

UCR. Urban Core Residential District. The Urban Core Residential (UCR) District is designed to provide for high density multiple-family development with accessory neighborhood-scale retail and services designed to serve the surrounding area, with a residential density of no less than one (1) dwelling unit per seven-hundred fifty (750) square feet of lot area.

The UCR District permits accessory neighborhood commercial uses within residential buildings, as well as single-use, high density residential buildings. The district is intended to promote a development pattern characteristic of denser, pedestrian-oriented, urban neighborhoods.

Purpose and Objectives. The objectives of the UCR District are to promote:

1. High density residential development in a livable, urban environment in close proximity to Kansas State University and Aggieville;
2. Viable mixed-use buildings with small-scale accessory neighborhood-serving commercial uses;
3. Physical design characteristics that create a vibrant, bicycle and pedestrian-oriented neighborhood with a dynamic relationship to adjacent streets;
4. Improved health and well-being of residents by encouraging walking, biking and community interaction through building design and land use patterns and;
5. Increased safety and security of the area through high quality design and lighting.

(A) Permitted Primary Use.

- (1) Multiple-Family dwellings.

(B) Permitted Accessory Uses.

- (1) Art, film, music and photography studios.
- (2) Business and professional offices.
- (3) Churches, chapels, temples and synagogues.
- (4) Food, beverage and drug stores.
- (5) Group day care centers and nursery schools.
- (6) Health and fitness clubs.
- (7) Restaurants.
- (8) Retail shops.

- (9) Walk-up Automated Teller Machines (ATMs).

(C) Accessory Use Limitations: The following shall apply to all Accessory Uses.

- (1) Accessory Uses shall be subordinate to residential uses within the same building.
- (2) Accessory Uses shall be limited to the ground floor.
- (3) The total gross floor area of all Accessory Uses within a single building shall not exceed twenty-five (25) percent of the gross building floor area, or fifteen-thousand (15,000) square feet, whichever is less.
- (4) All Accessory Uses shall front on North Manhattan Avenue.
- (5) Prohibited Uses:
  - (a) Drive-in or Drive-up Accessory Uses.
  - (b) Sale of cereal malt beverages, wine or alcoholic liquor for the consumption on or off the premises.
- (6) All business, service, storage and display of goods shall be conducted within a completely enclosed building; excluding walk-up automated teller machines, outdoor dining areas accessory to restaurants, sidewalk signs, and temporary merchandise displays located in the spill-out zone.

(D) Lot Size Requirements.

- (1) Minimum Lot Area: Fifteen-thousand (15,000) square feet.
- (2) Minimum Lot Width: One-hundred (100) feet.
- (3) Minimum Lot Depth: One-hundred fifty (150) feet.

(E) Bulk Regulations.

- (1) Maximum Structure Height: Eighty-five (85) feet.
- (2) Minimum Structure Height: Thirty (30) feet measured at the vertical façade plane at the top of the building.

(3) Yard requirements:

- (a) Minimum Front Yard: Ten (10) feet along North Manhattan Avenue; and five (5) feet along any other public street, except that: Access ramps, architectural ornamentation, awnings and canopies, balconies, bay windows, porticos, steps leading to a basement or an upper floor, signs, stoops, street furnishings, roof eaves, fences, and walls not forming part of the building's exterior envelope shall have a minimum front yard setback of four (4) feet along North Manhattan Avenue and zero (0) feet along any other public street.
- (b) Minimum Side Yard: Five (5) feet.
- (c) Minimum Rear Yard: None.
- (d) No minimum setback shall be required from a lot line abutting an alley, provided applicable vision triangles are maintained as identified below.

(4) Maximum Lot Coverage: No maximum.

(5) Minimum Residential Density: One (1) dwelling unit per 750 square feet of lot area.

(6) Minimum Vision Triangles:

- (a) Intersection of two public streets: 15 feet.
- (b) Alley or private drive intersecting a sidewalk or public street: 15 feet.
- (c) Private drive intersecting an alley: 10 feet.

(F) Site Design Standards.

All buildings and parking structures, and all additions to buildings and parking structures shall comply with the following design standards:

- (1) Exterior Mechanical Equipment for Buildings: Mechanical equipment shall be located entirely behind or on the roof of the building and shall not be visible from any public street, except for permanent in-wall heating and cooling equipment projecting no more than six (6) inches from the building façade.

- (2) Street Trees: Trees shall not be removed from the public right-of-way except under unique circumstances as approved by the City Forester. Any tree that is removed from the public right-of-way shall be replaced by the property owner in the public right-of-way at a location and with a species and caliper approved by the City Forester.
- (3) Dumpster Screening: Trash and recycling dumpster areas that are not located within a building shall be screened from public view with a sight obscuring masonry wall at least six (6) feet in height, incorporating metal sight obscuring gates.
- (4) Exterior Lighting.
  - (a) All exterior areas located between the building façade and the property line shall be illuminated with a minimum average maintained intensity of one-half of a foot-candle (0.5 FC) on horizontal and vertical surfaces.
  - (b) No ground point shall be illuminated with a light intensity greater than five foot-candles (5FC).
  - (c) All light sources shall have a color temperature of no less than three-thousand five-hundred Kelvin (3,500K) and no greater than four-thousand five-hundred Kelvin (4,500K).
  - (d) Other than architectural accent lighting fixtures, exterior light fixtures located between the building façade and a lot line shall be mounted no higher than fifteen (15) feet above the ground.
  - (e) All exterior light fixtures shall be full cut-off or fully shielded to prevent glare onto adjoining properties, public streets, and to the open sky, and may not exceed one-fifth of a foot-candle (0.2 FC) measured at the nearest public street curb.
- (5) Alley Lighting.
  - (a) Alleys shall be illuminated to the center line of the alley with a minimum average maintained intensity of one-fifth of a foot-candle (0.2 FC) on horizontal and vertical surfaces.
  - (b) No ground point shall be illuminated with light intensity greater than two foot-candles (2 FC).

- (c) All light sources shall cast light with a color temperature of no less than three-thousand five-hundred Kelvin (3,500K) and no greater than four-thousand five-hundred (4,500K).
  - (d) Other than architectural accent lighting fixtures, exterior light fixtures between the building and the center line of the alley shall be mounted no higher than fifteen (15) feet above the ground.
  - (e) Lighting fixtures shall be full cut-off or fully shielded to prevent glare onto adjoining properties, public streets and the open sky, not casting light with intensity greater than one-fifth of a foot-candle (0.2 FC) beyond the center line of the alley.
- (6) Pedestrian Easements: Any lot abutting North Manhattan Avenue shall provide a four (4) foot wide pedestrian easement adjoining and running parallel along the entire length of the property line abutting North Manhattan Avenue, which shall be paved and maintained by the property owner as a sidewalk for free and clear public pedestrian passage in addition to and abutting the public sidewalk.
- (7) Landscaping: Ground areas located between a street-facing building façade and a property line that are not in a pedestrian easement shall consist of thirty (30) percent landscaping, consisting of a mixture of living plant materials such as trees, shrubs, flower beds, and/or ground covers. Non-living materials such as mulch and rock shall not count toward fulfilling this requirement.
- (8) Wall and Fence Standards.
- (a) Walls and fences located between a street-facing building façade and a property line or pedestrian easement shall be no taller than thirty-six (36) inches above the nearest adjacent sidewalk, provided applicable vision triangles are maintained.
  - (b) No setback shall be required for walls or fences along an alley, provided applicable vision triangles are maintained.
  - (c) Walls and fences located between a street-facing building façade and a property line or pedestrian easement shall be composed of brick, stone, ornamental metal, and/or textured and integrally colored masonry corresponding to the exterior stone and/or brick of the principle building.

(G) Access and Parking Standards.

- (1) Vehicular Access. Vehicular access to parking lots and/or structured parking shall only be from an alley. In cases where no alley abuts the property, or in cases where access to a side street is proposed, access may be provided directly from a public street, excluding North Manhattan Avenue, as approved by the City Engineer with submission of a traffic impact study.
- (2) Off-Street Vehicular Parking Requirements.
  - (a) Buildings shall provide on-site, a minimum of three-quarters (0.75) of a parking stall per bedroom.
  - (b) Residential parking stalls shall not exceed the ratio of one (1) stall per one (1) bedroom.
  - (c) Accessory Use parking, if provided, shall not exceed a ratio of one (1) stall per 500 square feet of accessory use floor area.
  - (d) Location: Off-street vehicular parking spaces and structures shall be located entirely behind, underneath, and/or within the building, and completely screened from view from adjoining streets by residential and/or Accessory Use building space.
  - (e) Lighting: Parking facilities including structured and open parking lots, stalls, driving aisles, entrances, stairways, and elevator lobbies, shall be illuminated as follows:
    1. Provide a minimum average maintained intensity of one foot-candle (1 FC) on horizontal and vertical surfaces.
    2. No surface point shall be illuminated with light intensity greater than ten foot-candles (10 FC).
    3. All light sources shall have a color temperature of no less than three-thousand five-hundred Kelvin (3,500K) and no greater than four-thousand five-hundred (4,500K).
    4. Lighting fixtures shall be designed and installed to prevent glare from being cast outside of any parking structure or parking lot, and may not

exceed one-tenth of a foot-candle (0.1 FC) beyond the perimeter of a structure.

(3) Parking Structure Design Standards.

- (a) Height: No part of a parking structure, including light fixtures, shall be taller than the portion of the building used to screen it from adjoining streets.
- (b) Parking Structure Facades: The following requirements shall apply to facades of a parking structure facing a rear or side lot line, unless otherwise stated, and not fully screened by residential and/or Accessory Use building space.
  - 5. Design elements such as variation of color, texture, and/or material corresponding with the exterior finishes of the principal building shall be utilized.
  - 6. Ground level facades facing a side lot line, excluding a lot line abutting an alley, shall be composed of stone and/or brick, excluding windows, openings, doors, and ornamental architectural features.
  - 7. Structure openings shall span no more than twenty-five (25) feet in width.
  - 8. Vertical structural columns located along the perimeter of the parking structure shall project a minimum of one (1) foot from the façade and span a minimum of three (3) feet in width. Vertical structural columns facing a lot line abutting an alley shall not be required to project from the façade.
  - 9. Structured parking decks shall be screened by an opaque wall extending a minimum of three (3) feet in height above the surface of each parking deck.
  - 10. The visible edge of parking decks, their horizontal supporting members, vertical structural columns, and opaque screening walls shall be architecturally textured and integrally colored to correspond with the exterior stone and/or brick of the principle building.
- (c) Wayfinding: Parking structures shall incorporate internal directional and way finding signage indicating direction of traffic flow, deck levels, and location of pedestrian and vehicular entrances and exits to maximize efficient movement in and out of the facility.

- (d) Stairs and Elevators: Stair towers, stairwells, and elevator lobbies in parking facilities shall be as open as possible and/or have walls incorporating clear, low-tint, low-reflective, non-obscuring glass with a minimum Visible Transmittance (VT) of 0.5 to maximize visibility to and from parking areas and exterior areas.

(4) Bicycle Parking Requirements.

- (a) Residential Bicycle Parking: A minimum of one (1) space for every two (2) bedrooms.
- (b) Enclosed Bicycle Parking: Eighty (80) percent of all required residential bicycle parking spaces (racks) shall be housed in an enclosed and weather protected bicycle parking room(s) within or attached to the building it serves in a clearly designated area designed to conveniently serve multiple residential units.
- (c) Accessory Use Bicycle Parking: In addition to residential bicycle parking, a minimum of two (2) bicycle parking spaces per accessory establishment, plus one (1) additional bicycle parking space for every two-thousand (2,000) square feet of Accessory Use floor area above one-thousand (1,000) square feet is required.

(5) Bicycle Parking Facility Standards:

(a) Access and Layout:

1. Enclosed bicycle parking rooms shall be located on the ground floor, or sub-grade floors if accessible by elevator, and have direct access to common areas of the residential buildings and/or direct paved access to a public sidewalk.
2. Enclosed bicycle parking rooms shall utilize single-level, stacked and/or wall mounted bicycle racks or combinations thereof, that are specifically designed and arranged so each bicycle parking space has adequate space on each side and convenient access to a corridor and an entrance when the parking facility is full.
3. Outdoor bicycle parking shall be accessible to the public, visible from a public street and located within fifty (50) feet of a primary or common entrance.

4. Outdoor bicycle racks shall be set back a minimum two (2) feet from any structure, unless designed to be anchored to the structure.

(b) Design: Single-level bicycle racks shall be of an inverted U-shaped style or variation thereof.

(H) Building Design Standards. The intent of this section is to: promote quality development with a sense of permanence, encourage visual interest in facades, establish a relationship between buildings and the public streetscape by improving the pedestrian experience, and to enhance the safety and security around buildings.

(1) Building Exterior: Design elements, such as variation in massing and roof plane, use of architectural features and changes in color, texture, and material, shall be utilized to visually break up large wall surfaces, and establish visual interest.

(2) Entrances on Street-facing Ground Floor Facades.

(a) Buildings shall have a minimum of one (1) common residential entrance on the ground floor of each street facing façade, plus one (1) for every one-hundred (100) feet of building façade facing a street.

(b) Common entrances shall incorporate features such as awnings, courtyards, plazas, and/or covered entrances.

(c) All dwelling units shall have access to a public sidewalk from a street facing façade entrance.

(d) All entrances shall have a direct, paved connection to a public sidewalk.

(3) Ground Floor Window Area: Street-facing ground floor facades shall provide a minimum window surface area of thirty (30) percent.

(4) Ground Floor Façade Materials: All ground floor facades shall be entirely composed of stone and/or brick, excluding windows, doors, and ornamental architectural features.

(5) Street-Facing Upper Floor Facades: At least two (2) of the following architectural features shall be incorporated along every forty (40) feet of street-facing facade for each floor above the ground floor:

- (a) Bay windows.
  - (b) Balconies.
  - (c) Door and window ornamentation which may include surrounds, pediments, lintels and sills, and/or hoods.
- (6) Upper Floor Façade Materials:
- (a) All facades above the ground floor shall be composed of a minimum of fifty (50) percent stone and/or brick, based on the gross façade area.
  - (b) Prohibited Façade Materials: Facades above the ground floor shall not be composed of vinyl siding or smooth faced concrete masonry units.
- (7) Upper Floor Façade Window Area: The total surface area of all facades above the ground floor shall consist of a minimum of fifteen (15) percent window area, per façade.
- (8) Balconies: Individual balconies visible from a lot line shall not serve more than one (1) dwelling unit.
- (9) Awnings: Awnings and overhangs shall have a maximum length of fifty (50) feet with a minimum horizontal spacing of ten (10) feet between awnings.
- (10) Upper Floor Access: Dwelling units located above the ground floor shall not gain access from exterior balconies visible from a lot line.
- (11) Roofs: Roof edges on street-facing facades shall incorporate cornices, eaves, and/or overhangs projecting at least one (1) foot from the vertical façade plane at the top of the building.
- (12) Street-Facing Façade Articulation: For every forty (40) feet of a horizontal street-facing facade, there shall be a variation in the wall plane of at least two (2) feet in depth, spanning at least six (6) feet in width; in addition, for every one-hundred twenty (120) feet of a horizontal street-facing facade, there shall be a variation in the wall plane of at least eight (8) feet in depth, spanning at least twenty-four (24) feet in width, which may be divided into multiple segments of at least eight (8) feet in width; in addition, for every two-hundred (200) feet of horizontal street-facing facade, there shall be a variation in the wall plane of at least twelve (12) feet in depth, spanning at least thirty (30) feet in width.

- (I) Definitions: For the purposes of the UCR District, the following definitions shall apply, even in cases where a different definition is provided in Article XVI:

**Architectural Accent Lighting:** Permanent lighting mounted on a building façade that is specifically designed and shielded in a manner that only illuminates the façade and/or architectural features.

**Balcony:** An unenclosed platform that projects from or recesses into the wall of a building a minimum of two (2) feet, 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 project a minimum of two (2) feet from the façade, shall not be used as an extension of interior floor space, and shall span a maximum of eight (8) feet along a street-facing façade.

**Bicycle Parking Room:** A facility incorporated within the multi-family building which it serves and is accessible to all the tenants of the building and is specifically designed and used for parking bicycles in bicycle parking spaces (racks).

**Bicycle Parking Space (Rack):** A space designed to accommodate a bicycle with minimum dimensions of six (6) feet by two (2) feet by four (4) feet, designed for secure storage of a bicycle in which the bicycle frame and both wheels may be conveniently secured to a stable, metal frame (rack) permanently anchored to the ground or to a permanent structure with at least two points of contact with the bicycle frame, and which provides easy access to a bicycle without having to remove other bicycles.

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

**Controlled Access:** A configuration in which access to a parking facility is generally limited to those who live in or work in the building, or permitted guests of those who live or work in the associated building.

**Common Entrance:** An entrance on the ground floor of a street facing façade with access to a common entryway providing indirect access to multiple dwelling units through a common area, foyer, lobby or hallway.

**Courtyard:** An unenclosed space on private property open to the sky that is surrounded partly by a building and walls which is primarily landscaped with living plant materials and may integrate street furnishings.

**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.

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

**Gross Façade Area:** The total area of all exterior walls, doors, windows, and openings within the perimeter of the building façade when viewed from one side or perspective.

**Ground Floor:** The lowest habitable story of a building, other than a basement.

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

**Landscaping:** A permeable ground space, raised or otherwise, consisting of living and maintained trees, shrubs, vines, lawn, ornamental grasses, ground covers, flowers, and/or other plants. Rocks, pebbles, sand, mulch, and other non-living materials do not count toward fulfilling landscaping requirements.

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

**Parking Lot/Parking Deck:** Areas designed and used for off-street automobile parking.

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

**Plaza:** An unenclosed space on private property open to the sky that is surrounded partly by a building which may be have integrated landscaping and street furnishings. Ground space is primarily covered with patterned paving material (tile or mortared pavers, colored patterned concrete providing a tile, brick or stone appearance), which acts as a gathering space.

**Primary Accessory Use Entrance:** The entrance to an Accessory Use intended to serve as the main entrance of use for the public.

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

**Spill-Out Zone:** The area on private property located between a front building façade and the public right-of-way or pedestrian easement. Along North Manhattan Avenue the Spill-out Zone area shall be no greater than six (6) feet in depth. Along all other streets, the Spill-out Zone area shall be no greater than five (5) feet in depth.

**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.

**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.

**Street Furnishing:** Includes outdoor benches, chairs, tables, umbrellas, waste/recycling receptacles, light posts, planters, art installments, bicycle racks, and bicycle pump stations.

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

**Structured Parking:** Parking lots that are located under or within a building or vertically stacked parking decks behind a building. Not including a carport(s).

**Surface Parking:** Parking lots that are at grade and are not located under or within a building, provided however, that carports may be incorporated.

**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 façade.