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ORDINANCE NO 2020 - 22

**AN ORDINANCE AMENDING SECTION 27-406.A. USE TABLE -
RESIDENTIAL, OF CHAPTER 27 OF THE CODE OF THE CITY OF
HUTCHINSON, KANSAS**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF
HUTCHINSON, KANSAS:

Section 1. That Section 27-406.A. Use Table – Residential, be amended as
follows:

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	
RESIDENTIAL															
HOUSEHOLD LIVING, AS LISTED BELOW:															
Accessory dwelling unit	N	D	D	D	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.
CONGREGATE LIVING, EXCEPT AS LISTED BELOW OR AS PROTECTED BY FEDERAL LAW:	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

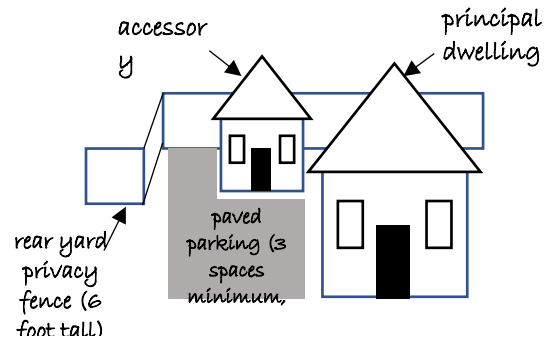
Key: P= Permitted Use S = Special Use C = Conditional Use N = Not Permitted D=Permitted with Design Requirements

*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.

Section 2. That the existing Section 27-406.A. Use Table – Residential, of Chapter 27 of the Code of the City of Hutchinson be repealed.

Section 3. That all other sections of Chapter 27 shall remain in full force and effect.

Section 4. This ordinance shall take effect and be in force from and after its passage and publication once in the official City newspaper.

PASSED BY THE GOVERNING BODY, this 4th day of August, 2020, for the City of Hutchinson, Kansas.

Jade Piros de Carvalho, Mayor

ATTEST:

Karen Weltmer, City Clerk