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
	Salt mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
	Sand and gravel extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Machinery and Vehicle Manufacturing	Sand, lime and stone products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
	Agricultural or farm implement manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Automobile, truck trailer, motorcycle, motor vehicle and bicycle assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Boat manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Farm machinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Metal Processing, Stamping	Trailer, carriage and wagon manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
	Metal extrusion, rolling, fabrication, stamping and forming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
Metal Processing,	Metal products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Foundries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Galvanizing or plating (hot dip)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/1	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
Forging, Fabrication (Hazardous)	Iron (ornamental) fabrication	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Metal and metal ores, reduction, refining, smelting, alloying and rolling mills (non-ferrous)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Steel works and rolling mills (ferrous)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Structural iron and steel fabrication	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Welding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-
Wood Products Manufacturing	Basket and hamper (wood, reed, rattan, etc.) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Furniture manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Lumber and millwork manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
General Manufacturing (Low Hazard)	Aerospace, aircraft and aircraft parts manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	
	Appliance manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Cosmetics and toiletries manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Electronics manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Firearms (but not ammunition) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Machinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Musical instruments manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Office machine manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Paper, paperboard and pressed or molded pulp goods manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Pharmaceuticals manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Photographic equipment supplies manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Plumbing supplies manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Pottery and porcelain products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Printing and publishing plants	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	
	Railroad equipment manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	
	Shipping container (corrugated board, fiber or wire bound) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Solar panel manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Sporting and athletic goods manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	Tool, die, gauge and machine shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
	General Manufacturing (High Hazard)	Tools and hardware product manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
Toys and games manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
Vitreous enameled product manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
Wallboard, sheetrock and plaster, insulation and composite flooring manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
Wind turbine manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	
Abrasive wheels, stones, paper, cloth and related products manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Adhesives manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Animal slaughtering, processing and packing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Biofuels manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Boiler manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Breweries and distilleries		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Fertilizer manufacturing (organic or inorganic)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Glass products manufacturing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Grain elevator and storage facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
Junkyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	
Landfills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Livestock feed preparation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Motor testing (internal combustion motors)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Motor vehicle graveyards and impoundment lots	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
	Oilcloth, oil-treated products, and artificial leather manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Oils, shortenings and fats (edible and non-edible) rendering, processing and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Pharmaceutical products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Petroleum, gasoline or lubricating oil refining and wholesale storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Petro chemical manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Plastic materials and synthetic resins manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Railroad switching and classification yards, roundhouses, repair, and overhaul shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Recycling centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
	Rendering and storage of dead animals, offal, garbage or waste products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Roofing materials, building paper and felt manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Rubber products, tire and tube manufacturing and vulcanizing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Salvage yards, scrap yards and salvage operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
	Storage battery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Waste recovery facilities – commercial, industrial and residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Wood preserving treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
<b>Accessory Uses</b>																					
	Barbeque grills and barbecue pits	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Barns	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collection bins, free-standing	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	P	P	P	-
	Decks, patios, pergolas and gazebos	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Fuel storage	P	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	P	P	P	-
	Fuel tanks and dispensing equipment	P	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-
	Garages and carports	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Grain storage bins	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Hobby activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Keeping of pets (non-commercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Multi-modal shipping containers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
	Non-commercial greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Non-commercial shops (including hobby woodworking and hobby repair)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Offices	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P
	Outdoor kitchens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Parking of motor vehicles, RV's and small trucks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Playgrounds and recreation equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Portable storage units (long-term or permanent)	-	-	-	-	-	-	-	-	C	-	-	-	-	C	C	-	P	P	P	-
	Propane tanks for household utility fuel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
	Silos	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-

Use Category	Use Type	ZONING										DISTRICTS									
		TA	R-1	R-2	R-3	R-4	R-5	MH	MP	EN	P/I	C-1	C-2	C-3	C-4	C-5	CR	I-1	I-2	I-3	AE
	Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Stock trailers and horse trailers	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
	Storage of farm materials, products and equipment	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
	Storage sheds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Swimming pools, hot tubs and accessory equipment (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
	Tennis courts (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	

## Item 8a.

# Do the Right Thing: Ethics for Commissioners

## LAW

## U.S. SUPREME COURT

Justice Potter Stewart (1915–1985) remarked that “ethics is knowing the difference between what you have a right to

do and what is right to do.” This maxim is especially relevant for planning and land-use commissioners who are in positions of substantial authority and are privy to information often not held by others. Commissioners know what they *have* a right to do, but how can they decide what is right to do?

## Whom do you serve?

First and foremost, elected and appointed public officials must determine to whom they owe an obligation. This is no easy task for a commissioner—is it to the chair of the commission or to the chief elected official? If you are elected, is your main obligation to the people who elected you or to the political party that nominated you? Do you consider all the citizens of the community to be those you serve, or does your constituency extend to those outside your political jurisdiction who might benefit from what you may do, such as in preserving open space and historic resources, or providing affordable housing so that they might have an opportunity to live in your community?

All those who are involved in land-use decision making must ultimately ask themselves the question of whether they have a moral and ethical obligation to an even larger constituency, one that spans time. In short, they must consider the possibility that they owe an obligation in their decision making of today to further the interests of generations not yet born; as when we protect a sole-source aquifer, a ridgetop view, or a sacred place from destruction.

## Where do you find guidance?

Once you have resolved the question of who you serve, then you can begin the task of determining how you must



See a clear decision by applying the “light of day” test to your ethical dilemmas.

conduct yourself. Fortunately, the American Planning Association provides us its Ethical Principles and Planning, available at [planning.org/ethics/ethicalprinciples.htm](http://planning.org/ethics/ethicalprinciples.htm). It is intended as a guide for ethical conduct to all involved in planning, recognizing that “the planning process exists to serve the public interest.” Guidelines, though, are only that. They are suggestive of how one should conduct oneself; they are not rules of conduct, meaning there is no penalty if you do not follow them. Guidelines often may serve more to stimulate discussion and further deliberation of what is right and wrong, and what is good and bad.

APA has many other resources on ethics. Commissioners may find it useful and stimulating to set aside some time at their meetings, on a regular basis, perhaps a few times a year, to review the Ethical Principles in Planning and to discuss some of the hypotheticals and problem sets available in the literature. The Texas Chapter of APA has a chapter on “Ethics and the Planning Commissioner” written by Carol Barrett, FAICP, as part of *A Guide to Urban Planning and Texas Communities* (2013), available at [tinyurl.com/glahh6e](http://tinyurl.com/glahh6e). Discussing the principles, considering hypotheticals, and developing your commission’s own rules of conduct will help to improve the “issue spotting” capabilities of all commissioners such that they will be able to more readily identify an ethical issue when it arises, hopefully in time to avoid an error or unnecessary delay, perhaps, in the very midst of proceedings.

The Ethical Principles in Planning has three sections, the first two of which are relevant to commissioners and a third focused on practicing planners. The headings of the sections pertinent to commissioners are self-explanatory:

Section one’s seven numbered paragraphs encompass a broad variety of considerations including making available “full, clear and accurate information on planning issues” and clarifying community goals.

The 13 paragraphs in section two address such issues as broadly defining “personal interest,” not seeking gifts or favors, protecting confidential information, and respecting the rights of all participants.

If an ethics training sessions addressed just one or two of these considerations at a sitting, and worked to flesh out what they mean in terms of practice, there would be sufficient discussion for 10 to 20 meetings.

Municipalities may also have ethical codes that may be mandated by state law. Commissioners should be familiar with those codes and ask their city manager or their legal counsel for a briefing. Some states, such as Pennsylvania, will provide free ethics training

on request. Regardless, your commission may want to develop its own rules of conduct after careful consideration.

Finally, it is essential to communicate with your peers and others, while being mindful of confidentiality issues, when you as a commissioner feel challenged by an ethical issue. Maybe they will have experienced it before. Perhaps they will see a nuance you missed by being too close to the issue yourself. And sometimes, a decision should be made not by you, but by someone with higher authority.

### How can you look within yourself?

Two simple ways of testing your conduct to see if it is ethical can go a long way in resolving otherwise ambiguous situations.

First, consider the “light of day” test: How would you feel about your conduct if your peers and others whom you respect knew all from the front page of the local newspaper or a Facebook post? Try this the next time you feel uncomfortable about what you might do. You’ll be surprised at how easy it is to see a clear decision.

The second test is the ancient moral maxim that is so fundamental it is considered to be at the very core of human nature. It can be traced to the time of the Egyptian Middle Kingdom (2000–1700 BC) and the god, Maat, who said “Now this is the command: do to the doer to make him do.” It is the Golden Rule, found in virtually every religious and ethical tradition. Commissioners who put themselves in the shoes of others will often gain a perspective they couldn’t see before, when they were focused solely on their roles as commissioners.

Now who would have thought that with all the literature, rules, codes, guidelines, statutory requirements, judicial decisions, and other materials available to us in the ethics arena, that we would return to the rules we learned as children? Simply put: Ethics is at once simple and exceedingly difficult.

—Dwight Merriam, FAICP

*Merriam is a planner and attorney with Robinson + Cole, Hartford, Connecticut*

## HISTORY

### FLAVEL SHURTLEFF, CARRYING OUT THE CITY PLAN

Planning lies at the intersection of governance and private property. The legal framework for planning has been critical from the beginning. Flavel Shurtleff was a Boston attorney recruited by one of the founders of the city planning movement, Frederick Law Olmsted Jr., to write the first book on the legal framework for American city planning. Historian Mel Scott writes that “Olmsted realized as early as 1909 that if the city planning movement was ever to progress beyond the plan-making stage and decisively influence the growth and development of cities, it would have to overcome the resistance of the courts to the broader regulation. . . .”

In 1914, Shurtleff and Olmsted’s *Carrying Out the City Plan* was published, following two years of research and interviews with mayors, planning commissioners, and city attorneys. Shurtleff also researched the legal underpinnings of planning in other countries. He found that communities needed to learn from one another through shared information and from legal precedents set by the courts. Of special concern to Shurtleff was the importance of the planning commission in ensuring that the plans moved from documents into implemented policies and development.

—Carolyn Torma



## RESOURCE FINDER

The more you consider ethical dimensions, the more valid your decisions.

### APA PUBLICATIONS

**APA Planners Press**  
Christopher J. Duerksen, C. Gregory Dale, FAICP, Donald L. Elliott, FAICP  
“Conclusion: Being a Leader,” *The Citizen’s Guide to Planning* (2013)

Jerry Wertz, FAICP  
*The Ethical Planning Practitioner* (2016)

### Other APA publications

Patricia E. Salkin  
*The Commissioner*, Spring 2005  
“Conflicts of Interest in Land Use Planning and Decision Making”

### APA STREAMING EDUCATION

Planning Commission Ethics  
2015  
[planning.org](http://planning.org)

### WEB RESOURCES

PlannersWeb Archive: Ethics  
[tinyurl.com/jggpcxl](http://tinyurl.com/jggpcxl)

Ethical Principles in Planning  
American Planning Association  
[planning.org](http://planning.org)

*Law of the Land Blog*  
Search “planning commission ethics”  
[lawoftheland.wordpress.com](http://lawoftheland.wordpress.com)

## Item 8b., 8c., 8d.



# 2016 PLANNING COMMISSION TRAINING

CITY OF HUTCHINSON  
PLANNING & DEVELOPMENT DEPARTMENT

## TABLE OF CONTENTS

- Module 1: Introduction to Zoning
- Module 2: Kansas Statutes
- **Module 3: Planning Commission Role**
- **Module 4: Conflict of Interest**
- Module 5: Public Hearing Process/Open Meetings
- **Module 6: Comprehensive Plan**
- Module 7: Conditional Use & Special Use Permits
- Module 8: Rezoning & Language Amendments
- Module 9: Variances & Appeals
- Module 10: Subdivisions



# CONFLICT OF INTEREST

## MODULE FOUR

*"I don't really want to make a decision on this case because I live in the neighborhood and think I have a conflict of interest."*

- Planning Commissioner



# PLANNING COMMISSION ROLE

## MODULE THREE: PLANNING COMMISSION ROLE

*"Look at our Lord's disciples. One denied Him; one doubted Him; one betrayed Him. If our Lord couldn't have perfection, how are you going to have it in city government?"*

- Richard J. Daley



## PLANNING COMMISSION'S ROLE

Contained in §27-324 of the Zoning Regulations

- Make recommendations to City Council regarding zoning districts and regulations & hold public hearings for zoning districts/regulations;
- Review applications for planned unit developments and conditional use permits and make recommendations to City Council;
- Review preliminary and final plats and make recommendations to City Council;
- Review public improvements (Capital Improvements Plan) and determine conformance with the Comprehensive Plan;
- Review petitions for vacation of streets, alleys and easements and make recommendations to City Council; and
- Annually review the Comprehensive Plan and Zoning Regulations.



## PLANNING COMMISSION'S ROLE

- Form recommendations based on the promotion of the community's health, safety, and welfare in the future.
- Consider all research and information when forming a recommendation or making a decision.
- Give citizens a meaningful opportunity to participate.
- Respect all views and treat everyone equally.



## PLANNING COMMISSION'S ROLE

- Make findings of fact. They should outweigh opinions.
- Consider the interests of the entire community, not just those in the audience.
- Consider the long-term consequences of present actions.



## PLANNING COMMISSION COMPOSITION

From the Planning Commission Bylaws:

- 9 members appointed by the Mayor
- Residents of Reno County (7 within City Limits)
- 3-year term of office; eligible for 1 reappointment
- Compensation?



## PLANNING COMMISSION OFFICERS

From the Planning Commission Bylaws:

- Chairman & Vice Chairman – elected annually
  - Preside at the meetings
  - Decide points of order



## PLANNING COMMISSION MEETINGS

From the Planning Commission Bylaws:

- Held according to an annually adopted schedule
- Special meetings may be called with 3 day's notice
- Order of business:
  - Roll call
  - Approval of minutes
  - Acceptance of staff reports & correspondence
  - Unfinished business
  - Public hearings
  - New business
  - Open comments from the audience
  - Staff announcements and communications
  - Adjournment
- Required to comply with Kansas Open Meetings Act



## PLANNING COMMISSION MEETINGS

From the Planning Commission Bylaws:

- Quorum
  - 5 members
  - If no quorum, business cannot be conducted
- Voting
  - Most actions require simple majority of members present
  - Exceptions:
    - Comprehensive Plan adoption/amendments
    - Subdivision Regulations amendments
    - Zoning Regulations adoption
  - If a necessary vote cannot be achieved, the reasons shall be forwarded to the City Council
  - All members vote, including the Chairperson



## PLANNING COMMISSION MEETINGS

From the Planning Commission Bylaws:

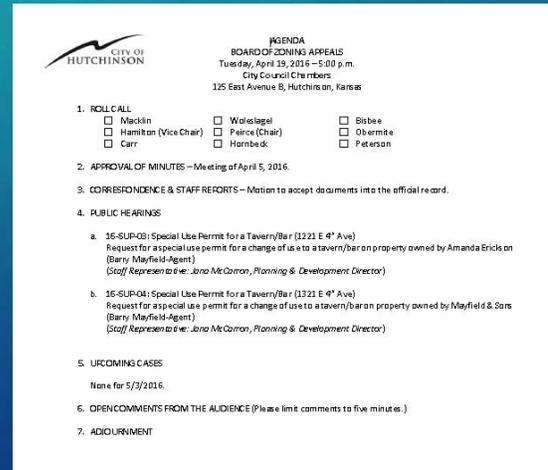
- Recommendations
  - Planning Commission may authorize someone to represent them at City Council
- Committees
  - Can be established
  - Chairman designates
  - Cannot be so large as to constitute a quorum



## PLANNING COMMISSION MEETINGS

From the Planning Commission Bylaws:

- Records & Reports
  - Records are part of public record
  - Annual report made to City Council
- Agendas
  - Distributed electronically at least 5 days prior to the meeting
  - Chairman, with Commission approval, can postpone items
  - No action can be taken on items not on the agenda



## PLANNING COMMISSION MEETINGS

From the Planning Commission Bylaws:

- Attendance
  - Regular attendance required
    - Missing 3 consecutive meetings or 4 in a six-month period shall be deemed a resignation
    - Notification required if unable to attend



# COMPREHENSIVE PLAN

## MODULE SIX

*"Productivity is never an accident. It is always the result of commitment to excellence, intelligent planning, and focused effort."*

- Paul J. Meyer



# PLANNING COMMISSION'S ROLE

Focus on the bigger picture:

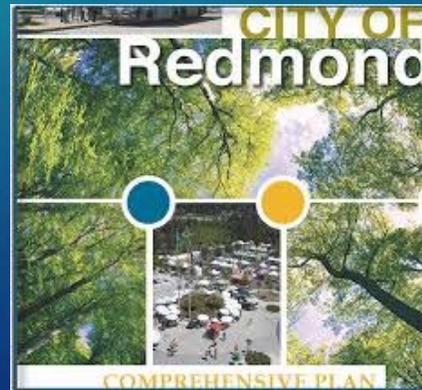
- Policy issues;
- Give direction on planning items; and
- Goal setting for the Commission



## THE COMPREHENSIVE PLAN

A document intended to articulate the vision of the future for a community by the people of the community.

In short - what the community wants to become.



## COMPREHENSIVE PLAN CONTENT

### **K.S.A. 12-747 -**

- (a) Existing Land Uses
- (b) Population Studies
- (c) Transportation System
- (d) Capital Improvement Needs
- (e) Public Expenditure Demands
- (f) Utilization and conservation of natural resources
- (g) Any other element deemed necessary



## PLANNING COMMISSION ROLE



- Review Studies
- Evaluate Alternatives
- Prepare Plan
- Conduct Public Hearing
- Submit Recommendations

## GOVERNING BODY ROLE



- Evaluate Proposed Plan
- Submit Changes if needed
- Adopt Plan