

USERS GUIDE *to the* Traditional Neighborhood Overlay District



Community Development Dept.
City of Manhattan, Kansas
587-2412

What is the Traditional Neighborhood Overlay District?

The Traditional Neighborhood Overlay District (TNO) was developed to address infill housing and neighborhood stability issues in the older neighborhoods of the community. Overlay districts are zoning districts that are applied on top of an underlying zoning district (e.g. R-1, R-2, R-M) in order to address issues that are specific to a particular area of the community. The TNO is tailored to address the unique development patterns and building characteristics found in the traditional neighborhoods of Manhattan.

The TNO District is intended to conserve the traditional character of the older neighborhoods through the control of **development intensity** (i.e. the number of bedrooms, the size of secondary dwelling units, and maximum lot coverage) as well as through **Compatibility Standards**, which require new residential construction to incorporate basic design elements characteristic of homes in the traditional neighborhoods. There are two types of Compatibility Standards:

- (1) *Site Design Standards*: All new 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.

How to use this TNO Guide

The TNO Guide is a supplement to the Traditional Neighborhood Overlay District requirements in the Manhattan Zoning Regulations (Article IV Section 4-111), and should be used only as a “guide”. If there is any uncertainty as to the requirements of the TNO, refer to the Zoning Regulations or contact the Community Development Department (587-2412).

Before starting on a construction project, you will need to know the underlying zoning classification of your property. To find out how your property is zoned you can either call the Community Development Department or visit the Riley County Community GIS website at www.gis.cico.org.

It is recommended that anyone planning a construction project within the TNO District consult with the Community Development Department in the early stages of plan development. We would be happy to meet with you to discuss your ideas before you apply for any necessary permits or begin work.

Permitted and Conditional Uses

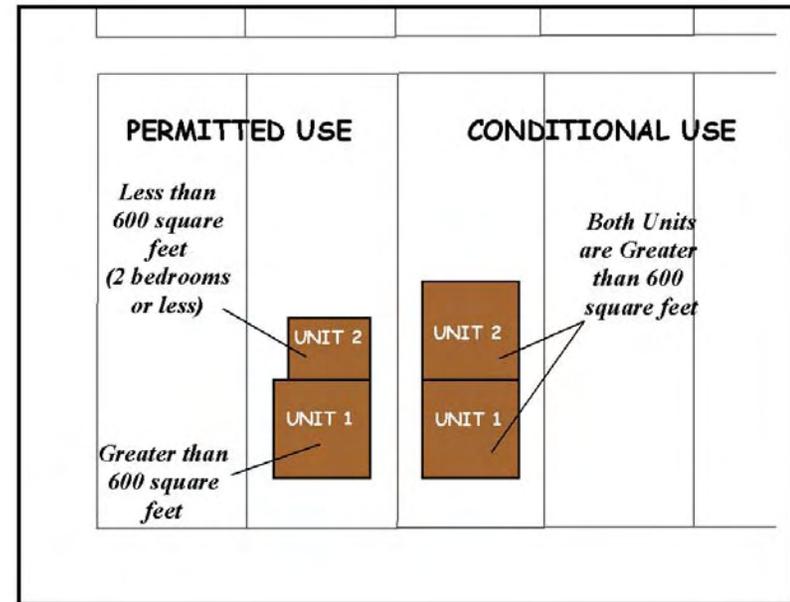
Those uses that are permitted in the underlying zoning district (R-1, R-2, or R-M) are generally also permitted in the Traditional Neighborhood Overlay District, with certain exceptions.

Within the R-2 and R-M zones, duplexes (single-family attached dwellings and two-family dwellings) may be conditional, and not permitted, if they meet certain criteria (see below).

- Permitted Single-Family Attached Dwellings and Two-Family Dwellings: *Those single-family attached and two-family dwellings in which at least one dwelling unit is less than 600 square feet in floor area, and has two bedrooms or less, are permitted uses.*
- Conditional Single-Family Attached Dwellings and Two-Family Dwellings: *Those single-family attached and two-family dwellings in which both dwelling units are greater than 600 square feet in floor area, or in which one dwelling unit is less than 600 square feet but has more than two bedrooms, are conditional uses.*

Those uses that are conditional in the underlying zoning district are also conditional in the Traditional Neighborhood Overlay District. Conditional uses are required to be approved by the Board of Zoning Appeals (BZA) prior to issuance of a building permit. The process for obtaining a conditional use through the BZA takes approximately 45 days. Please call the Community

Development Department for further information and assistance.



University Overlay District

Some properties within the TNO District are also within the University Overlay (UO) District. Greek Houses (and non-residential uses listed as Conditional Uses in the UO District) are unaffected by the TNO District Regulations.

Front Yard Setback

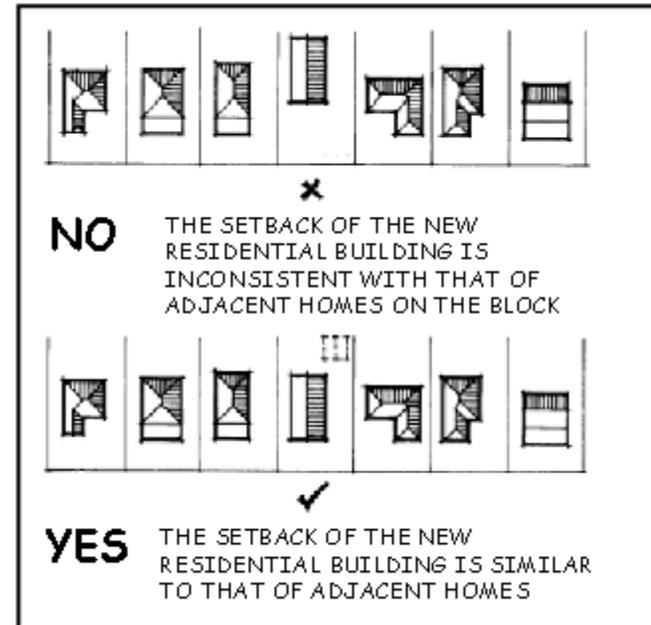
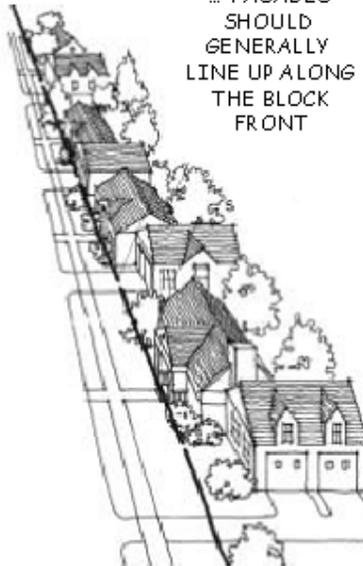
Within the older neighborhoods of Manhattan, most dwellings are built relatively close to the sidewalk. This development pattern is inviting to pedestrians and helps define the character of the traditional neighborhoods.

- Residential buildings are *required* to have a front yard setback between 14 and 25 feet. It is *recommended*, but not required, that new residential buildings be sited so that the front façade generally “lines up” with the front facades of existing residences on the same block.

WHILE SETBACKS FOR NEW HOMES CAN RANGE FROM 14 TO 25 FEET ...



... FACADES SHOULD GENERALLY LINE UP ALONG THE BLOCK FRONT



How Do I Measure the Setback?

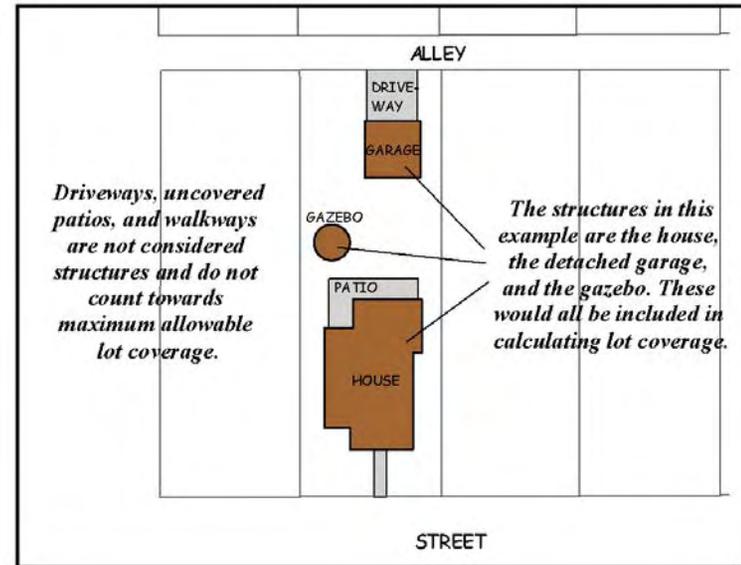
The setback is measured from the property line to the part of the structure nearest the property line, usually the roof overhang. In the older parts of Manhattan, the edge of the sidewalk closest to the house is usually at the front property line. To accurately locate your property lines, you may need to have your property surveyed.

Maximum Lot Coverage

Homes in the older neighborhoods of Manhattan have traditionally been built upwards, and not outwards, so as to preserve green space on the lot. Within the TNO District, lot coverage shall not exceed 30 percent.

How Do I Measure Lot Coverage?

Lot coverage is the percentage of the lot which, when viewed from above, is covered by structures (e.g. homes, enclosed patios, sheds, air conditioning units, and detached garages). Projecting roof eaves and gutters are considered part of the structure and are figured into the calculation of lot coverage.

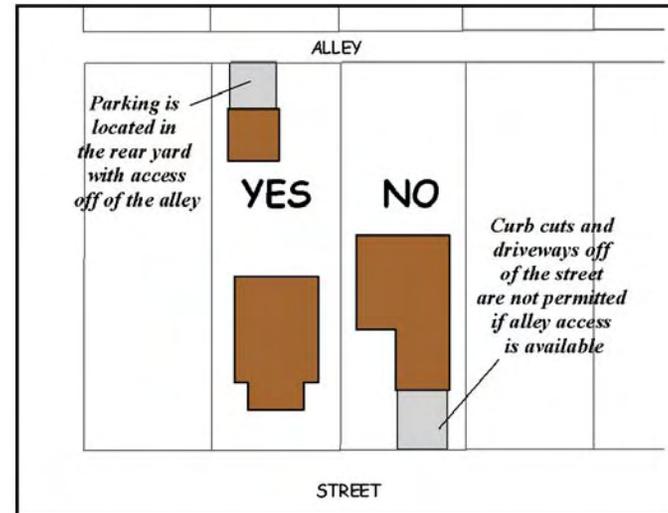


Site Design Standards

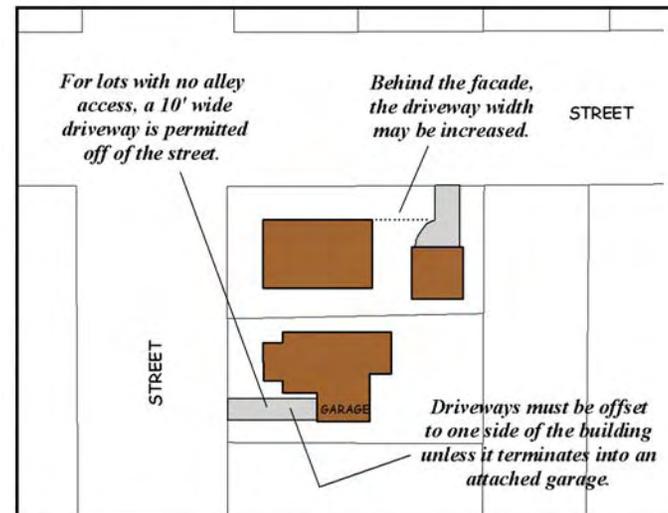
The TNO Site Design Standards encourage new residential construction, as well as modifications and site improvements to existing residences (e.g., new or expanded driveways or parking areas), to be consistent with the development pattern established in the traditional neighborhoods, in which front yards are maintained as landscaped green space and off-street parking is located in the rear yard with access off an alley.

Driveways and Curb Cuts

- Curb cuts and driveways off the street are not permitted unless a property has no alley access (i.e., does not abut an alley).
- For those properties without alley access, one curb cut is permitted. However, when permitted, driveways have the following restrictions:
 1. Driveways are limited to 10 feet in width between the street and the front façade. Behind the front façade, driveways may be wider than 10 feet.
 2. Between the street and the front façade, driveways shall be perpendicular to the street and parallel to the side lot line.
 3. Driveways are required to be offset to one side of the residential building so as not to terminate in front of the building, unless the driveway terminates into an attached garage.



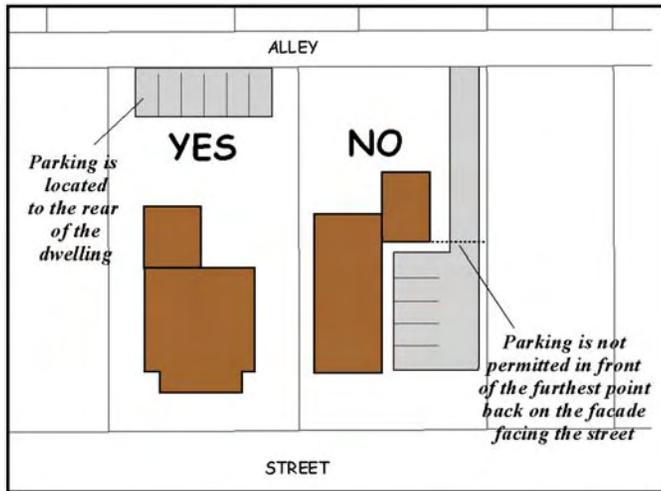
LOTS WITH ACCESS TO AN ALLEY



LOTS WITHOUT ACCESS TO AN ALLEY

Parking

- Parking is generally required to be located to the rear and/or side of residential buildings, behind the front

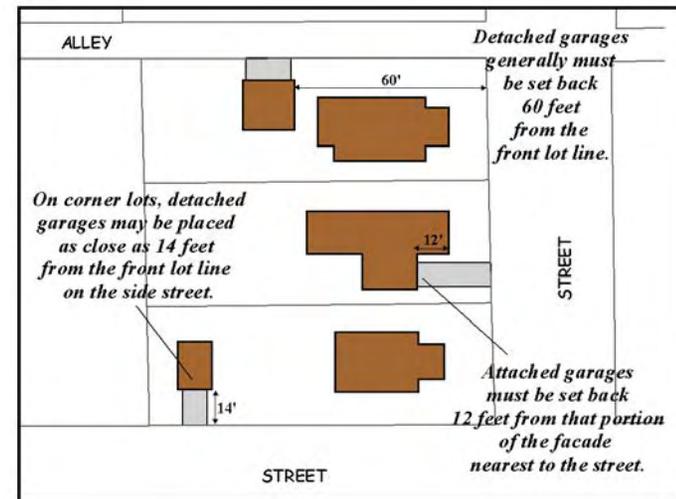


facade. However, for one and two-family dwellings (duplexes) with a driveway leading from the street, parking may be located on the driveway in front of the building. (See the **Driveways and Curb Cuts Standards** on previous page for restrictions on driveways)

Garages

- *Attached garages* with doors facing the street shall be set back a minimum of 12 feet behind the façade of the residential building.

- As in all zoning districts, *detached garages* are required to be set back a minimum of 60 feet from the front lot line. On corner lots, however, detached garages may be placed as close as 14 feet from the front lot line on the side street.



Street Trees

- Every effort should be taken to avoid the removal of street trees in the public right-of-way (generally within 15 feet of the street curb). If removal of a tree is unavoidable, the City Forester shall be consulted to approve the removal. Any street tree removed shall be replaced with a tree approved by the City Forester close to its original location.

Building Design Standards

While numerous architectural styles are found in the traditional neighborhoods, most buildings share the following common design attributes: a high proportion of windows on front facades; pitched roofs; and entrances facing the street, often with front porches. The TNO Building Design Standards are applicable to new residential buildings only.

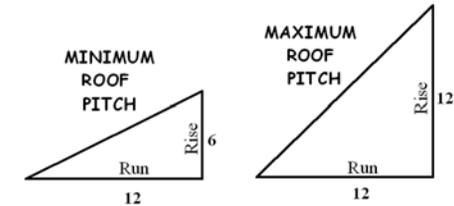
Windows

- Windows are *required* to make up 15% of the total surface area of the primary facade. 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.

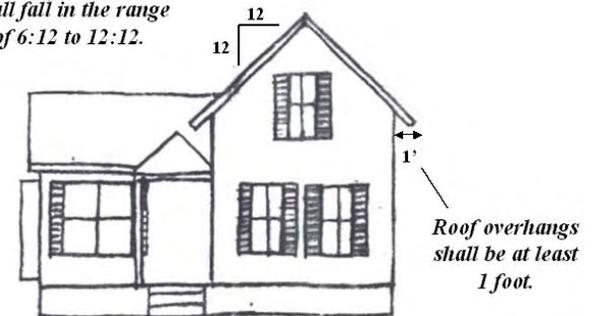


Roofs

- The roof pitch of new residential buildings shall range between 6:12 and 12:12, as is common in the traditional neighborhoods. The roof pitch of porches shall not exceed that of the residential building to which it is attached.
- The roof eave overhang of new residential buildings shall be at least 1 foot.

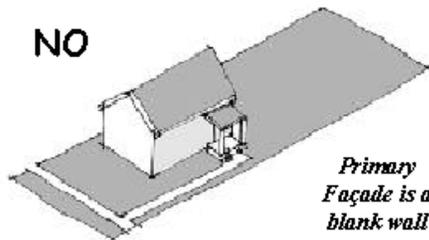
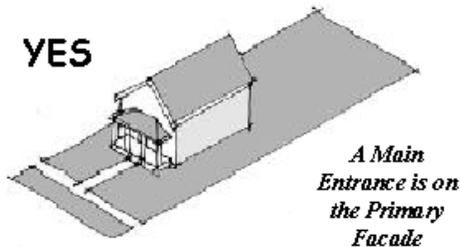


The roof pitch for new residential buildings shall fall in the range of 6:12 to 12:12.

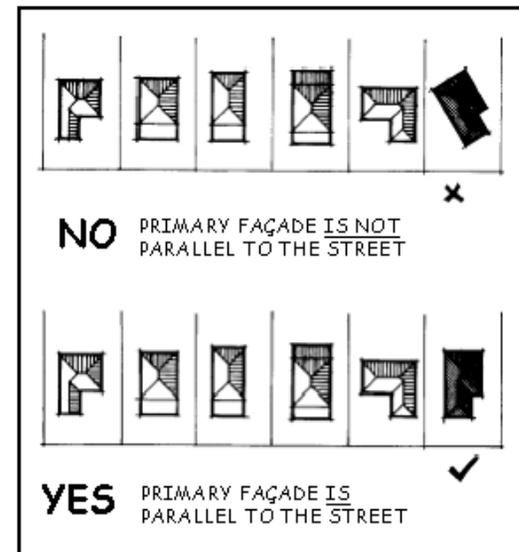


Entrances and Building Orientation

- There shall be a main entrance on the primary façade of any new residential building.



- New residential buildings shall be sited so that the primary façade is parallel to the street it faces.
- Porches are encouraged, but *not required*, on the primary façade of new residential buildings. If a porch is included, it is recommended that it be extended a minimum of two-thirds the width of the primary façade.



It is recommended that the span of a porch measures two-thirds the width of the primary façade.

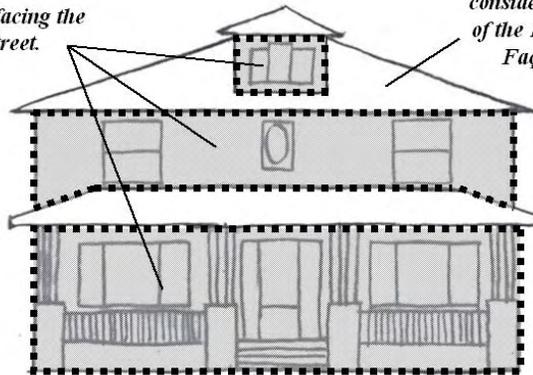
Definitions

Alley: A dedicated public right-of-way, other than a street, which affords access to abutting property.

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

Primary Façade: The primary 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. In the case of a residential building on a corner lot, the property owner may designate which street the primary façade will face.

The Primary Façade consists of the exterior walls facing the street.



Roofs are not considered part of the Primary Façade.

Special acknowledgement to the Fall 2001 students of Architectural Design Studio 5, under the direction of Gary Coates, Professor of Architecture at Kansas State University, for the sketches used in this document.