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¹ The minimum setback shall be 25 feet from the property line.

Sec. 27-422 C-5 Downtown District.

A. Intent.

The intent of the C-5 Downtown District is to encourage a wide mix of adaptive reuses of buildings; to stimulate private investment and create a lively downtown. This district should accommodate shoppers, workers, residents and visitors and be a gathering place for community events. Development and improvements in this district should be guided by Main Street’s Design Guidelines and Historic Preservation principles.

In the C-5 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the C-5 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

B. Accessory Uses.

Buildings and uses customarily incidental to the permitted, conditional or special uses, shall be permitted as provided in Sec. 27-314 and as listed in Sec. 27-406 of these regulations. Accessory uses and structures are permitted by right in connection with any lawfully established principal use, except as otherwise expressly provided in these regulations. Accessory uses and structures, including private parking, shall not be placed on public property, including sidewalks, streets and alleys, unless expressly permitted otherwise.

C. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	-	-	-	-	-	-	-	100
Accessory uses	-	-	-	(1)	-	-	-	20

(1) Accessory uses are not permitted in the front yard.

D. Miscellaneous Provisions.

Supplemental regulations including, but not limited to signs, parking, landscaping and fences shall be applied as required under Articles VII, VIII and IX of these regulations unless expressly designated otherwise.

1. Residential Uses and Code Requirements.

- a. Upper story housing shall be permitted in the C-5 Downtown District by right.

- b. The front half of the ground floor of a mixed-use commercial building shall not be used for any residential purpose other than a required exit corridor.
 - c. Before a building permit and/or certificate of occupancy permit is issued, the property owner shall be required to provide the Building Official with stamped architectural or engineering plans for any commercial building that may contain a residential use including fire separation, smoke detection, interconnection and exits according to all city codes. The percentage of floor area designated for residential and commercial uses may vary slightly depending on the architectural or engineering plans approved by the Building Official.
 - d. The applicant for a residence in the C-5 District shall contact the City prior to filing an application to determine supplemental information requirements.
2. Setback Requirements.
The front façade of any new building shall require a zero lot line development unless otherwise approved by the Site Plan Review Committee.
3. Off-Street Parking.
Off-street parking must be reviewed by the Downtown Hutchinson Revitalization Partnership (DHRP) Board and the Zoning Administrator and approved by the City Engineer where required.
4. Signs.
Signs for buildings and uses within the C-5 District shall be subject to special requirements.
5. Other Supplemental Regulations.
- a. Persons choosing to reside in the C-5 Downtown District do so with full knowledge that they will be living in a predominately commercial environment containing different kinds of businesses, activities, noise, lighting and traffic, such as are found in a vibrant and active downtown, and that such conditions are normal aspects of downtown living.
 - b. Upon receipt of an application for consideration by the Planning Commission, Board of Zoning Appeals, or Landmarks Commission for a proposed development within the C-5 Downtown District, the zoning administrator shall notify the Chairperson of Downtown Hutchinson Revitalization Partnership, Inc., of the date, time and location of the public hearing.