

# USERS GUIDE *to the* Multi-Family Redevelopment Overlay District



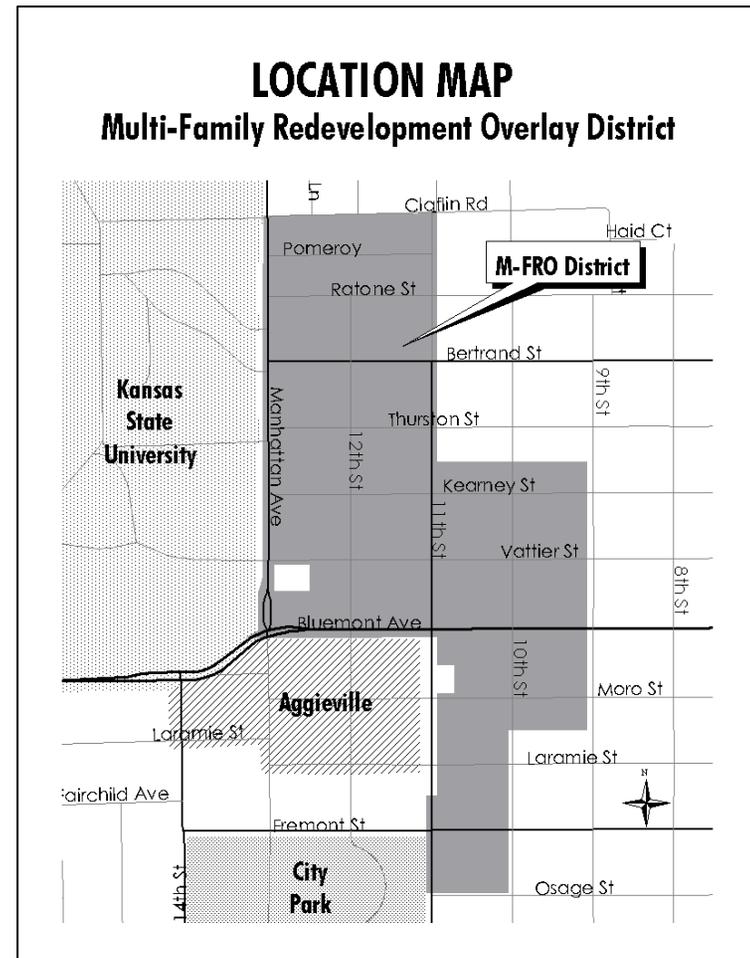
December 2010

## Multi-Family Redevelopment Overlay District

The Multi-Family Redevelopment Overlay District (M-FRO) is a unique area within the community, both in terms of its surrounding neighborhood context and its high visibility.

With the Kansas State University campus and the Aggieville shopping district located directly to the west, the area offers the opportunity for **high-density, campus-oriented housing** for students, faculty and staff who desire to live within close proximity to classes, shopping, and entertainment. While the character of the neighborhood within the M-FRO District has become less family-oriented over the years, the District remains part of the **older, traditional neighborhoods** of Manhattan. Located adjacent to the M-FRO District are lower-density neighborhoods to the east that retain much of their original architectural character and continue to be home to many families.

The intent of the M-FRO District is to ensure that multiple-family infill development is functionally integrated into surrounding areas and **compatible with the traditional character** of the older neighborhoods of Manhattan. The M-FRO District provides a framework within which higher density housing can be built, while being sensitive to surrounding neighborhoods and the public streetscape with regard to design and site layout.



## How to Use This Guide

This Users Guide to the M-FRO District is a supplement to the Multi-Family Redevelopment Overlay District requirements in the Manhattan Zoning Regulations (Article IV Section 4-112), and should be used only as a “guide”. If there is any uncertainty as to the requirements of the M-FRO District, contact the Community Development Department (587-2412).

## Pre-Application Meeting

It is highly recommended that anyone planning a construction project within the M-FRO District consult with the Community Development Department in the early stages of plan development to ensure that the intent of the regulations are understood and being met. We would be happy to meet with you to discuss your ideas before you finalize plans and apply for any necessary permits.

## How do the requirements of the M-FRO District differ from those of the R-3 District?

The M-FRO District is an overlay used in conjunction with the underlying R-3, Multiple-Family Residential District. Some requirements of the R-3 District are applicable within the M-FRO District. For example, the list of Permitted and Conditional Uses of the R-3 District also

applies within the M-FRO District. However, the M-FRO District also has additional requirements that are designed to specifically address the unique issues and opportunities found within this area. As such, the M-FRO District may override some provisions of the R-3 District.

This Users Guide provides guidance as to the standards of both the R-3 and M-FRO District regulations, and is organized into the following sections:

### LOT SIZE REQUIREMENTS

- Lot Area
- Lot Width
- Lot Depth

### BULK REGULATIONS

- Building Height
- Lot Coverage
- Setbacks

### USE LIMITATIONS

- Building Size
- Structured Parking
- Mechanical Equipment

### COMPATIBILITY STANDARDS

- Site Design
- Building Design

## LOT SIZE REQUIREMENTS

### Lot Area

These are the minimum lot area requirements for the following uses:

- Single-Family Dwellings: **5,000 square feet**
- Two-Family Dwellings: **7,500 square feet**
- Multiple-Family Dwellings (3 or more units): **1,000 square feet per unit**, but not less than 6,000 square feet of lot area.

### Lot Width

Minimum lot width is **fifty (50) feet** for the following uses:

- Single-Family and Two-Family Dwellings
- Three and Four-Family Dwellings (*containing no more than 8 bedrooms in the entire structure*)

Minimum lot width is **sixty (60) feet** for the following uses:

- Three and Four-Family Dwellings (*containing more than 8 bedrooms in the entire structure*)
- Multiple-Family Dwellings
- All other Permitted and Conditional Uses

### Lot Depth

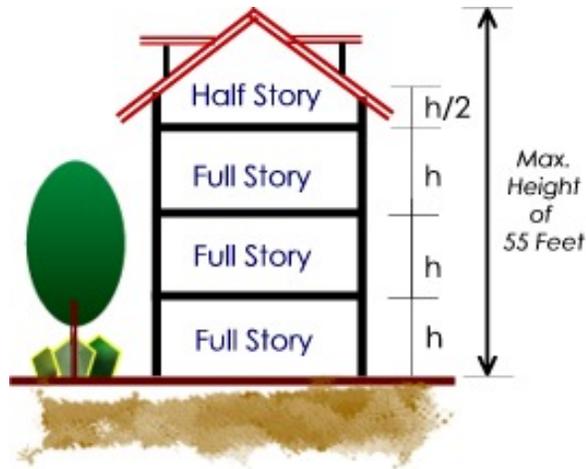
Minimum lot depth is **100 feet** for all uses.

## BULK REGULATIONS

### Building Height

To ensure that new buildings are compatible in scale with surrounding properties, including the KSU campus to the west and the traditional neighborhoods to the east, building height is limited to **3 ½ habitable stories** above ground level, with a maximum building height of **55 feet**.

Proposed buildings that exceed these height limitations can be considered on a case by case basis through either the PUD process or the Board of Zoning Appeals.



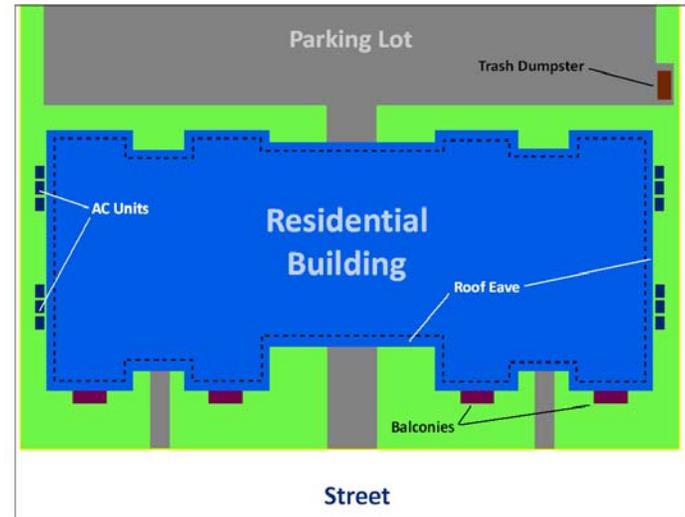
#### DEFINITIONS

**Story:** That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

**Half Story:** That portion of a building situated above a full story and having at least two opposite exterior walls meeting a sloping roof at a level no higher above the floor than a distance equal to one-half the floor-to-ceiling height of the story below.

### Lot Coverage

To better accommodate high-density residential development that is more urban in nature, maximum allowable lot coverage has been increased to fifty (50) percent within the M-FRO District (maximum allowable lot coverage is ordinarily 40 percent within the R-3 District).



*Features that are counted towards maximum allowable lot coverage include roof eaves, balconies, air conditioning units, and trash dumpsters. Parking lots and sidewalks are not counted.*

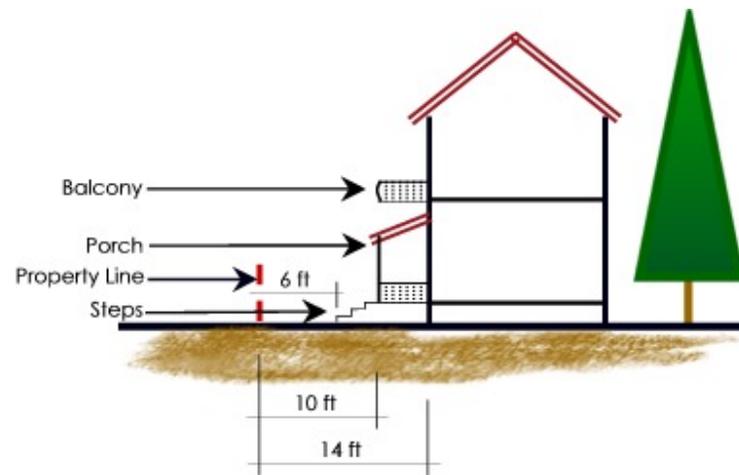
Lot coverage applies to the total area of the building footprint, including roof eaves, balconies and stairways, and other structures covering the ground from a plan view perspective.

## Setbacks

Buildings may be placed as close as **14 feet** to the front property line and as close as **6 feet** to the side property line. If an entrance to two or more units is facing a side property line, the required side yard setback is 10 feet.

In order to provide increased flexibility and to allow for creativity in building design and site layout, certain architectural features are allowed to encroach closer to the front property line than the 14 foot setback.

- **Bay windows** may be as close as **12 feet** from the front property line.
- **Roof eaves, front stoops, open porches, porticos, and balconies** may be as close as **10 feet** from the front property line,
- Steps leading to a front entrance may be as close as **6 feet** from the front property line.



*Note: Setbacks are measured from the property line to the nearest portion of the structure, from plan view perspective. Within the M-FRO District, the edge of the sidewalk closest to the building is usually at the front property line. However, to accurately locate your property lines, you may need to have your property surveyed. The street curb is not the property line.*

## DEFINITIONS

**Balcony:** An unenclosed platform that projects from or recesses into the wall of a building, is surrounded by a parapet or railing on its open side(s), and is entirely supported by the building. When such platform is both roofed and enclosed, it is considered interior space and is not a balcony.

**Bay Window:** A window which projects outward from the building facade in a semicircular, rectangular, or polygonal design. The base of the projected area of each bay window shall be at least one (1) foot above the level of the floor, shall not be used as an extension of interior floor space, and shall not span more than eight (8) feet along street-facing façade.

**Porch:** A covered, yet unenclosed, floor projecting from and structurally connected to a residential building. When such floor is enclosed with windows, it is considered a room and not a porch.

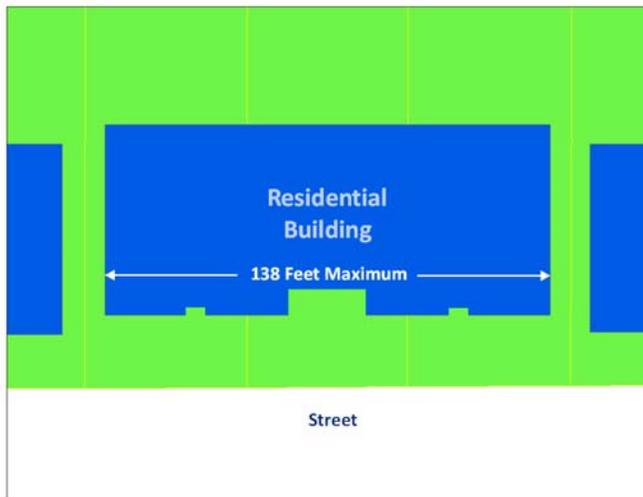
**Portico:** A covered, yet unenclosed, entrance to a building, usually with a separate roof supported by columns

**Stoop:** An exterior floor typically, but not necessarily, constructed of concrete and/or masonry, utilized primarily as an access platform to the first story of a building, and with a finished floor elevation higher than the adjacent ground level.

## USE LIMITATIONS

### Building Size

The size of residential buildings is limited to no more than **138 feet** in its longest horizontal dimension (length, width and/or depth), measured to the outer edges of the building footprint, from a plan view perspective.



### Structured Parking

Structured parking, as defined, is prohibited.

#### DEFINITIONS

**Structured Parking:** Parking lots that are located entirely under, or within, a building but not including a carport(s) or garage(s).

### Mechanical Equipment

Exterior mechanical equipment associated with heating and air conditioning is subject to the following restrictions:

- Mechanical equipment is not allowed to be mounted above the roof surface.
- Mechanical equipment must be located to the rear or side of the building, except that in-wall heating and air conditioning units may be placed on street-facing facades.
- Mechanical equipment located to the side of the building is not allowed within the three-foot side yard setback, nor higher than eight (8) feet above the ground, and must be screened by sight obscuring screening.



*Mechanical equipment located on a side façade, such as in this example, should be screened on the front and side with landscaping and/or fences to minimize its visibility from the public right-of-way and adjacent properties.*



## COMPATIBILITY STANDARDS

The Compatibility Standards are the minimum design standards that apply within the M-FRO District. The **Compatibility Standards** require that new residential construction be built to enhance the public streetscape while also being respectful of the surrounding neighborhood character. There are two types of Compatibility Standards:

- (1) *Site Design Standards*: All residential construction is required to comply with the Site Design Standards, including new residential buildings, additions or modifications to existing residential buildings, and site improvements to existing properties (such as new or expanded driveways or parking areas).
- (2) *Building Design Standards*: Only new residential buildings are required to comply with the Building Design Standards.

While the standards focus on multiple-family developments (3 or more dwelling units in a structure), most are also applicable to single-family homes and duplexes. Please take care to note those instances where the standards differ for single-family homes and duplexes.

## Site Design Standards

The focus of design within the M-FRO District should be the enhancement of those areas that are visible from the public street. Other than sidewalks or front stoops, those areas located in front of residential buildings should generally be maintained as landscaped green space, with parking areas located to the side or rear of the structure.

### Driveways

- Generally, one driveway is permitted off the street at a maximum width of **24 feet**. For residential buildings with 4 or fewer dwelling units, driveway width is limited to 12 feet.
- For properties with 200 feet or more of frontage along a single street, the City Engineer can consider approving more than one driveway curb cut.
- Driveways must extend perpendicular from the street and be offset to the side of the residential building, unless the driveway terminates into an attached garage associated with a one or two-family dwelling.

*Note: Driveways are not permitted on Bluemont Avenue.*

### Parking

- Parking areas must be located to the rear and/or side of the residential building.

- Parking spaces may be located closer to the front property line than the residential building so long as parking spaces are not located within the required front yard setback (**14 feet**), nor located directly in front of the structure.



## Users Guide to the M-FRO District

- For single-family homes and duplexes, at least 2 parking spaces are required per dwelling unit. For multiple-family dwellings (3 or more units), parking shall be provided as follows:
  - One bedroom dwelling units: at least **1.5 parking spaces** are required for each bedroom.
  - Two or more bedroom dwelling units: at least **1 parking space** is required for each bedroom.
- Residential buildings containing eighteen (18) or more dwelling units must provide an **additional off-street parking space** for every four (4) units in the building.

### Garages

- With multiple-family dwellings, attached garages shall not face or open towards a street. Attached garages associated with one and two-family dwellings may face the street, but must be set back at least 12 feet behind the front façade.
- Enclosed garage parking spaces shall count towards no more than 30 % of the total number of required off-street parking spaces for multiple-family dwellings (3 or more units).

#### **DEFINITIONS**

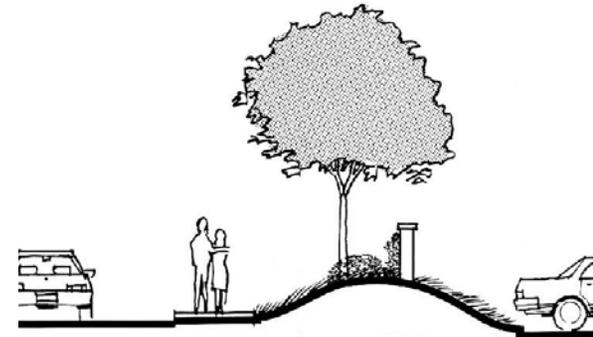
**Garage:** An accessory structure, or portion of the principal structure, providing parking in which each stall is individually enclosed.

### Street Trees

- Every effort should be taken to avoid the removal of street trees in the public right-of-way. Street trees are property of the City. If removal of a street tree is unavoidable, the City Forester (587-2775) must be consulted first to approve the removal. Any street tree removed shall be replaced with a tree approved by the City Forester close to its original location.

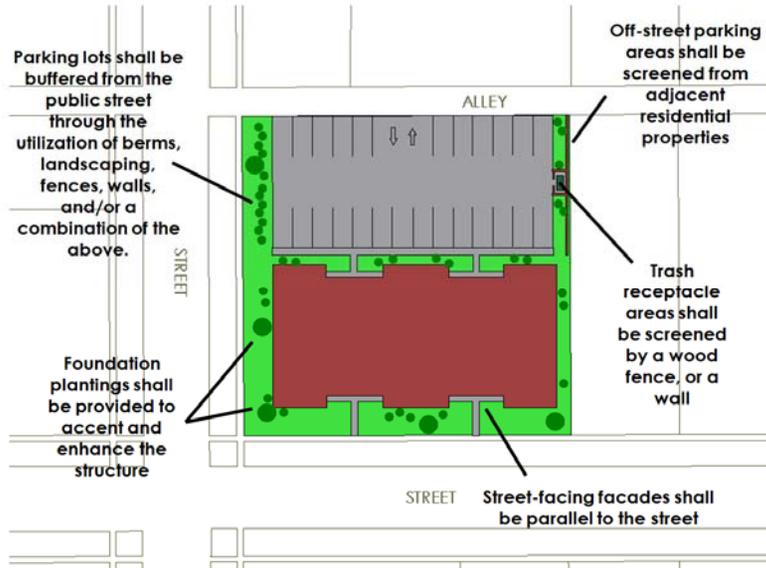
### Buffering of Surface Parking Lots

- Parking areas that are visible from the street, and located within 25 feet of the front property line, shall provide buffering at a minimum height of **30 inches** above the parking surface. Buffering can consist of landscaping, berms, fences/walls, or a combination of these.



### Building and Foundation Landscaping

- Shrubs and bushes shall be planted to enhance the appearance of the residential building and to soften the appearance of street-facing walls and fences.



### Trash Receptacle Screening

- Trash enclosures shall be screened with a wood fence or wall, at least **6 feet** in height. Additional landscaping around trash enclosures is encouraged.

### Green Space

- At least **15 percent** of the property shall be maintained as green space (lawns and other living plant materials).
- At least **one shade tree** (a minimum **2 ½ caliper**) shall be planted in the front yard for every 50 feet of street frontage.

## Building Design Standards

Emphasis should be placed on enhancing the public realm through building design. A concerted effort should be made to create new multi-family residential buildings that are both visually appealing and respectful of the surrounding neighborhood character.

### Building Exterior

- **At least 2** of the following categories of architectural features shall be incorporated into street-facing facades:
  - Porches or porticos
  - Balconies
  - Dormers
  - Gables
  - Bay Windows
  - Door and Window Ornamentation which may include surrounds, pediments, lintels and sills, hoods, and/or shutters.



*Multiple gables, porches, and balconies*

### DEFINITIONS

**Balcony:** An unenclosed platform that projects from or recesses into the wall of a building, is surrounded by a parapet or railing on its open side(s), and is entirely supported by the building. When such platform is both roofed and enclosed, it is considered interior space and is not a balcony.

**Bay Window:** A window which projects outward from the building facade in a semicircular, rectangular, or polygonal design. The base of the projected area of each bay window shall be at least one (1) foot above the level of the floor, shall not be used as an extension of interior floor space, and shall not span more than eight (8) feet along street-facing façade.

**Dormer:** An upright windowed structure which projects from a sloping roof, includes its own walls and roof, and is intended to provide light, space and ventilation to upper-story living areas.

**Façade:** All exterior walls of a residential building which are visible from one side or perspective.

**Façade, Street-Facing:** A street-facing façade consists of all exterior walls of the residential building that face towards the front lot line and, when viewed from the abutting street, comprise the front elevation of the building.

**Gable:** The triangular, upper portion of an exterior wall formed by the slopes of a roof.

**Hood:** A small roof, or arched covering, above a door or window.

**Lintel:** A horizontal stone or beam above a door or window.

**Pediment:** A decorative element, usually triangular or curved in shape, above a door or window.

**Porch:** A covered, yet unenclosed, floor projecting from and structurally connected to a residential building. When such floor is enclosed with windows, it is considered a room and not a porch.

**Portico:** A covered, yet unenclosed, entrance to a building, usually with a separate roof supported by columns

**Sill:** A horizontal ledge at the bottom of a window frame.

**Surround:** A continuous, decorative border around a door or window designed to complement and enhance the architectural style of the building, and which is visually distinguishable from the surrounding facade.

***Examples of Architectural Features***

*At least 2 categories of features must be provided on street-facing facades*



**Portico**



**Gables**



**Lintels & Sills**



**Balconies**



**Dormers**



**Surround**



**Bay Windows**



**Hood**



**Pediment**

## Users Guide to the M-FRO District

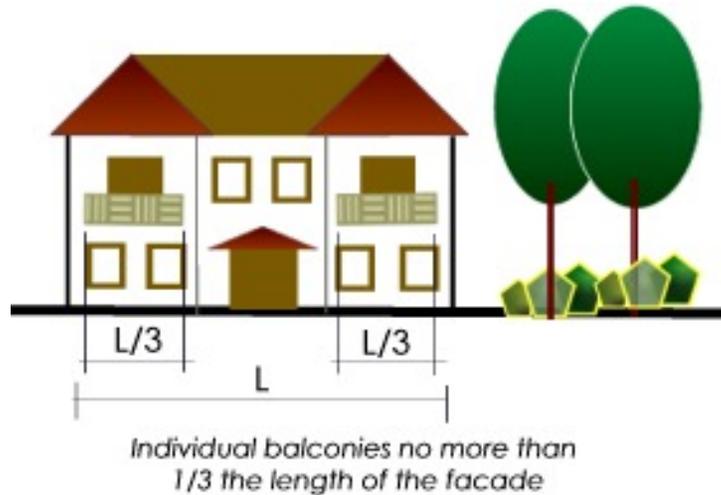
- At least **30%** of the surface area of each building façade shall be brick or stone. The use of full-cut native Kansas limestone is encouraged.

### DEFINITIONS

**Brick:** A fire-clay architectural product laid up in small, individual units with concrete mortar joints and with a veneer depth of at least three (3) inches.

**Stone:** Natural stone or a manufactured cement-based architectural product made to match the appearance of natural stone, and laid up in small, individual units with a veneer depth of at least two (2) inches. Full cut native stone is four (4) inches in depth.

- Individual balconies shall not span more than **1/3 the length of the façade**. Balconies that face an alley, or which are not visible from a street, are exempt from this requirement.



*Each building facade must incorporate 30% or more of masonry materials*



*Balconies visible from the street are limited to 1/3 the length of the facade*

## Users Guide to the M-FRO District

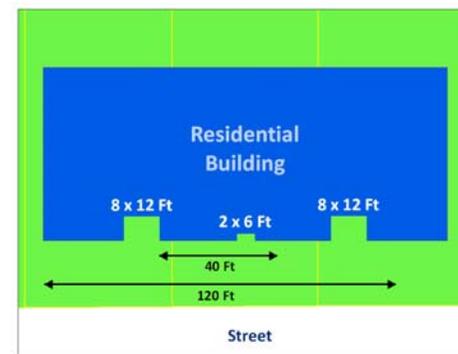
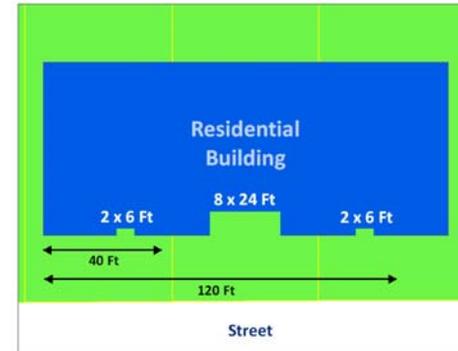
- Street-facing facades shall include offsets in the wall plane to break down the mass of residential buildings into smaller units:
  - For every 40 feet of horizontal wall plane, there must be façade variations of at least **2 feet in depth** and **6 feet in width**.
  - In addition, for every 120 feet of horizontal wall plane, there must be façade variations of at least **8 feet in depth** and a total of at least **24 feet in width**.



*Varied façade depths and roof planes reduce the perceived mass and scale of larger buildings*

- For every **40 feet** of horizontal roof plane (measured at the roof eave) on street-facing facades, a gable, dormer, or other change in roof plane must be provided.

### *Examples of Façade Variations that meet the Standards*



### **Building Placement and Orientation**

- New residential buildings shall be sited so that street-facing facades are parallel to the street.

### **Windows**

- Windows are *required* to make up **15%** of the total surface area of street-facing facades. Glass panes in exterior doors can count as no more than 30% of the total window area required.
- It is also *recommended*, but not required, that these windows follow a width-to-height ratio of **2:3**, as is typical in the traditional neighborhoods.

### **Roof Pitch**

- The roof pitch of new residential buildings shall range between **4:12** and **12:12**. The roof pitch of porches shall not exceed that of the residential building to which it is attached.

### **Roof Eave Overhang**

- The roof eave overhang of new residential buildings shall be at least **1 foot**.



*Windows make up at least 15% of the surface area of street-facing facades*



*Well-defined eave overhangs, characteristic of traditional roof forms, creates shadow lines directly underneath sloped roofs*

## Entrances

- At least **half** of all first story dwelling units must be directly accessible from an entrance, or entrances, located on a street-facing façade.

### DEFINITIONS

**Entrance:** A doorway providing direct access into an individual dwelling unit, or a common entryway providing indirect access to multiple dwelling units through a common area, foyer, lobby or hallway.

**First Story:** The lowest habitable story of a building, other than a basement.

## Porches

- Porches are encouraged, but not required, on street-facing facades of new residential buildings.



*Entrances facing the street provide access to first-story dwelling units*



*Porches enhance the visual connection between private residences and the public streetscape*

## OTHER DEFINITIONS

**Access Aisle:** A vehicular driving surface that provides access to parking spaces located in a parking lot.

**Basement:** That portion of a building that is partially or entirely underground and has at least one-half of its height (the distance between the ceiling and floor) below ground level.

**Driveway:** A vehicular travel-way providing access into a lot or tract of land.

**Parking Lot:** Areas designed and used for off-street parking, comprised of three (3) or more parking spaces in width and measuring twenty-four (24) feet or more in width.

### QUESTIONS?

*If you have any questions  
or need further assistance,  
please contact the  
Community Development  
Department at 587-2412.*

