

## **SECTION 22C – CORRIDOR OVERLAY DISTRICTS**

### **1. PURPOSE**

The purpose of these overlay districts is to promote attractive corridor entrances into the City of Manhattan.

### **2. ESTABLISHMENT OF DISTRICTS**

The following overlay districts are hereby established:

#### **A. Gateway Corridor Overlay District (GCOD)**

#### **B. Eureka Valley K-18 Corridor Overlay District (EVCOD)**

### **3. GENERAL REQUIREMENTS**

The following requirements are established for all overlay districts:

#### **A. Underlying Zoning**

The overlay districts are supplemental to the underlying zoning district classifications governing all properties and development approvals. The provisions of this section shall be overlaid upon and utilized in concert with the applicable underlying zoning district regulations and other applicable County regulations. In cases where the standards and requirements of the GCOD or EVCOD conflict with those of the underlying zoning district or applicable subdivision regulation requirements, the more restrictive shall apply. Permitted uses, conditional uses, lot size requirements shall all follow the standards set forth in the underlying zoning district.

#### **B. Site Design Standards**

1. No more than fifty (50) percent of required parking shall be located between the State Highway (K-177 or K-18) right-of-way and the principal building. This requirement may be waived if, in addition to all other applicable landscaping requirements, a fifteen (15) foot wide landscape buffer is provided between the State Highway (K-177 or K-18) and the parking lot for the full length of the parking lot's frontage.
  - a) The landscape buffer shall at a minimum include one shade or evergreen tree, or two (2) ornamental trees and five (5) shrubs for each thirty (30) feet, or portion thereof, for the length of the buffer frontage.
  - b) A minimum of 1/3 of all trees and shrubs shall be evergreen.
  - c) The landscape buffer may count toward the 20% landscape requirement (See paragraph F below).
2. Maximum parking permitted. Parking lots may not exceed the required number of parking spaces by more than five (5) percent.
3. All utilities shall be located underground.

### **C. Building Design Standards**

1. Buildings shall be high quality, incorporating architectural character and detailing.
2. Street-facing facades (including facades facing a State Highway) shall include articulating features with significant changes in wall plane and building materials to add visual interest and minimize building mass.
3. For every forty (40) feet of horizontal wall plane on street-facing facades, there shall be a variation in the wall plane of at least two (2) feet in depth and six (6) feet in width.
4. All facades shall predominantly use subtle earth-tone colors. High-intensity, metallic, or fluorescent colors shall be limited to trim and accent areas.
5. Roof lines along street-facing facades shall not exceed one-hundred (100) feet in length without a parapet, tower, or change in roof plane of at least ten (10) feet in width and four (4) feet in height above the roof line.
6. Lighting of buildings and parking areas shall use full cut-off fixtures to prevent direct light and glare from being cast upon any property located in a residential district or visible to traffic on any public street. Low intensity ornamental lighting is encouraged to accent buildings, pedestrian areas and landscaping.

### **D. Building Materials**

Building materials used for street-facing facades are restricted to the following:

1. Brick.
2. Stone. Natural stone such as, but not limited to, granite, limestone and marble are allowed materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.
3. Glass and glass block.
4. Concrete finishes or precast concrete panels (tilt wall) incorporating exposed aggregate, hammered or sandblasted surfaces or covered with a decorative cement-based acrylic coating.
5. Metal wall panels not exceeding fifty (50) percent of the surface area of street-facing facades of a building.
6. Split-face block/concrete masonry unit (CMU) is restricted to fifty (50) percent of the surface area of street-facing facades of a building.
7. Stucco or Exterior Insulation Finishing System (EIFS).
8. Residential buildings may incorporate up to fifty (50) percent siding on street-facing facades.

### **E. Landscaping Standards**

Landscaping is an integral part of development along a highway corridor. Plant species should be selected based on their appropriateness for their intended function within the overall landscape and screening plan, giving consideration to hierarchy, placement, mass,

exposure, and year-round effect. A landscaping plan shall be required to demonstrate the following:

1. Landscaped Area: A minimum of twenty (20) percent of the site shall consist of permeable landscape area.
2. Landscaping shall include a mixture of trees, shrubs, flower beds or ground covers. Non-living materials such as mulch and decorative rock shall not cover more than fifty (50) percent of landscaped areas.
3. All landscaping shall conform to the following minimum sizes at the time of planting:
  - a) Deciduous trees shall be a minimum of two and one-half (2½) inch caliper, measured six (6) inches above the ground.
  - b) Ornamental and flowering trees shall be a minimum of two and one-half (2½) inch caliper, measured six (6) inches above the ground.
  - c) Evergreen trees shall be a minimum of six (6) feet in height.
  - d) Shrubs and hedges shall be a minimum of five (5) gallons in size, or otherwise of an adequate size to be consistent with the design intent.
4. Parking Lot Landscape Requirements:
  - a) Parking lots shall be visually buffered from streets with year-round landscaping.
  - b) Five (5) percent of the interior of any parking lot exceeding 5,000 square feet shall be devoted to landscape islands.
  - c) Landscape islands within parking lots shall be a minimum one-hundred and sixty (160) square feet in area, with a minimum six (6) feet in both width and length.
  - d) One shade tree shall be provided within each 5,000 square feet, or any fraction thereof exceeding 2,500 square feet, of parking lot area.
  - e) Adequate provisions for irrigation shall be provided to maintain all landscape areas. In-ground irrigation is encouraged, particularly in parking lot islands.

#### **F. Screening Standards**

1. Sight obscuring screening of not less than six (6) feet in height shall be provided along the entire length of all industrial and/or commercial property lines that share a common boundary with property located in a residential district, not including streets.
2. Loading docks shall be opaquely screened to a minimum six (6) feet in height from public rights-of-way and lot lines that abut a residential district, by year-round landscaping, or screening walls that are architecturally integrated into, and consistent with, the building's materials and design.
3. Trash areas shall be completely enclosed and opaquely screened from view to a minimum of six (6) feet in height.
4. Outdoor storage and/or display areas, with the exception of sales lots for motor vehicles or boats, shall be completely enclosed and opaquely screened from view on all sides by a wall or fence to a minimum of six (6) feet in height, or to the height of the materials and/or equipment being stored, whichever is greater. Whenever walls or

fencing are used for the purpose of screening along a public right-of-way or residential district boundary, a mixture of deciduous and evergreen trees and shrubs shall be planted along the outside of the wall or fence to buffer the visual impact of the wall. A minimum of one (1) evergreen tree of two and one-half (2½) inch caliper size and one evergreen bush shall be planted for every twenty (20) lineal feet of screening; however, these plantings need not be centered every twenty (20) lineal feet.

5. Roof-top mechanical equipment shall be opaquely screened from view by a parapet or other architecturally integrated screening.
6. Exterior mechanical equipment shall be located to rear or side of buildings and screened from view from public streets.

### **G. Lighting Standards**

1. Exterior lighting shall be shaded.

### **H. Pedestrian and Bicycle Standards**

1. Public and/or private sidewalks or pedestrian walkways shall be provided to connect the front doors of commercial and residential buildings with parking areas, as well as adjacent commercial and residential areas. It shall be determined by the City/County at the time of plat or planned unit development approval whether such sidewalks or pedestrian walkways are publicly or privately owned.
2. Sidewalks shall be provided along public street rights-of-way as required in the Manhattan Urban Area Subdivision Regulations.
3. A bicycle rack shall be located within seventy-five (75) feet of the main entrance of retail commercial and multi-family residential buildings.

### **I. Design Review Process**

1. Development or Building Plan Application.
  - a) All development or building plans submitted pursuant to an application for a development or building permit shall provide sufficient information and detail to clearly document compliance with all of the provisions of the overlay district and the applicable underlying zoning district.
  - b) Building elevation plans shall be clearly labeled to show the types, placement and percentages of all building exterior materials on street-facing building facades.

## **4. SPECIFIC REQUIREMENTS**

The following additional requirements are established for each overlay district as outlined below:

### **Gateway Corridor Overlay District (GCOD)**

#### **A. Intent**

The Gateway Corridor Overlay District (GCOD) is intended to promote an attractive corridor entrance into Manhattan by ensuring that urban density development is

compatible with the surrounding natural setting; and promoting quality development that is aesthetically pleasing and non-obtrusive.

**B. Use Limitations**

No building footprint shall exceed 35,000 square feet in area; however, multiple stories are permitted, provided the maximum structure height as set forth in the underlying zoning district is permitted.

**C. Signage Standards**

K-177 corridor signage shall follow the underlying zoning district, except as follows:

1. Prohibited signs: Off-site advertising signs (i.e. billboards).
2. One monument or pylon/pole sign is allowed per lot.
3. Maximum gross surface area for freestanding signs:
  - a) Pylon/Pole signs: One (1) square foot per one (1) foot of linear street frontage, that abuts the lot, to a maximum of one-hundred (100) square feet per lot, except that pylon/pole signs twelve (12) feet or less in height may have one and a half (1½) square feet of surface area per one (1) foot of linear street frontage, to a maximum one-hundred fifty (150) square feet per lot. Total sign area shall not be combined and applied in whole or in part to one street frontage on lots or parcels with more than one street frontage.
  - b) Monument signs: One and a half (1½) square feet per one (1) foot of linear street frontage that abuts the lot, to a maximum of one-hundred fifty (150) square feet per lot. Total sign area shall not be combined and applied in whole or in part to one street frontage on lots or parcels with more than one street frontage.
  - c) Maximum height for freestanding signs:
    - 1) Pylon/Pole signs: Twenty (20) feet.
    - 2) Monument signs: Six (6) feet.
  - d) The sign structure for freestanding signs shall incorporate the same materials that are used in the front façade of the principal building.
  - e) Signs shall predominantly use subtle earth-tone colors. High-intensity, metallic, or fluorescent colors shall be limited to trim and accent areas.

**D. Pedestrian and Bicycle Standards**

1. Commercial and multi-family developments shall provide designated pedestrian pathways or sidewalks connecting parking lots to the front entrance of the principal building(s).

**Eureka Valley K-18 Corridor Overlay District (EVCOD)**

**J. Intent**

The Eureka Valley K-18 Corridor Overlay District (EVCOD) is intended to promote an attractive transportation corridor through developments standards that balance the Flint

Hills character with promoting employment opportunities, quality development, and commercial and industrial growth.

**K. Use Limitations**

The Eureka Valley K-18 Corridor shall follow the use limitations set forth in the underlying zoning district.

**L. Signage Standards**

Eureka Valley K-18 Corridor signage shall follow the underlying zoning district, except as follows:

1. Number of signs: As per the applicable underlying zoning district, except that only one (1) pylon/pole sign located along State Highway K-18 or its frontage road, is allowed per lot or parcel.
2. Maximum gross surface area for freestanding signs:
  - a) Pylon/pole signs: One (1) square foot per one (1) foot of linear street frontage, that abuts the lot, to a maximum of one-hundred (100) square feet per lot, except that pylon/pole signs twelve (12) feet or less in height may have one and a half (1½) square feet of surface area per one (1) foot of linear street frontage, to a maximum one-hundred fifty (150) square feet per lot. Total sign area shall not be combined and applied in whole or in part to one street frontage on lots or parcels with more than one street frontage.
  - b) Monument signs: One and a half (1½) square feet per one (1) foot of linear street frontage that abuts the lot, to a maximum of one-hundred fifty (150) square feet per lot. Total sign area shall not be combined and applied in whole or in part to one street frontage on lots or parcels with more than one street frontage.
3. Maximum height for freestanding signs:
  - a) Pylon/pole signs: Twenty (20) feet.
  - b) Monument signs: Six (6) feet.
4. The sign structure for freestanding signs shall incorporate the same materials that are used in the front façade of the principal building.

**M. Pedestrian and Bicycle Standards**

1. Commercial developments shall provide designated pedestrian pathways or sidewalks connecting parking lots to the front entrance of the principal building(s).