



AGENDA
PLANNING COMMISSION
 Tuesday, January 3, 2017 – 5:00 PM
City Council Chambers
 125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

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

2. APPROVAL OF MINUTES – Meeting of December 20, 2016.

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

4. PUBLIC HEARINGS

a. ZA16-000004, Zoning Amendment for 2714 N Waldron St

Request to rezone 2714 N Waldron St from R-3 to C-2

(Staff Representative: Casey Jones)

Action: Motion to recommend (approval / denial) of zoning amendment request #ZA16-000004 to rezone the property located at 2714 North Waldron Street from R-3 Moderate Density Residential District to C-2 Neighborhood Commercial District based upon a finding that the factors required for approval are (met/not met).

5. NEW BUSINESS - None

6. UPCOMING CASES - None

7. ADMINISTRATIVE CASES

- a. 16-WCF-03, Zayo DAS Tower, 2400 Block of N Main St – Status: Denied.
- b. Occupancy permit #16-83088 for an automotive detail business at 2601 N Main St – Status: Issued
- c. Site Plan Review #SIT16-000005 for Zoo Otter Exhibit – Status: Under Review
- d. Site Plan Review #SIT16-000006 for Hutchinson Regional Medical Center ICU Addition – Status: Under Review

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

9. COUNCIL ACTION ON CASES

10. ADJOURNMENT

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Allison	620-694-2638	Aaron Barlow	620-259-4198
	Charlene Mosier	620-694-2639	Stephanie Stewart	620-694-2635



PLANNING COMMISSION MINUTES
MEETING OF: TUESDAY, DECEMBER 20, 2016
MEETING LOCATION: CITY COUNCIL CHAMBERS
125 EAST AVENUE B

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5:00 p.m. with the following members present: Harley Macklin, Janet Hamilton (arrived at 5:07), Todd Carr, Mark Wolesslagel, Ken Peirce, Tom Hornbeck, Robert Obermite and Darryl Peterson. Terry Bisbee was absent. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner; Charlene Mosier, Planning Technician and Stephanie Stewart, Planning Technician.

2. **APPROVAL OF MINUTES**

The minutes of the November 15, 2016, meeting were approved on a motion by Macklin, seconded by Wolesslagel, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

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

4. **PUBLIC HEARINGS**

a. **ZA16-000003: Adult Day Care Facility Zoning Amendment**

Request to amend the City of Hutchinson Zoning Regulations (Sec. 27-406) to allow for Adult Day Care Facilities as a Permitted Use in all commercial zoning districts.

McCarron presented the request from Ed Spexarth, J.P. Weigand & Sons, on behalf of a party interested in opening an adult day care. This request was brought to the commission for a study session on November 15, 2016. Staff is supportive of the language amendment to allow adult day care centers to be permitted by right in all commercial districts. Currently, similar uses are allowed in commercial districts. Discussion ensued.

Motion by Carr, seconded by Peterson, to recommend approval to City Council of Zoning Amendment request number ZA16-000003 for amendments to Section 27-406 of the Hutchinson Zoning Regulations pertaining to Adult Day Care passed with the following vote: Yes - Macklin, Hamilton, Carr, Wolesslagel, Peirce, Hornbeck, Obermite and Peterson.

5. **NEW BUSINESS**

a. **Resolution of Meeting Dates for 2017**

Jones presented the resolution of meeting dates to the Commission for the 1st and 3rd Tuesday of each month with the exception that the Tuesday, July 4, 2017, meeting was moved to Wednesday, July 5, 2017, due to the Independence Day holiday. Carr pointed out that April 15th should be April 18th and the date was changed. The resolution was approved on a motion by Macklin, seconded by Carr, passed unanimously.

b. Election of Chairperson for 2017

Macklin nominated Bisbee for Chairperson, stating that Bisbee had given his approval for the motion in his absence. No other nominees were presented. The motion was seconded by acclamation and passed unanimously.

c. Election of Vice Chairperson for 2017

Macklin nominated Hornbeck for Vice Chairperson. No other nominees were presented. The motion was seconded by acclamation and passed unanimously.

d. Demonstration of CitizenServe Software System

Jones and Stewart gave a brief demonstration of CitizenServe to the Commission members.

6. **UPCOMING CASES**

- a. **ZA16-000004**: Regier Rezone Request, 2714 N Waldron Street (January 3, 2017)

7. **ADMINISTRATIVE CASES**

- a. **SIT16-000004**: Bold, 00000 Alcoa Drive – Status: Site Plan Approved
b. **SIT16-000002**: Hutchinson Strip Center, 1441 E 30th Ave – Status: Site Plan Approved
c. **16-WCR-03**: Zayo DAS Tower, 2400 Block of N Main St – Status: Under Review

8. **OPEN COMMENTS FROM THE AUDIENCE** – None.

9. **COUNCIL ACTION ON CASES** – None

10. **ADJOURNMENT** – The meeting adjourned at 5:37 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this _____ day of _____, 2017

Attest: _____



125 E Avenue B | Hutchinson KS 67501
620.694.2639

Staff Report

Planning Commission

PC Agenda Item #: Item 4a

Planning & Development Department

Case: ZA16-000004

December 22, 2016

Hearing Date: January 3, 2017

REQUEST:

Zoning Amendment (Rezone from R-3 to C-2)

Staff

Staff Representative:

Casey Jones, AICP, CFM
Senior Planner *cg*

Subject Property: 2714 N Waldron St



Application Information

Applicant:

Chase Rein
Jim Nunns Construction
1700 E 30th Ave Ste A
Hutchinson KS 67502

Property Owner:

Arlene Joyce Regier and
Jason Arlan Regier
9517 E 108th Ave
Inman KS 67546

Application Materials:

[Link to Application Materials](#)

STAFF RECOMMENDATION: Denial

MOTION:

Recommend [approval / denial] to City Council of zoning amendment request number ZA16-000004 to rezone the property at 2714 North Waldron Street from *R-3 Moderate Density Residential District* to *C-2 Neighborhood Commercial District* based upon due consideration of the standard factors required for approval of zoning amendment requests and a finding that said factors are [met / not met].

PROJECT SUMMARY:

Request for rezone of one property legally described as shown on Page 4 of this staff report from R-3 to C-2 for the purpose of establishing a medical office.

Zoning

Zoning:

R-3 Moderate Density Residential District

Comprehensive Plan Designation:

Low density residential

Subdivision:

King's Garden No. 3

LOCATION MAP:



Subject Property

Notice & Review

Development Review Meeting:

12/13/2016

Development Review Comments:

See Exhibit A

Public Hearing Notice Published:

12/5/2016 (*Hutchinson News*)

Property Owner Notice:

15 owners, 16 properties
Mailed 11/21/2016

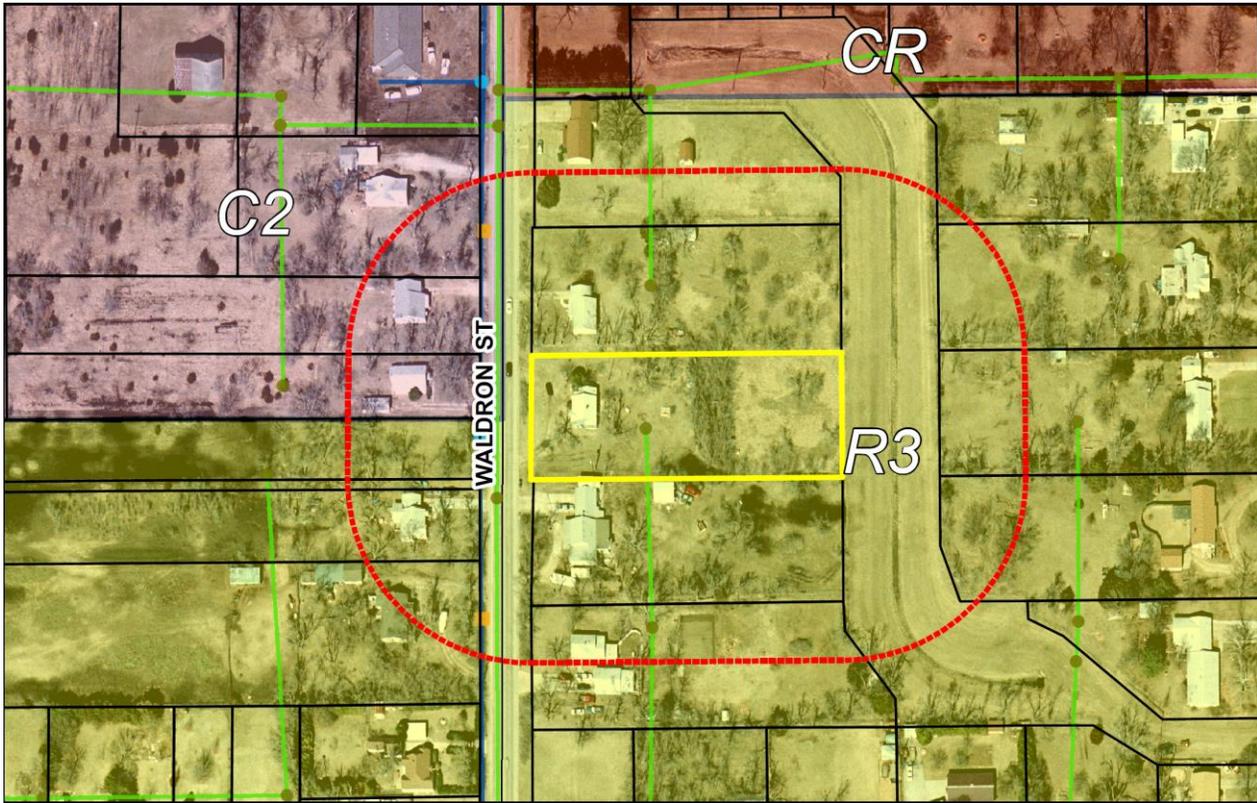
Next Steps:

City Council – 2/7/2017

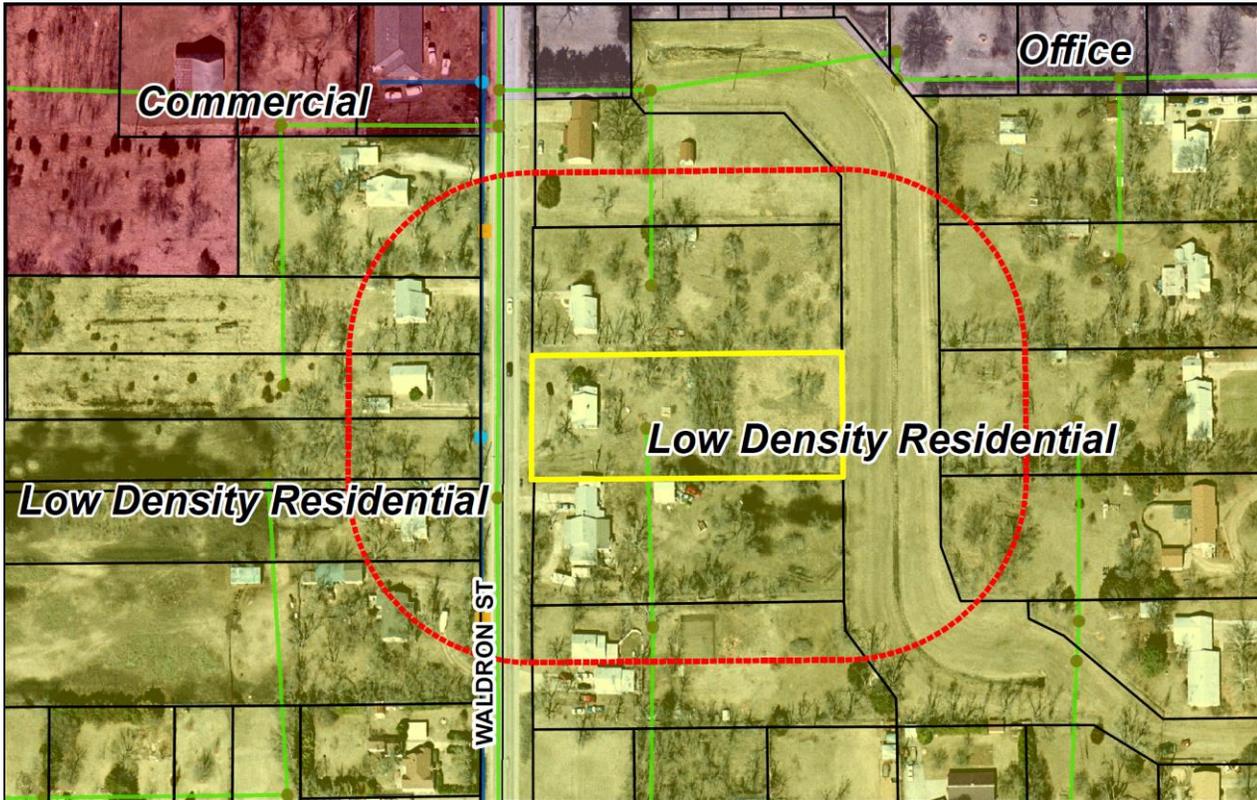
ANALYSIS OF STANDARD FACTORS OF APPROVAL REQUIRED FOR ZONING AMENDMENT REQUESTS:

Factor	Analysis	Finding																		
1. Character of the neighborhood	The character of the neighborhood is single-family residential.	<input checked="" type="checkbox"/> Not Met																		
2. Current zoning and uses of nearby property	<table border="1"> <thead> <tr> <th>Location</th> <th>Zoning</th> <th>Use</th> </tr> </thead> <tbody> <tr> <td>Subject Property</td> <td>R-3 Moderate Density Residential District</td> <td>Single family dwelling (currently vacant)</td> </tr> <tr> <td>North</td> <td>R-3 Moderate Density Residential District</td> <td>Single family dwelling</td> </tr> <tr> <td>South</td> <td>R-3 Moderate Density Residential District</td> <td>Single family dwelling</td> </tr> <tr> <td>East</td> <td>R-3 Moderate Density Residential District</td> <td>Single family dwellings</td> </tr> <tr> <td>West</td> <td>R-3 Moderate Density Residential District and C-2 Neighborhood Commercial District</td> <td>Single family dwellings</td> </tr> </tbody> </table>	Location	Zoning	Use	Subject Property	R-3 Moderate Density Residential District	Single family dwelling (currently vacant)	North	R-3 Moderate Density Residential District	Single family dwelling	South	R-3 Moderate Density Residential District	Single family dwelling	East	R-3 Moderate Density Residential District	Single family dwellings	West	R-3 Moderate Density Residential District and C-2 Neighborhood Commercial District	Single family dwellings	<input checked="" type="checkbox"/> Not Met
	Location	Zoning	Use																	
	Subject Property	R-3 Moderate Density Residential District	Single family dwelling (currently vacant)																	
	North	R-3 Moderate Density Residential District	Single family dwelling																	
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	East	R-3 Moderate Density Residential District	Single family dwellings																	
West	R-3 Moderate Density Residential District and C-2 Neighborhood Commercial District	Single family dwellings																		
3. Suitability of the property for its current zoning designation as compared to the proposed zoning designation	The subject property is more suited to its current R-3 zoning designation because it is surrounded on all sides by single family dwellings. Many of the land uses permitted in the C-2 District would not be recommended for this location due to its nearness to residents' homes and the potential for detrimental impacts on residents who live nearby.	<input checked="" type="checkbox"/> Not Met																		
4. Extent of detrimental effects to nearby properties if the application were approved	Potential detrimental impacts could include an increase in traffic and noise and a change in the residential appearance of this block of Waldron Street due to the potential addition of commercial lighting, signage, and parking lots. It could be difficult to effectively screen a commercial use from the adjacent dwellings.	<input checked="" type="checkbox"/> Not Met																		
5. Length of time the property has remained vacant	According to the applicant, the property has been vacant for more than two years.	<input checked="" type="checkbox"/> Met																		
6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied	<u>Health, safety, and welfare:</u> The welfare of residents of the surrounding properties could be negatively impacted by the establishment of a commercial use at this location.	<input checked="" type="checkbox"/> Not Met																		
	<u>Landowner hardship:</u> The owner would be unable to establish a commercial use on the property. The owner would only be able to use the property as a single family dwelling or other use permitted in the R-3 District.																			
7. Conformance of this request to the Comprehensive Plan	The <i>Comprehensive 2005-2010</i> calls for low density residential uses on this property.	<input checked="" type="checkbox"/> Not Met																		
8. Impact on public facilities and utilities	Streets	The properties on this block of Waldron Street were designed with residential driveways. Driveways for a commercial use would be incompatible at this location.	<input checked="" type="checkbox"/> Mixed																	
	Sidewalks	A sidewalk was recently installed along the frontage of the lot in conjunction with the reconstruction of Waldron Street.																		
	Water	The property is connected to City water.																		
	Sewer	The property is connected to City sanitary sewer.																		
	Drainage	A drainage plan will be required for any new pavement that is planned. The property currently has no paved driveways or paved off-street parking areas. Paved driveways and parking areas will be required if the property is converted to or redeveloped as a commercial use, and pavement will impact storm water runoff. A drainage study may be required for new developments exceeding one acre in size.																		

ZONING MAP:



COMPREHENSIVE PLAN MAP:



PHOTOGRAPHS:

Subject Property – 2714 N. Waldron St.



Subject Property – 2714 N. Waldron St.



Property to North



Property to South



Property to West



LEGAL DESCRIPTION OF THE SUBJECT PROPERTY, 2714 N WALDRON ST:

Lot 20, Except the West 18 feet and Except a tract of land for right-of-way purposes commencing at the southeast corner of Lot 20; thence west along the south line of said lot bearing North 89°23'38" West a distance of 52.50 feet; thence north bearing N00°34'00E a distance of 137.80 feet to a point on the north line of said lot; thence east along said north line bearing South 89°23'30" East a distance of 52.50 feet to the northeast corner of said lot; thence south along the east line of said lot bearing South 00°34'00" West a distance of 137.80 feet to the point of beginning, all in Block 1, King's Garden No. 3, a subdivision of the North half of the Northeast Quarter of Section 5, Township 23 South, Range 5 West of the 6th P.M, in the City of Hutchinson, Reno County, Kansas.

EXHIBITS:

- A. Development Review Committee Comments**
- B. Table of Land Use Categories Zoning District Comparison**



Planning and Development Department
PO Box 1567
Hutchinson KS 67504-1567
620-694-2639 (ph) // 620-694-2673 (fax)

**Comments For: 2714 N Waldron St, Hutchinson, Kansas
ZA16-000004: Request to rezone 2714 N Waldron St from R-3 Moderate Density Residential District to C-2 Neighborhood Commercial District**

On December 13, 2016, the Development Review Committee reviewed the above-referenced zoning amendment application, which was received on November 17, 2016, and provided the following comments.

1. Planning and Development Department Comments

- a. Zoning amendment review process. The zoning amendment request must be reviewed by the Hutchinson Planning Commission and be approved by the Hutchinson City Council prior to the issuance of a building permit or occupancy permit for any commercial use.
 - The public hearing with the Planning Commission will be held at **5:00 p.m., January 3, 2016, at Hutchinson City Hall**. The owner, applicant, or representative is required to attend the Planning Commission meeting.
 - The City Council meeting is tentatively set for **9:00 a.m., February 7, 2016, at Hutchinson City Hall**. Attendance at the City Council meeting is strongly encouraged.
- b. Planning staff recommendation. Planning staff cannot recommend approval of the zoning amendment request primarily for the following reasons:
 - The character of the immediate neighborhood is residential.
 - The subject property does not adjoin another commercial use, and the proposed C-2 District in this instance would consist of only one parcel.
 - The subject property is currently more suited to a residential zoning designation than a commercial zoning designation given its mid-block location between two single family dwellings.
 - Many of the land uses permitted in the C-2 District would not be recommended for this location due to its nearness to residents' homes and the potential for detrimental impacts on residents who live nearby. Potential detrimental impacts could include an increase in traffic and noise, exterior lighting, and a change in the residential appearance of this block of Waldron Street.
 - A commercial use located in the C-2 District would be required to meet the City's parking standards. A minimum number of paved parking spaces would be required depending upon the use, and all driveways and parking areas would be required to be paved with concrete or asphalt. Depending upon its size and location, a paved parking lot could alter the character of the neighborhood.
 - It may be difficult to effectively screen a commercial use from the adjacent dwellings.
 - Signs permitted in the C-2 District at this location would be in conflict with the stricter sign regulations applicable to the surrounding R-3 District.

2714 N. Waldron St.

ZA16-000004: Rezone request (R-3 to C-2)

2. Comments from other departments

- a. Bruce Colle, Director of Engineering: Engineering staff recommends disapproval of the proposed zoning change based on inadequate vehicular access for a commercial use and incompatibility of commercial traffic with adjacent residential properties.
- b. Trent Maxwell, Building Official: An occupancy permit will be required. Stamped architectural plans will be required, and the building will be required to conform to the adopted building codes of the City.
- c. Meryl Dye, Assistant City Manager: No comment.
- d. No responses were received from the following committee members:
 - Doug Hanen, Interim Fire Chief
 - Brian Clennan, Director of Public Works
 - Justin Combs, Director of Parks and Facilities
 - Craig Morrison, Assistant Parks Superintendent
 - Paul Brown, City Attorney
 - Jeremy Liby, Kansas Gas
 - Shan Hastings, Westar Energy
 - Patti Krebaum, AT&T
 - Barbara Lilyhorn, Reno County Dept. of Transportation and Aging

Entered by:

Date:

_____

December 13, 2016

Casey A. Jones, AICP, CFM

Senior Planner

CaseyJ@hutchgov.com

620-694-2667

Exhibit B

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
Agricultural Uses																					
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	
	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Residential Uses																					
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	-	-	-	-	-	-	-	-	-	-		
	Manufactured home parks	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
	Multiple family dwellings	-	-	-	-	C	P	-	-	P	P	P	P	P	P	S	-	-	-		
	Single family attached dwellings / Townhomes	-	-	-	C	P	P	-	-	P	P	C	C	C	C	C	-	-	-		
	Single family detached dwellings	P	P	P	P	P	P	P	-	P	C	C	C	C	-	C	-	-	-		
	Two family dwellings / Duplexes / Twin homes	-	-	C	C	P	P	-	-	P	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	-	-	-	-		
	Adult family homes	C	C	C	C	C	C	-	-	P	P	C	C	C	C	-	-	-	-		
	Assisted living facilities	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	-	-	-		
	Bed and breakfasts	C	-	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-		
	Boarding and rooming houses	C	-	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-		
	Convents	C	-	C	C	C	C	-	-	P	P	C	C	C	C	-	-	-	-		
	Dormitories	C	C	C	C	C	C	-	-	P	P	C	C	C	C	-	-	-	-		
	Emergency shelters	C	-	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-		
	Fraternity and sorority houses	C	C	C	C	C	C	-	-	P	P	C	C	C	C	-	-	-	-		
	Group boarding homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-		
	Hospices	C	C	C	C	C	C	-	-	P	S	S	S	S	S	S	-	-	-		
	Monasteries	C	C	C	C	C	C	-	-	P	P	C	C	C	C	-	-	-	-		
	Nursing homes	C	C	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-		
	Retirement homes	C	C	C	C	C	C	-	-	P	P	S	S	S	S	S	-	-	-		
Transitional housing	C	C	C	C	C	C	-	-	P	C	C	C	C	C	-	-	-	-			
Institutional and Civic Uses																					
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	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	-	-	-		

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
	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	-	-	-	-	-	-	-	-	-	-
	Prisons	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Day Care and Educational Institutions	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	-	-
	Colleges and universities	C	C	C	C	C	C	-	-	C	P	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	-	-	-	-	-
	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	C	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
Wireless telecommunication facilities and equipment – see Sec. 27-921	Refer to Section 27-921, Wireless Communication Facilities.																				

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
Retail, Services and Commercial Uses																					
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	P	-
	Copying, printing, mailing and packaging services	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	P	-
	Lawn, garden and yard maintenance services	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	-	P	P	P	-
	Locksmiths and key duplication	-	-	-	-	-	-	-	-	S	-	-	P	P	P	P	P	P	P	P	-
	Pest control services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	P	P	-
	Small appliances and household equipment repair	S	-	-	-	-	-	-	-	S	-	-	-	P	P	P	P	P	P	P	-
	Well drilling or septic tank cleaning services	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	P	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	-
	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	P	-	-	-
Art galleries		-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	-	-	-	-
Arts and crafts stores		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Artisan shops		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Bicycle sales and services		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Book stores, and music and musical instrument stores		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Bridal sales and services		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Camping equipment sales		-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-
Candy stores, candy makers and kitchens		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Clothing, accessories, and costume sales and rental		-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Computer hardware and software sales		-	-	-	-	-	-	-	-	P	-	-	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	P	-	-	-	-
Department stores		-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-
Drug stores and pharmacies		-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	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
	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	P	-	-	-	-
	Firearms and ammunition sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Florists	-	-	-	-	-	-	-	-	P	-	-	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	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	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	P	-	-	-	-
	Lawn and garden equipment sales and service	C	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	-	-	-	-
	Martial arts studios and schools	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-
	Massage therapy, health spas and day spas	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	-	-	-	-
	Newspaper and magazine sales stands	P	-	-	-	-	-	-	-	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	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	P	-	-	-	-
	Sporting goods stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	-	-	-	-	-
	Tattoo artists and body piercing	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Toy and game stores	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
	Upholstery shops	-	-	-	-	-	-	-	-	P	-	-	C	P	P	P	C	P	P	P	-
	Video, movie and game rental and sales	-	-	-	-	-	-	-	-	P	-	-	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	P	P	-
Building materials sales		-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-	
Bus and train depots including ticket sales		-	-	-	-	-	-	-	-	P	-	-	-	C	C	C	-	P	P	P	-
Commercial greenhouses		-	-	-	-	-	-	-	-	C	-	-	-	C	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
	Concrete and cinder block sales	-	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	P	P	P	-
	Convenience stores	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-
	Drive-in theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	P	P	-
	Equipment sales and rental (outdoors)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	P	P	-
	Fencing dealers	-	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	P	P	P	-
	Gasoline filling stations	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	-
	Hot tub and spa sales	-	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-
	Liquor stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
	Lumber yards (indoor or outdoor)	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-
	Monument sales	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-
	Motels and hotels	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-
	Movie theaters	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
	Nurseries and related retail sales	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	P	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	P	-
	Taxi stands	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-
Tobacco stores	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	
Truck stops	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	P	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	P	-	-	
	Medical clinics including general practice and specialty care	C	-	-	-	-	-	-	-	P	S	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	-	
Office Uses	Accountant and investment counseling	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Business offices and call centers	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Consultant offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Contractors' offices with no equipment storage	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	P	P	P	-	
	Counselors, psychiatrists, psychologists and social workers offices	-	-	-	-	-	-	-	-	P	S	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	-	
	Lawyer/attorney offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Insurance and real estate agencies and offices	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Optical sales and services	-	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
	Photographic studios	C	-	-	-	-	-	-	-	P	S	P	P	P	P	P	S	S	S	-	
Radio and television studios (not transmitter towers)	C	-	-	-	-	-	-	-	C	S	S	S	P	P	C	S	S	S	-		
Utility and telephone company offices	-	-	-	-	-	-	-	-	P	-	S	S	P	P	P	C	S	S	-		
Recreational Commercial	Amusement parks	C	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	
	Bingo parlors	-	-	-	-	-	-	-	C	-	-	C	P	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	-	-	-	-	
	Golf driving ranges	C	-	-	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	

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		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
	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	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	C	-	
	Motor vehicle dealers, sales, rental and leasing	-	-	-	-	-	-	-	C	-	-	-	P	P	P	-	P	P	P	-	
	Motor vehicle washes, self-services or automatic	-	-	-	-	-	-	-	C	-	-	-	C	C	C	-	C	C	C	-	
	Motorcycle dealers, including moped and scooters	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	
Recreational vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	P	P	P	-	
Industrial Uses																					
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	P	-	
	Bus garages and bus repair shops	-	-	-	-	-	-	-	C	-	-	-	C	C	-	-	C	C	P	-	
	Self-service storage facilities (mini warehouses)	-	-	-	-	-	-	-	P	-	-	-	-	C	C	-	P	P	P	-	
	Storage facilities and outdoor storage yards	-	-	-	-	-	-	-	S	-	-	-	-	C	C	-	P	P	P	-	
	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	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	-	

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
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	-
	Yarn, threads and cordage manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Mining and Excavation	Brick, firebrick and clay products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Monument and architectural stone manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Quarries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Salt mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Sand and gravel extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Sand, lime and stone products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Machinery and Vehicle Manufacturing	Agricultural or farm implement manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Automobile, truck trailer, motorcycle, motor vehicle and bicycle assembly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Boat manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Farm machinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Trailer, carriage and wagon manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Metal Processing, Stamping	Metal extrusion, rolling, fabrication, stamping and forming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
	Metal products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-
Metal Processing, Forging, Fabrication (Hazardous)	Foundries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	Galvanizing or plating (hot dip)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
	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	-
Wood Products Manufacturing	Welding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-
	Basket and hamper (wood, reed, rattan, etc.) manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-
	Furniture manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-
General Manufacturing (Low Hazard)	Lumber and millwork manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-
	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	-	

Planning Commission and Board of Zoning Appeals

Planning Commission members are appointed by the Mayor for a three-year term, not to exceed two consecutive terms. Two members must reside outside the City limits but within a three mile radius. *Outside City Limits

Todd Carr 3905 Old Salem St. Hutchinson, KS 67502	620-694-2273 wk 620-615-1556 cell todd.carr@fnbhutch.bank	12-31-15 to 12-31-18
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Ken Peirce 2813 Westminster Dr. Hutchinson, KS 67502	620-663-9868 hm 620-727-1115 cell KPlz2813@gmail.com	12-31-11 to 12-31-14 12-31-14 to 12-31-17
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Janet Hamilton 2904 Meadowlake Dr. Hutchinson, KS 67502	620-662-8586 wk 620-931-5433 cell hamiltonj@healthfund.org janet.hamilton0501@gmail.com	12-31-14 to 12-31-17
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Thomas Hornbeck (Vice Chair) 202 E. 13th Ave. Hutchinson, KS 67501	620-669-0177 x 163 wk 620-200-1637 hm tommy.hornbeck@gmail.com tommyh@hcu.coop	12-31-15 to 12-31-18
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Harley Macklin 2509 Briarwood Dr. Hutchinson, KS 67502	620-259-6586 hm 816-225-8515 cell hrmacklin@gmail.com	12-31-11 to 12-31-14 12-31-14 to 12-31-17
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*Mark Woleslagel 6700 N. Halstead St. Hutchinson, KS 67502	620-662-0592 wk 620-662-4445 hm mdwoleslagel@sbcglobal.net	9-2-14 to 12-31-15 12-31-15 to 12-31-18
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Darryl Peterson 805 E. Avenue B Hutchinson, KS 67501	620-662-5435 hm 620-960-3725 cell dpmn.gcc@juno.com	12-31-15 to 12-31-18
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*Robert Obermite 809 N. Mayfield Rd. Hutchinson, KS 67501	620-694-1315 wk 620-728-4068 cell bobobermite@yahoo.com	12-31-14 to 12-31-17
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Terry L. Bisbee (Chair) 107 Thunderbird Dr. Hutchinson, KS 67502	620-259-6018 hm tlbisbee@cs.com	12-31-14 to 12-31-17
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