

ORDINANCE NO. 7405

AN ORDINANCE RE-ESTABLISHING AND AMENDING ZONING REGULATIONS WITHIN THE CORPORATE LIMITS OF THE CITY OF MANHATTAN, KANSAS, BY INCORPORATING BY REFERENCE THAT CERTAIN REVISED PUBLICATION TITLED, “MANHATTAN ZONING REGULATIONS”.

WHEREAS, the Governing Body, based upon recommendations of the Manhattan Urban Area Planning Board, has, by the adoption of Ordinance No. 7290, adopted by reference the thirty-third revised publication known as “Manhattan Zoning Regulations”; and

WHEREAS, the Manhattan Urban Area Planning Board, on the 18th day of February, 2019, has recommended further amendments to the revised Manhattan Zoning Regulations, consisting of revising Article IV, Section 4-203, C-3, Aggieville Business District, to encourage redevelopment in certain areas of the Aggieville Business District by adjusting the maximum structure height, minimum building heights, massing or floor area ratio requirements in the Laramie Corridor and Bluemont/Anderson Corridor; adjusting off-street parking requirements for residential developments; and creating form-based design standards; and

WHEREAS, the Governing Body desires to revise the Manhattan Zoning Regulations by revising Article IV, Section 4-203, C-3, Aggieville Business District, to encourage redevelopment in certain areas of the Aggieville Business District by adjusting the maximum structure height, minimum building heights, massing or floor area ratio requirements in the Laramie Corridor and Bluemont/Anderson Corridor; adjusting off-street parking requirements for residential developments; and creating form-based design standards; and

WHEREAS, the Governing Body of the City of Manhattan, Kansas, on Tuesday, March 19, 2019, overrode the Manhattan Urban Area Planning Board’s recommendation by a two-thirds majority vote (5–0) of the membership of the City Commission and revised Section 4-203-(E)(3) of the C-3 District provision to include the phrase “...unless the total area of windows and doors on the street-facing façade exceeds 50 percent of the total area of the façade, in which case at least 50 percent of the street-facing building façade, minus the façade area of windows and doors, must consist of brick and/or stone.

WHEREAS, all actions of the Manhattan Urban Area Planning Board and the Governing Body have been pursuant to, and in compliance with, K.S.A. 12-741, et. seq., and specifically K.S.A. 12-757.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MANHATTAN, KANSAS:

Section 1. The revised publication known as “Manhattan Zoning Regulations”, as approved by the Governing Body of the City of Manhattan, Kansas, on the 19th day of March, 2019, is hereby adopted and incorporated herein by reference. One copy of such publication shall be marked or stamped “Official Copy as Incorporated by Ordinance No. 7405”, and shall be attached to a copy of this ordinance and filed with the City Clerk and open for inspection and available to the public

at all reasonable hours. All administrative departments of the City charged with enforcement of the Zoning Regulations shall be supplied, at the cost of the City, such number of official copies, similarly marked, as may be deemed expedient.

Section 2. That Ordinance No. 7290 and any other ordinance in conflict herewith is hereby repealed.

Section 3. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED AND ADOPTED THIS 19TH DAY OF MARCH, 2019, BY THE GOVERNING BODY OF THE CITY OF MANHATTAN, KANSAS.



Michael L. Dodson, Mayor

ATTEST:



Gary S. Fees, MMC, City Clerk

