

**Sec. 27-423 CR Commercial/Residential District.**

**A. Intent.**

The intent of the CR Commercial/Residential District is to encourage the transition of neighborhoods where land use patterns are beginning to change from residential to light commercial with minimal impact to the existing residents. This district provides for a variety of land uses, including office, light retail, schools, churches and public spaces. The design elements of this district are intended to create a distinctive sense of place for the primary vehicular corridors into Hutchinson. This district allows for freestanding office buildings and office parks and may be utilized in concert with the gateway corridor overlay.

In the CR 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 CR 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. Height and Lot Requirements.**

The height and lot requirements shall be as follows:

| Use/Structures       | Min. Lot Area (Sq. Ft) | Minimum Frontage (feet) | Minimum Lot Depth (feet) | Minimum Setbacks  |                  |                  | Max. Height (feet) | Max. Lot Coverage (%) |
|----------------------|------------------------|-------------------------|--------------------------|-------------------|------------------|------------------|--------------------|-----------------------|
|                      |                        |                         |                          | Front Yard (feet) | Rear Yard (feet) | Side Yard (feet) |                    |                       |
| Other principal uses | 5,000                  | 50                      | 100                      | 25                | 10               | 5                | 35                 | 60                    |
| Accessory uses       | -                      | -                       | -                        | (1)               | 10               | 5                | 35                 | 10                    |

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

**Sec. 27-424 I-1 Light Industrial District.**

**A. Intent.**

The intent of the I-1 Light Industrial District is to provide space for light industrial uses for certain low-impact employment and for businesses engaged in heavy commercial and light manufacturing and related uses in a planned industrial/business park setting.

In the I-1 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 I-1 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. 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) |                    |                       |
| <b>Principal uses</b> | 5,000                  | 25                      | -                        | (1)               | 5                | 5 (3)            | -                  | 60                    |
| <b>Accessory uses</b> | -                      | -                       | -                        | (2)               | 5                | 5                | -                  | 10                    |

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

| Front Yard Setback Table |                     |                        |                        |                    |                           |   |
|--------------------------|---------------------|------------------------|------------------------|--------------------|---------------------------|---|
| Rural Street (feet)      | State Highway(feet) | Arterial Street (feet) | Collector Street       |                    | Residential Street (feet) | 30 <sup>th</sup> Avenue Corridor (feet) |
|                          |                     |                        | Non-Residential (feet) | Residential (feet) |                           |   |
| 30 <sup>1</sup>          | -                   | -                      | -                      | 25                 | 25                        | 25                                      |

<sup>1</sup> The minimum setback shall be the greater of 25 feet from the property line or 58 feet from the centerline of a county road.

**Sec. 27-425 I-2 Industrial District.**

**A. Intent.**

The intent of the I-2 Industrial District is to accommodate moderate to high impact industrial uses including large scale and specialized industrial operations requiring good transportation access and public facilities and services and which are generally not compatible with commercial land uses.

In the I-2 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 I-2 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. 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) |                    |                       |
| <b>Principal uses</b> | 5,000                  | 25                      | -                        | (1)               | 5                | 5 (3)            | -                  | 60                    |
| <b>Accessory uses</b> | -                      | -                       | -                        | (2)               | 5                | 5                | -                  | 10                    |

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