

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

**A. Use Table - Residential**

USE CATEGORY Specific Use	RESIDENTIAL							COMMERCIAL			INDUSTRIAL / OTHER				Design Standards and Use Restrictions*
	TA R-1 R-2	R-3	R-4	R-5	R-6	MH	MP	C-1 C-2	C-3 C-4	C-5	I-1 I-2	I-3 A-1	C-R E-N	P/I	
<b>RESIDENTIAL</b>															
<b>HOUSEHOLD LIVING, AS LISTED BELOW:</b>															
Accessory dwelling unit	N	D	D	N	D	N	N	N	N	N	N	N	D	N	See 27-406.A.1.
Compact development / economy home	N	N	N	N	D	D	D	N	N	N	N	N	N	N	See 27-406.A.2. & 27-406.A.3.
Cottage court	N	N	D	D	D	D	N	N	N	N	N	N	N	N	See 27-406.A.4.
Live/work unit	N	N	N	N	N	N	N	N	S	D	N	N	S	N	See 27-406.A.5.
Manufactured home (residential design)	D	D	D	D	D	D	N	D	S	N	N	N	S	N	See 27-406.A.6.
Manufactured home (certified)	N	N	N	N	N	N	D	N	N	N	N	N	N	N	See 27-406.A.7.
Multi-unit living	N	N	D	D	D	N	N	D	D	D	N	N	D	D	See 27-406.A.8.
Non-ground floor dwelling (loft)	N	N	N	N	N	N	N	N	S	D	N	N	N	N	See 27-406.A.9.
Single-unit living	D	D	D	D	D	D	N	D	S	D	N	N	S	D	See 27-406.A.10.
Two-unit living	S	S	D	D	D	D	N	D	S	D	N	N	S	N	See 27-406.A.11.
<b>CONGREGATE LIVING, EXCEPT AS LISTED BELOW OR AS PROTECTED BY FEDERAL LAW:</b>	S	S	S	D	D	S	N	D	D	S	N	N	S	N	See 27-406.A.12.
Assisted living	S	S	S	D	D	S	N	S	S	D	N	N	S	S	See 27-406.A.12.
Dormitory, fraternity, sorority	S	S	S	D	S	S	N	N	N	D	N	N	S	N	See 27-406.A.13.
Emergency Shelters	D	D	D	D	D	N	N	P	P	P	N	N	P	D C	See 27-406.A.14

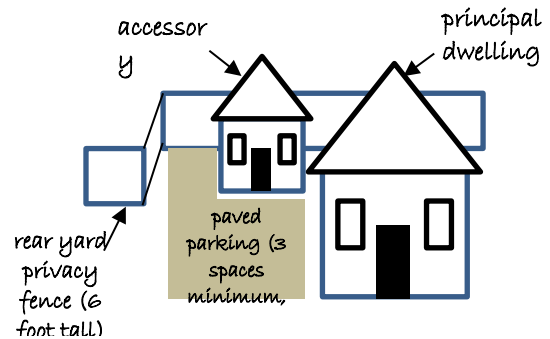
Key: P= Permitted Use S = Special Use C = Conditional Use N = Not Permitted D=Permitted with Design Requirements

\*Where parking, screening and other standards that are established elsewhere in this Article conflict with the standards established in Sec. 27-406.A.1. through Sec. 27-406.A.13, the provisions of this Section shall prevail.

## 1. Accessory Dwelling Unit (ADU) Design Standards & Use Restrictions

One accessory dwelling unit per residential zoning lot is permitted where the following design standards and use restrictions are met. Accessory dwelling units shall:

- a. ADUs shall be a minimum of 400 square feet and a maximum of 960 square feet and shall not exceed 50% of the size of the principal structure. In the R-3 District, the maximum size may be increased to 1200 square feet, but not more than 50% of the size of the principal structure.
- b. be permitted only in the side or rear yards. An ADU shall not project into the front yard or into the required side street front yard.
- c. be separated from adjacent residential properties by a minimum 6-foot privacy fence that meets the requirements of this Article.
- d. have a minimum of one, paved off-street parking space dedicated for the use of residents of the ADU. This parking space shall be in addition to required parking for the principal dwelling. Those parking spaces with access only from an unpaved alley shall be allowed to be gravel, in accordance with the provisions of Sec. 27-701.C. In the R-6 Zoning District, the parking requirement may be reduced to one per dwelling unit.
- e. be permitted only on zoning lots where the property owner resides in either the principal dwelling or ADU.
- f. be constructed of materials typically found in residential construction and compatible with the principal structure.
- g. have separate kitchen, sleeping, restroom and bathing facilities located within the ADU and not shared with the primary dwelling.
- h. meet all other setback and coverage requirements of the zoning district.
- i. meet the requirements of the adopted Hutchinson Residential Building Code.



*Accessory Dwelling Unit. Diagram is for illustrative purposes only.*

## 2. Compact Development Design Standards & Use Restrictions

Compact development is permitted on residential zoning lots where the following design standards and use restrictions are met. Compact development shall:

- a. provide a minimum of 1 paved off-street parking space per dwelling unit.
- b. be permitted to have access from a private street, as long as adequate provisions are made for maintenance and access.
- c. be required to have a minimum of 3 dwelling units per lot.
- d. provide separate connections to City utilities from each house. Composting toilets are not permitted.

- e. be comprised of materials that are typically associated with residential construction and have an appearance that generally fits the character of the surrounding neighborhood.

**3. Economy Home Design Standards & Use Restrictions**

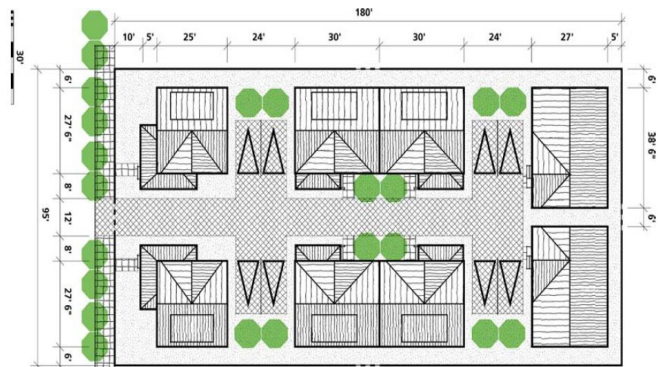
One economy home is permitted per residential zoning lot as the principal use where the following design standards and use restrictions are met. Economy homes shall:

- a. be setback from the front property no farther or closer than the average of the adjacent residential properties.
- b. be placed on a permanent foundation and be served by City water, sewer and other utilities. Composting toilets and gray water units are not permitted.
- c. be a minimum of 400 square feet in area and a maximum of 800 square feet in area. Homes larger than 800 square feet shall follow the requirements of Sec. 27-406.A.11., single-unit residential, unless an ADU.
- d. provide a minimum of 1 paved off-street parking space per unit.
- e. be composed of materials that are typically associated with residential construction and have an appearance that generally fits the character of the surrounding neighborhood.

**4. Cottage Court Design Standards & Use Restrictions**

Cottage court residential development is permitted on residential zoning lots where the following design standards and use restrictions are met. Cottage court development shall:

- a. provide a minimum of 1 paved off-street parking space per dwelling unit.
- b. be permitted to have access from a private street, so long as adequate provisions are made for maintenance and access.
- c. be required to have a minimum of 3 dwelling units per development.



*Cottage Court Design. Diagram is for illustrative purposes only.*

**5. Live/Work Unit Design Standards Use Restrictions**

Live/work unit residential development is permitted on commercial zoning lots where the following design standards and use restrictions are met. Live/work units shall:

- a. provide a minimum of 1 paved off-street parking space per dwelling unit in addition to the required parking spaces for the commercial use.
- b. contain no more than one residential unit per commercial unit.

- c. provide adequate separation between the residential and commercial use to meet the requirements of the City of Hutchinson's adopted building and fire codes.
- d. contain separate cooking, restroom, bathing and sleeping quarters from those provided as part of the commercial use.
- e. maintain the character of the surrounding neighborhood.

**6. Manufactured Home (Residential Design) Design Standards & Use Restrictions**

Manufactured home (residential design) units shall be permitted on residential zoning lots where the following design standards and use restrictions are met. Manufactured home, residential design units shall:

- a. be HUD certified with a date no older than June 15, 1976, pursuant to 42 USC 5403.
- b. contain no more than one residential unit per residential zoning lot.
- c. meet the requirements of Sec. 27-902.
- d. be placed on a permanent foundation.
- e. be permitted to have one, paved off-street parking space per unit, if located in the R-6 Infill Residential District.

**7. Manufactured Home (Certified) Design Standards & Use Restrictions**

Mobile homes units shall be permitted on properties where the following design standards and use restrictions are met. Mobile home units shall:

- a. be HUD certified with a date no older than June 15, 1976, pursuant to 42 USC 5403.
- b. be permitted only as part of an approved mobile home park in accordance with the provisions of §27-414 of this Article.
- c. Non-certified manufactured homes shall not be moved into the City's zoning jurisdiction nor from one manufactured home park or subdivision to another.

**8. Multi-unit Living Design Standards & Use Restrictions**

Multi-unit living is permitted on residential zoning lots where the following design standards and use restrictions are met. Multi-unit living shall:

- a. provide a minimum of 1 paved off-street parking space per dwelling unit. In the R-6 District, no more than 50% of the required parking spaces shall be permitted in the front yard.
- b. provide additional parking and open space, if the development exceeds 10 units, as follows:
  - 1) provide one additional, off-street parking space for each 30 units above 10 to accommodate employee parking.
  - 2) provide a minimum of 200 square feet of outdoor recreational area/open space per dwelling unit unless located within 1500 feet of a public park. The open space requirement may be reduced to 100 square feet per dwelling

unit for those units that are equipped with a minimum 100 square foot balcony or patio.

- c. contain a minimum of 3 dwelling units per zoning lot.
- d. In the R-6 District, a special use permit is required if the number of units exceed 4.

**9. Non-ground Floor Dwelling (Loft) Design Standards & Use Restrictions**

Non-ground floor dwelling (loft) residential development is permitted on commercial zoning lots where the following design standards and use restrictions are met. Non-ground floor dwelling units shall:

- a. provide a minimum of 1 paved off-street parking space per dwelling unit in addition to the required parking spaces for the commercial use unless exempted under §27-701.L.
- b. provide adequate separation between the residential and commercial use to meet the requirements of the City of Hutchinson's adopted building and fire codes.
- c. contain separate cooking, restroom, bathing and sleeping quarters for each unit. These shall be in addition to any such facilities that are part of the commercial use.
- d. not detract from the commercial character of the structure nor promote conversion of the commercial structure to a primary residential unit.

**10. Single-unit Living Design Standards & Use Restrictions**

Single-unit living is permitted on residential zoning lots where the following design standards and use restrictions are met. Single-unit living shall:

- a. provide a minimum of 2 paved, off-street parking spaces per dwelling unit. Those units that are economy homes or are located in the R-6 Residential Infill District shall be permitted to have 1 paved off-street parking space per unit.
- b. have a maximum of one dwelling unit per residential zoning lot unless the property meets the zoning and other requirements for an accessory dwelling unit under Sec. 27-406.A.1.
- c. Zero lot line development shall comply with Sec. 27-311.
- d. Single-unit living shall be permitted in the P/I Zoning District as accessory to a primary use.

**11. Two-unit Living Design Standards & Use Restrictions**

Two-unit living is permitted on residential zoning lots where the following design standards and use restrictions are met. Two-unit living development shall:

- a. provide a minimum of 2 paved, off-street parking spaces per dwelling unit, unless located in the R-6 Residential Infill District.
- b. have separate water, sewer and other utility services for each unit, unless both units are attached to one another and located on the same zoning lot.
- c. have a maximum of 2 dwelling units per zoning lot.

**12. Congregate Living Design Standards & Use Restrictions**

Congregate living is permitted on residential zoning lots where the following design standards and use restrictions are met. Congregate living shall:

- a. provide a minimum of 0.5 paved, off-street parking spaces per resident. Those developments exceeding 10 residents shall provide one additional parking space for each 30 units above 10 to accommodate employee parking. No more than 50% of the required parking spaces shall be permitted in the front yard if located in a residential zoning district.
- b. provide outdoor open space/recreational area in accordance with Sec. 27-406.A.8.

**13. Dormitory, Fraternity and Sorority Design Standards & Use Restrictions**

Dormitory, fraternity and sorority developments are permitted on residential zoning lots where the following design standards and use restrictions are met. Dormitory, fraternity and sorority developments shall:

- a. provide a minimum of 1 paved, off-street parking space per resident. No more than 50% of the required parking spaces shall be permitted in the front yard in residential zoning districts
- b. not modify the residential character of a neighborhood in cases where an existing structure is renovated to accommodate this use.

**14. Emergency Shelter**

Emergency Shelters are permitted on residential zoning lots where the following design standards and use restrictions are met. Emergency shelter developments shall:

- a. be limited to 10 persons or fewer.
- b. provide a minimum of 1 paved, off-street parking space per resident. No more than 50% of the required parking spaces shall be permitted in the front yard in residential zoning districts.
- c. not modify the residential character of a neighborhood in cases where an existing structure is renovated to accommodate this use.
- d. be permitted with design requirements in the P/I Zoning District. If occupancy is greater than 10, a Conditional Use Permit is required.