

City of Topeka Planning & Development Department Zoning Matrix & Density Dimensional Standards

- Proposed Use Tables changes related to the D-District Zoning project are highlighted in yellow.
- Existing use table see [Ch. 18.60 Use Tables – Density/Dimensional Standards | Topeka Municipal Code](#)

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Assisted Living Facility #	has individual living units where at least 6 persons receive personal/nursing care. Refer to TMC18.225 Dwelling Units on main floor	C	C	C	C	●	●	●	●	●	-	-	-	-	-	-	-	●	C	C	C	S	C	-	C	-
Boarding House #	dwelling where lodging, with or without food, for 6 - 20 persons is provided	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	-	-
Caretaker's Residence		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-
Community Living Facility, Type I #	dwelling operation for short-term residential care for improving living skills	-	-	-	-	-	C	-	●	●	-	●	●	●	-	-	-	●	-	-	-	●	-	-	-	-
Community Living Facility, Type II #	dwelling operation for residential care providing an intermediate and primary treatment setting	-	-	-	-	-	-	-	C	●	-	●	●	●	-	-	-	C	-	-	-	●	-	-	-	-
Correctional Placement Residence or Facility General #	residential/rehabilitation facility occupied by more than 15 individuals	-	-	-	-	-	C	-	C	C	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-
Correctional Placement Residence or Facility Limited #	residential/rehabilitation facility occupied by 3 to 15 individuals	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-
Crisis Center, Type I #	may include meals and merchandise to residents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	C	-	C	C	-	-	-
Crisis Center, Type II #	facility used for immediate human social service functions including meals, merchandise or shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-
Dwelling, Detached Single-Family #		●	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	●	●
Dwelling, Attached Single-Family #		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Two-Family # (Duplex)		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Dwelling, Three/Four-Family	includes 3-4 unit row or town houses #	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Multiple-Family #	structure with at least 5 units	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	●	S	●	●	-	-
Dwelling, Accessory #	secondary to primary dwelling, not exceeding 600 sq. ft.			●	●	●	●												●	●	●	●				
Dwelling Units Above Ground Floor or Basement	other than medical care & community living facility	-	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-	●	●	●	●	●	●	●	●	-
Dwelling Units on main floor	subordinate to principal non-residential uses. Refer to TMC18.225	-	-	-	-	-	-	S	S	S	S	S	S	S	-	-	-	S	S	S	S	S	S	●	●	-
Group Home #	licensed dwelling for up to 8 with disability & 1 or 2 staff	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	●	●	●	-
Group Residence, General #	dwelling occupied by 9 to 15 persons and at least 8 with a disability	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	C	-
Group Residence, Limited #	dwelling occupied by up to 10 persons, up to 8 with a disability, and up to 2 staff residents	C	C	C	C	●	●	C	C	-	-	-	-	-	-	-	-	●	C	-	-	-	-	-	C	-
Home Care, type I #	nonsecure dwelling with residential / nursing care for up to 8 care receivers	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-
Home Care, type II #	nonsecure dwelling with residential/nursing care for up to 12 care receivers	C	C	C	C	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	C	-
Management / Leasing Facilities	for managing an onsite multi-family community Refer to TMC18.225	-	-	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	S/C	●	●	●	S/C	S/C	S/C	-	-
Medical Care Facility, type I #	dwelling for the personal nursing care & treatment for up to 2 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	●	-
Medical Care Facility, type II #	dwelling for the personal nursing care & treatment for more that 3 persons	-	-	-	-	C	C	C	●	●	-	●	●	●	●	●	-	●	-	-	-	●	-	-	-	-

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Residential		Districts																									
Mobile Home #, Manufactured Home #	residential structure manufactured off-site excluding "residential-design manufactured home"	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential-Design Manufactured Home #	At least 22' wide on a permanent foundation, pitched roof, and siding/ roofing materials similar to site built homes except in R-4.	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	●	●	-	
Residential Care Facility, Type I #	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 4 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-	
Residential Care Facility, Type II #	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 10 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	●	-	
Residential Care Facility, Type III #	nonsecure dwelling in which residential care is provided to children and/or adults on a 24-hour basis	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	-	
Short-Term Residential Rental, Type I		S/C	-	S/C	S/C	●	●	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	-	S/C	S/C	S/C	S/C	●	S/C	S/C	S/C	-	
Short Term Residential Rental, Type II		S/C	-	S/C	S/C	●	●	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	-	S/C	S/C	S/C	SC	●	S/C	S/C	S/C	-	
Short Term Residential Rental, Type III		C	-	C	C	●	●	C	C	C	S/C	●	●	●	●	●	-	C	S/C	●	●	●	●	●	C	-	
Student or Faculty Housing	Refer to TMC18.225 Dwelling Units on main floor	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	●	●	-	-	-	S	-	-	-	-	

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Residential		Districts																										
Art and Portrait Galleries	Framing and sales of pictures and frames must be subordinate to the principal use	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	-	-	
Artist Studios	See standards in Chapter 18.225 TMC	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	
Cemetery #	as licensed by state alcohol beverage control board (e.g. ELKS)	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Class "A" & "B" Clubs #	organization for social, educational, or recreational purposes. Not licensed by the State.	-	-	-	-	-	-	-	●	●	-	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Club or Lodge, Private # (excludes Class "A" & "B" Clubs)	natural areas and passive recreational facilities only	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Common Open space # (within a development and for its occupants)	building open to the public for recreational and/or educational activities	C	C	C	C	C	C	●	●	●	C	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	C	●
Community Center #		C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	C	C
Cultural Facility #, Museum # Library	dwelling unit where care is provided for up to 12 children and/or adults	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	S	S	S	-
Day Care Facility, Type I #	structure where care is provided for children and/or adults. Refer to TMC 18.225.	C	C	C	C	S	S	S	S	S	S	S	S	S	C	-	●	S	S	S	S	S	S	S	S/C	S/C	C	-
Day Care Facility, Type II # (Includes Child Cares and Pre Schools)*		-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C
Fairgrounds		-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C

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Residential		Districts																										
Farmers' Market #	Conditional Uses in R & M Districts are limited to 2.5-acre or larger sites	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	C	C	C	C	●	●	●	●	●	●	C	
Gardens, Community Type I #	No permanent sales	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	●	S	
Gardens, Community Type II #	Sales/Non-Type I Standards	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	●	C	
Golf Course #, Country Club #		S/C	S/C	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C	●	
Government Services, Type I	government administrative offices and services	C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	
Government Services, Type II	police, fire, and ambulance stations	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	●	●	C	●	●	●	●	●	●	●	C	C
Open Spaces #		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Private Residential Recreational Facility (allows clubhouses; "Recreation, Indoor Type I"; and "Recreation, Outdoor Type I" uses)	located within a residential project and only for its residents and their guests	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	
Park #	<u>owned or controlled by public</u>	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public Utility Facilities, Type I # (See Section 18.50.100(c)(1) of Topeka Municipal Code)	non-major facilities are exempt from zoning use restrictions	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

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Residential		Districts																									
Public Utility Facilities, Type II # (See Section 18.50.100(c)(1)(i,ii,iii) of Topeka Municipal Code)	major facilities including: pump stations, towers, treatment plants, etc.	C	C	C	C	C	C	C	C	C	C	C	C	C	●	●	C	C	C	C	C	C	C	C	C	C	C
Reception, Conference, and Assembly Facilities	Refer to TMC 18.225 for standards	C	-	C	C	C	C	●	●	C	●	●	●	●	●	●	●	●	C	C	C	●	C	C	C	-	
Recreation, Indoor Type I # (lower intensity recreational uses)	Indoor pools, fitness clubs, skating rinks, gyms, dancing, martial arts, etc.	-	-	-	-	-	-	C	●	●	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	
Recreation, Indoor Type II # (higher intensity recreational uses)	pool & billiard halls, bowling alleys, arcades, indoor amusement parks, etc.	-	-	-	-	-	-	-	-	-	-	C	C	●	●	●	-	-	C	-	●	●	C	●	-	-	
Recreation, Outdoor Type I # (low intensity recreational uses)	tennis, basketball & shuffle board courts, pools, golf courses, horse shoes, etc.	C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	●	●	●	●	
Recreation, Outdoor Type II # (medium intensity recreation uses)	batting cages, dog parks, miniature golf, driving ranges, model airplanes airfields, riding academies, etc.	C	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	C	C	●	●	C	●	●	C	C	

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Recreation, Outdoor Type III # (high intensity recreation uses)	go kart tracks, horse and auto race tracks, drag strips, amusement and motorized kiddie parks; and sport stadiums, complexes and arenas, outdoor concert, music, performance, and theater venues, etc.	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	●	C	C	●	●	C	C
Religious Assembly #	Refer to TMC 18.225	S/C	S/C	S/C	S/C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	C	●	●	S	-	
RV Short-Term Campgrounds #	has at least 24 campsites	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	C	C
Schools #, Public or Private Educational Facility #	elementary school # and secondary school #	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-
School, Business and Vocational School #	includes technical colleges and training academies	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-
Youth Camps	retreats for scouting, etc	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C

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		Districts																									
Animal Care and Services type I#	for common household pets in an enclosed building	-	-	-	-	-	-	S	S	S	-	S	S	●	●	●	-	-	●	C	C	S	C	C	C	-	
Animal Care and Services type II#	services within an enclosed building	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	C	-
Artisan Manufacturing #	Refer to TMC18.225	-	-	-	-	-	-	-	-	-	C	C	C	S	●	●	-	-	S	S	S	S	C	S●	-	-	
Auction House		-	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	-
Automobile or Vehicle Carwash #		-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Rental Establishments		-	-	-	-	-	-	-	-	-	-	S	●	●	●	●	-	-	-	-	-	-	C	-	●	-	-
Auto Service Station, type I #	convenience store with gas sales	-	-	-	-	-	-	-	-	-	C	S	S	●	●	●	-	-	●	●	●	S	C	●	-	-	
Auto Service Station, type II #	excludes drive-train work	-	-	-	-	-	-	-	-	-	-	S	S	●	●	●	-	-	C	●	-	S	-	●S	-	-	
Auto Service Station, type III #	includes drive-train work	-	-	-	-	-	-	-	-	-	-	C	C	S	●	●	-	-	C	C	-	C	-	C	-	-	
Automobile Sales & Service	excludes heavy duty vehicles and type III auto services	-	-	-	-	-	-	-	-	-	-	S	S	●	●	-	-	C	S	-	-	-	-	-	-	-	
Automobile, Boat, Truck, Heavy & Ag Equipment, Sales/Services	includes heavy-duty trucks, rec. vehicles, trailers and type III service	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	-	
Automobile or Vehicle Tow Lot and Body Shop	not including wrecking yards or long-term storage of disabled vehicles	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	
Bakery (Commercial)	including wholesale distribution	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	●	-	-	-	-	-	-	-	
Bank/Financial Institution	Does not include drive in/drive throughs	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	
Billboard/Panel Poster Sign # (See Section 18.25.110 TMC)	off-premise advertising signs	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	C	-	C	C	
Billboard, Modified Legal Non- Conforming Billboards	relocation, remodeling or rebuilding of legal non-conforming billboards	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	
Body Art Service/ Tattooing, Body-Piercing	excludes ear-piercing only	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	
Brew Pub #	includes a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	

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		S/C = If unable to meet Special Use Requirements, may apply for CUP																									
		C = Conditional Use Poermit (CUP) approved by Governing Body																									
# = See Definition in Chapter 18.55 TMC		See Design Standards for X and D Districts																									
Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space	
Residential		Districts																									
Building, Construction, & Mechanical Contractor Office	showroom, shop & sales including plumbing, heating, air, electrical, etc.	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	●	●	●	●	●	●	●	●	●
Catering		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Check cashing/pay-day loans/title loans		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●
Drinking Establishment #	includes allowing a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	-	C	●	●	●	●	-	-	C	●	●	●	●	●	●	●	●
Drive through establishments / facilities	Refer to TMC18.225	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	-	S	S	S	S	S	S	S	S	S	-
Funeral Home, Mortuary # without Crematorium	Includes the display and sale of related products	-	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	●
Funeral Home, Mortuary # with Crematorium	Includes the display and sale of related products	-	-	-	-	-	-	-	C	●	-	●	●	●	●	●	-	●	-	-	-	-	●	-	-	-	-
Grave Monuments & Markers	includes display but not stone engraving or cutting.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	●	●	●	-	-
Gun Ranges, Indoor		-	-	-	-	-	-	-	-	-	-	-	-	C	S	S	-	-	-	-	-	-	-	-	-	-	-
Health Services #, Clinic #, Health Care Facility #	May include a pharmacy as part of the facility	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	C	●	-
Home Improvement & Building Supply	Retail merchandise, outdoor display limited to only C-4 & I Refer to TMC18.225.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Labor Pools #		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-
Hospital #	institution providing inpatient health services, medical or surgical care, and related facilities	-	-	-	-	-	-	C	●	-	●	●	●	●	●	●	-	●	-	-	-	-	●	-	-	-	-
Hotel #, Motel #	commercial establishment providing sleeping rooms for overnight guests	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	C	C	●	C	●	●	●	●
Lawn/Garden Centers	landscape materials, lawn & garden equipment and supplies	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Liquor Sales, Packaged Goods		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Manufactured Housing & Accessory Structure Sales		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-
Medical Equipment	Hearing aids, eyeglasses, prosthesis stores, etc.	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	●

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space				
		Districts																												
Mobile Retail Vendors #	Refer to TMC 18.225	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Office #, Professional Office #	includes medical offices	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				
Oil/Gas Well Drilling		-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-				
Parking, Surface Lot - As a stand alone Principal Use	temporary storage of vehicles as a principal use	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	●	C	C	C	C	C	C	-				
Parking, Surface Lot, in association with a Principal Use.	temporary storage of vehicles as in association with a principal use	C	C	C	C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	●	●	●	●	●	●	●	C	C	C	S/C	S/C	S/C	C	C			
Parking Garage, (Multi-Level)	temporary storage of vehicles as a principal use	-	-	-	-	-	C	-	C	C	C	C	●	●	●	●	●	●	●	C	C	C	●	C	●	-				
Patio/Garden, Hardware		-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-				
Pawn Shops/Second Hand Shops	For outdoor display, see Retail Merchandise Outdoor Display TMC18.225	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	●	●	●	●	S	-	●	S	-	-
Personal Services #	including beauty & barber shops, laundromats, dry-cleaning, tailors, tanning salons, etc.	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	-			
Pet Shops		-	-	-	-	-	-	-	-	-	C	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	-			
Pharmacy # & Drugstores	retail sales of drugs, prosthesis, rehabilitation equipment & medicine. Does not include drive throughs	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	-			
Printing/ Copy Center		-	-	-	-	-	-	-	-	●	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	-			
Radio & TV Broadcasting/ Recording Studio		-	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	-	-	-	-	-	●	-	-	-	-			
Rental Establishment	general equipment and domestic items	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-				
Restaurant, Family Dining, carry-out # (Delicatessen)	limited to 50 seats	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●			
Restaurant, drive-in/drive through # Restaurant, fast-food #	Refer to TMC 18.225 for drive throughs	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	S	S	S	S	S	-	S	-	-			
Retail Merchandise, Outdoor Display	See TMC 18.225 Retail Merchandise outdoor display.	-	-	-	-	-	-	-	-	-	-	-	-	S	S	●	-	-	S	S	S	S	S	S	S	-				
Retail Sales/Service #	sale and repair of items having a low intensity	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	-			
Gun Sales and Service		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	●	-	-	●	-	-				
Theaters #	enclosed structure used for performances for admitted audiences	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	C	-	●	●	C	●	-	-				

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Tobacco Shop	Includes Tobacco & Smoke Shop/Hookah Houses/E cigarettes Shop/cigar shops	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	●	●	●	●	●	●	-	-	
Truck Stop #		-	-	-	-	-	-	-	-	-	-	C	C	●	●	-	-	-	-	-	-	-	-	-	-	

Density Dimensional Standards - RR, R, M Districts

Density and Dimensional Standards - All Other Districts										
		RR 1 Residential Reserve District	R1 Single Family Dwelling District	R2 Single Family Dwelling District	R3 Single Family Dwelling District	R4 Manufactured Home District	M1 Two Family Dwelling District	M1a Limited Multiple Family Dwelling District	M2 Multiple Family Dwelling District	M3 Multiple Family Dwelling District
Standards	Notes	Districts								
Lot Standards										
Minimum Lot Area (sq. ft.)	New Lots [3,7,14]	20 acs	6,500	5,000	4,000	30,000	4,500	4,500	7,500	7,500
Maximum Building Coverage	% of lot area	10	45	50	50	50	50	50	60	60
Minimum Lot Width (ft.)	2-4 units per lot	300	60	40	40	40	50	50	50	50
Maximum Density	Dwelling units/acre	—	—	—	—	—	6	10	15	30
Principal Buildings										
Minimum Setbacks (ft.) [1][2]	Front [4]	30	30	25	4; 15	25	25	25	25	25
	Side [5][6]	7	7	5	0	5	5	5	5	5
	Rear	30	30	25	10	25	25	25	25	25
Maximum Height (ft.)		42	42	42	42	42	42	45	50	160
Minimum Number of Lots in District		—	—	—	—	10	—	—	—	—
Accessory Buildings (Detached)										
Minimum Setbacks (ft.) [1][2] [1 2][1 3]	Front [8]	30	30	25	15	25	25	25	25	25
	Side[5] [9]	3	3	3	3	3	3	3	3	3
	Rear	5	5	5	5	5	5	5	5	5
	From other buildings [10]	6	6	6	6	6	6	6	6	6
Maximum Accessory Building Coverage Ratio	% of principal building coverage	90	90	90	90	90	90	90	90	90
Maximum Height (ft.)	[1 1]	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20
Minimum Garage Entry Setback (ft.)	front entry	20	20	20	20	20	20	20	20	20
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10	10	10
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5	5	5
Maintenance Accessory Building	Maximum size (sq. ft.)	—	—	—	—	—	—	—	400	400
	Maximum #	—	—	—	—	—	—	—	1	1

Notes:

[1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.

[2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of its district.

[3] In "RR-1" District, the minimum lot size is 20 acres unless the lots meets minimum compliance with Subdivision Regulations.

[4] in the "R-3" District - First number represents front setback when an attached garage is designed for side entry. Second number represents front setback when attached garage is designed for front entry.

Density Dimensional Standards - RR, R, M Districts

[5] In "R-3" District - District allows 0' side yard setback on one side; 10' on other side with a minimum of 10' between principal buildings. Accessory buildings for a zero lot line dwelling shall not be located in the required 10-foot side yard.

[6] For single family attached dwellings in "M" Districts, a 0 ft. side yard setback is allowed along the lot line separating the two units; a 5 ft setback is required on the other lot line.

[7] In "M-1" and "M-1a" Districts, the minimum lot area of 4,500 sq. ft. is "per unit".

[8] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for roadside stands, garages and carports. If, in the judgment of the planning director, construction of a roadside stand, garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.

[9] An unenclosed carport located less than 6 feet from the principal building may extend to within 3 feet of a side property line.

[10] Setback from Principal Building. No portion of an accessory building, except for a carport, shall be located closer than six feet to the principal building or another accessory building on the same lot. However, an unenclosed breezeway may be extended between the principal structure and the accessory structure for the purpose of providing a covered walkway. In no event shall the construction of a covered walkway or a detached carport located next to another building be deemed to join the principal and accessory structures into one principal structure.

[11] Maximum Height. Accessory buildings and structures shall not exceed 15 feet when the principal building is one-story or 20 feet when the principal building is two-stories or more.

[12] Reverse Corner Lot. On a reversed corner lot in a residential district, and within 15 feet of any adjacent property to the rear in a residential district, no detached accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to the least depth which would be required under this division for the front yard on such adjacent property to the rear. Further, in the above instance, all such accessory buildings shall meet the minimum side yard requirements of such adjacent property which coincides with the side lot line or portion thereof of property in any residential district.

[13] Attached Accessory Buildings. Attached accessory buildings, except for side yards for carports as outlined above, shall be located pursuant to the requirements for principal buildings. Attached garages and carports shall be located on a lot so that a minimum 20-foot-length "aisle" between the building and the street right-of-way line is provided.

[14] The minimum lot area in the "R-4" District is the combined area needed for 10 contiguous lots

Density Dimensional Standards - O, C Districts

Density and Dimensional Standards - All Other Districts								
		O&I1 Office & Institutional District	O&I2 Office & Institutional District	O&I3 Office & Institutional District	C1 Commercial District	C2 Commercial District	C3 Commercial District	C4 Commercial District
Standards	Notes	Districts						
Lot Standards								
Minimum Lot Area (sq. ft.)		7,500	7,500	7,500	7,500	10,000	10,000	10,000
Maximum Building Coverage	% of lot area	40	50	60	40	50	60	60
Minimum Lot Width (ft.)		50	50	50	50	50	50	50
Principal Buildings								
Setbacks (ft.) [1,2,3]	Front	25	25	25	25	25	25	25
	Side	7	7	10	10	10	10	10
	Rear	25	25	25	25	25	25	25
Maximum Building Size (sq. ft.)	Ground floor area	7,500	20,000	—	10,000	50,000	—	—
Maximum Height (ft.) [5-6]		42	60	75	35	50	70	70
Accessory Buildings (Detached)								
Setbacks (ft.) [1,2]	Front [4]	25	25	25	25	25	25	25
	From other buildings	6	6	6	6	6	6	6
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5
Maximum Height (ft.) [6]		—	—	—	—	—	—	—
Maintenance Accessory Building	Maximum size (sq. ft.)	400	400	400	400	600	600	600

Notes:

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] During site plan review, side yard setbacks may be reduced to 0 feet where the buildings are attached along a common lot line.
- [4] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for garages and carports. If, in the judgment of the planning director, construction of a garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.
- [5] Height restrictions of Airport Overlay District may be more restrictive.
- [6] Height shall not exceed the height of its principal structure.

Density Dimensional Standards - O, C Districts

Density Dimensional Standards - Other Districts

Density and Dimensional Standards - All Other Districts											
		I-1 Light Industrial District	I-2 Heavy Industrial District	U University District	MS-1 Medical Services District	X1 Mixed Use District	X2 Mixed Use District	X3 Mixed Use District	D1 Downtown District * See #17	D2 Downtown District	D3 Downtown District
Standards	Notes	Districts									
Lot Standards											
Minimum Lot Area (sq. ft.)	New lots	10,000	10,000	None	None	None	None	None	None	None	None
Maximum Density	Dwelling units/acre	-	-	-	15	12	12	29	-	-	-
Maximum Building Coverage	% of lot area	85	85	-	80	75	75	100	100	75	100
Minimum Lot Width (ft.)		50	50	-	50	50	50	25	25 0	50 0	50 0
Setbacks (ft.) [1,2,7,10]	Front [5]	0	0	-	25	0 - 15	0 - 25	0 - 10	0	0	0
	Side [4,7,10]	0	0	-	5,10	0 - 8	10	0	0	0	0
	Rear [4,10]	0	0	-	25	0 - 25	25	10	0	0	0
Maximum Height (ft.) [3,6,8, 16]		70	None	-	160	40	50	50	see #16	50	60
Accessory Buildings (Detached)											
Maximum Accessory Building Coverage Ratio	% of principal building coverage	-	-	-	90	90	90	90	-	-	-
Setbacks (ft.) [1,2]	Front [9,11]	-	-	-	25	0 - 15	0 - 25	0 - 10	-	-	-
	Side [10,14,15]	-	-	-	3	3	3	3	-	-	-
	Rear [10,14]	-	-	-	5	5	5	5	-	-	-
	From other buildings [12]	-	-	-	6	6	6	6	-	-	-
Minimum Garage Entry Setback (ft.)	front entry [9]	-	-	-	20	20	20	20	-	-	-
Minimum Garage Entry setback (ft.)	rear entry (from alley)	-	-	-	10	10	10	10	-	-	-
Minimum Garage Entry Setback (ft.)	side entry (from alley)	-	-	-	5	5	5	5	-	-	-
Maximum Height (ft.) [3,13]		-	-	-	15-20	15-20	15-20	15-20	-	-	-

Notes:

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] Height restrictions of Airport Overlay District may be more restrictive.
- [4] "I" Districts: 10' rear or 7' side yard setback where that yard abuts any residential dwelling district.
- [5]"I" Districts: Where the frontage along one side of the street in that block abuts a residential district, then, the front yard requirements of the residential district shall apply.
- [6] "U" District : Minimum yard requirements and maximum height shall be in accordance with the approved Master Development Plan.
- [7] "MS-1" District: The side setbacks are 5' for buildings up to 50' in height and 10' for buildings taller than 50' in height.
- [8] "MS-1" District: Any other building or structure that is not a hospital shall not exceed a height of 100 feet; however, if located within 150 feet of the boundary of the district, it shall not exceed a height of 50 feet.

Density Dimensional Standards - Other Districts

[9] "X" Districts: Setbacks with a range are determined at the discretion of the Planning Director.

[10] "X-2" District: Side and rear yard setbacks may be reduced if not abutting residential uses, as determined at the discretion of the Planning Director.

[11] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for roadside stands, garages and carports. If, in the judgment of the planning director, construction of a roadside stand, garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director. If more restrictive than provided above, setbacks as set forth by plats of subdivision shall apply to any and all accessory structures.

[12] Setback from Principal Building. No portion of an accessory building, except for a carport, shall be located closer than six feet to the principal building or another accessory building on the same lot. However, an unenclosed breezeway may be extended between the principal structure and the accessory structure for the purpose of providing a covered walkway. In no event shall the construction of a covered walkway or a detached carport located next to another building be deemed to join the principal and accessory structures into one principal structure.

[13] Maximum Height. In the "MS-1", "X", and "D-2" districts accessory buildings and structures shall not exceed 15 feet when the principal building is one-story or 20 feet when the principal building is two-stories

[14] The Accessory building (detached) side and rear setbacks only applies to residential uses in the "X" and "MS-1" Districts.

[15] An unenclosed carport located less than 6 feet from the principal building may extend to within 3 feet of a side property line

[16] (i) In "D-1" District, no building hereafter erected or structurally altered shall exceed a height at the street line which is greater than the width of the street Right-of-Way times a factor of three. On corner lots, and where the widths of the two intersecting streets are varied, the larger street width shall be used to determine the height of any building or structure.

(ii) Exception. Within the state zoning area, as defined by K.S.A. 75-36320, the height of structures and buildings shall be regulated in accordance with the following provisions: no building shall exceed a height at the street line of six stories or 75 feet, but above the height permitted at the street line three feet may be added to the height of the building for each one foot that the building or portion thereof is set back from all sides of the lot, except that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height equal to two times the width of the street; provided, however, that a tower with a base not to exceed 20 percent of lot area not to have any side greater than 60 feet nor to have any wall closer than 20 feet to any lot line, may be constructed without reference to the above limitations. Any applicable provisions of Chapter 18.225 TMC shall apply to buildings erected in this district.

[17] "D-1" District: Refer to *Downtown Topeka Urban Design Guidelines*.

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space
Residential		Districts																								
Assisted Living Facility #	has individual living units where at least 6 persons receive personal/nursing care. Refer to TMC18.225 Dwelling Units on main floor	C	C	C	C	●	●	●	●	●	-	-	-	-	-	-	-	●	C	C	C	S	C	-	C	-
Boarding House #	dwelling where lodging, with or without food, for 6 - 20 persons is provided	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	-	-
Caretaker's Residence		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-
Community Living Facility, Type I #	dwelling operation for short-term residential care for improving living skills	-	-	-	-	-	C	-	●	●	-	●	●	●	-	-	-	●	-	-	-	●	-	-	-	-
Community Living Facility, Type II #	dwelling operation for residential care providing an intermediate and primary treatment setting	-	-	-	-	-	-	-	C	●	-	●	●	●	-	-	-	C	-	-	-	●	-	-	-	-
Correctional Placement Residence or Facility General #	residential/rehabilitation facility occupied by more than 15 individuals	-	-	-	-	-	C	-	C	C	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-
Correctional Placement Residence or Facility Limited #	residential/rehabilitation facility occupied by 3 to 15 individuals	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-
Crisis Center, Type I #	may include meals and merchandise to residents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	C	-	C	C	-	-	-
Crisis Center, Type II #	facility used for immediate human social service functions including meals, merchandise or shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-
Dwelling, Detached Single-Family #		●	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	●	●
Dwelling, Attached Single-Family #		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Two-Family # (Duplex)		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-

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Residential		Districts																								
Dwelling, Three/Four-Family	includes 3-4 unit row or town houses #	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
Dwelling, Multiple-Family #	structure with at least 5 units	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	●	S	●	●	-	-
Dwelling, Accessory #	secondary to primary dwelling, not exceeding 600 sq. ft.			●	●	●	●													●	●	●	●			
Dwelling Units Above Ground Floor or Basement	other than medical care & community living facility	-	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-	●	●	●	●	●	●	●	●	-
Dwelling Units on main floor	subordinate to principal non-residential uses. Refer to TMC18.225	-	-	-	-	-	-	S	S	S	S	S	S	S	-	-	-	S	S	S	S	S	S	●	●	-
Group Home #	licensed dwelling for up to 8 with disability & 1 or 2 staff	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	●	●	●	-
Group Residence, General #	dwelling occupied by 9 to 15 persons and at least 8 with a disability	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	C	-
Group Residence, Limited #	dwelling occupied by up to 10 persons, up to 8 with a disability, and up to 2 staff residents	C	C	C	C	●	●	C	C	-	-	-	-	-	-	-	-	●	C	-	-	-	-	-	C	-
Home Care, type I #	nonsecure dwelling with residential / nursing care for up to 8 care receivers	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-
Home Care, type II #	nonsecure dwelling with residential/nursing care for up to 12 care receivers	C	C	C	C	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	C	-
Management / Leasing Facilities	for managing an onsite multi-family community Refer to TMC18.225	-	-	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	S/C	●	●	●	S/C	S/C	S/C	-	-
Medical Care Facility, type I #	dwelling for the personal nursing care & treatment for up to 2 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	●	-
Medical Care Facility, type II #	dwelling for the personal nursing care & treatment for more that 3 persons	-	-	-	-	C	C	C	●	●	-	●	●	●	●	●	-	●	-	-	-	●	-	-	-	-

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Residential		Districts																									
Mobile Home #, Manufactured Home #	residential structure manufactured off-site excluding "residential-design manufactured home"	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential-Design Manufactured Home #	At least 22' wide on a permanent foundation, pitched roof, and siding/ roofing materials similar to site built homes except in R-4.	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	●	●	-	
Residential Care Facility, Type I #	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 4 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-	
Residential Care Facility, Type II #	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 10 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	●	-	
Residential Care Facility, Type III #	nonsecure dwelling in which residential care is provided to children and/or adults on a 24-hour basis	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	-	
Short-Term Residential Rental, Type I		S/C	-	S/C	S/C	●	●	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	-	S/C	S/C	S/C	S/C	●	S/C	S/C	S/C	-	
Short Term Residential Rental, Type II		S/C	-	S/C	S/C	●	●	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	-	S/C	S/C	S/C	SC	●	S/C	S/C	S/C	-	
Short Term Residential Rental, Type III		C	-	C	C	●	●	C	C	C	S/C	●	●	●	●	●	-	C	S/C	●	●	●	●	●	C	-	
Student or Faculty Housing	Refer to TMC18.225 Dwelling Units on main floor	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	●	●	-	-	-	S	-	-	-	-	

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Civic, Cultural, Recreational		Districts																										
Art and Portrait Galleries	Framing and sales of pictures and frames must be subordinate to the principal use	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	-	-	
Artist Studios	See standards in Chapter 18.225 TMC	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	
Cemetery #	as licensed by state alcohol beverage control board (e.g. ELKS)	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Class "A" & "B" Clubs #	organization for social, educational, or recreational purposes. Not licensed by the State.	-	-	-	-	-	-	-	●	●	-	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Club or Lodge, Private # (excludes Class "A" & "B" Clubs)	natural areas and passive recreational facilities only	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Common Open space # (within a development and for its occupants)	building open to the public for recreational and/or educational activities	C	C	C	C	C	C	●	●	●	C	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	C	●
Community Center #		C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	C	C
Cultural Facility #, Museum # Library	dwelling unit where care is provided for up to 12 children and/or adults	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	S	S	S	-
Day Care Facility, Type I #	structure where care is provided for children and/or adults. Refer to TMC 18.225.	C	C	C	C	S	S	S	S	S	S	S	S	S	C	-	●	S	S	S	S	S	S	S	S/C	S/C	C	-
Day Care Facility, Type II # (Includes Child Cares and Pre Schools)*		-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C
Fairgrounds		-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C

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Civic, Cultural, Recreational		Districts																										
Farmers' Market #	Conditional Uses in R & M Districts are limited to 2.5-acre or larger sites	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	C	C	C	C	●	●	●	●	●	●	C	
Gardens, Community Type I #	No permanent sales	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	●	S	
Gardens, Community Type II #	Sales/Non-Type I Standards	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	C	C	C	C	C	C	C	C	●	C		
Golf Course #, Country Club #		S/C	S/C	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C	●	
Government Services, Type I	government administrative offices and services	C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	
Government Services, Type II	police, fire, and ambulance stations	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	●	●	C	●	●	●	●	●	●	●	C	C
Open Spaces #		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Private Residential Recreational Facility (allows clubhouses; "Recreation, Indoor Type I"; and "Recreation, Outdoor Type I" uses)	located within a residential project and only for its residents and their guests	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	●	●		
Park #	owned or controlled by public	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Public Utility Facilities, Type I # (See Section 18.50.100(c)(1) of Topeka Municipal Code)	non-major facilities are exempt from zoning use restrictions	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		

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Civic, Cultural, Recreational		Districts																									
Public Utility Facilities, Type II # (See Section 18.50.100(c)(1)(i,ii,iii) of Topeka Municipal Code)	major facilities including: pump stations, towers, treatment plants, etc.	C	C	C	C	C	C	C	C	C	C	C	C	C	●	●	C	C	C	C	C	C	C	C	C	C	C
Reception, Conference, and Assembly Facilities	Refer to TMC 18.225 for standards	C	-	C	C	C	C	●	●	C	●	●	●	●	●	●	●	●	C	C	C	●	C	C	C	-	
Recreation, Indoor Type I # (lower intensity recreational uses)	Indoor pools, fitness clubs, skating rinks, gyms, dancing, martial arts, etc.	-	-	-	-	-	-	C	●	●	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	
Recreation, Indoor Type II # (higher intensity recreational uses)	pool & billiard halls, bowling alleys, arcades, indoor amusement parks, etc.	-	-	-	-	-	-	-	-	-	-	C	C	●	●	●	-	-	C	-	●	●	C	●	-	-	
Recreation, Outdoor Type I # (low intensity recreational uses)	tennis, basketball & shuffle board courts, pools, golf courses, horse shoes, etc.	C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	●	●	●	●	
Recreation, Outdoor Type II # (medium intensity recreation uses)	batting cages, dog parks, miniature golf, driving ranges, model airplanes airfields, riding academies, etc.	C	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	C	C	●	●	C	●	●	C	C	

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Civic, Cultural, Recreational		Districts																									
Recreation, Outdoor Type III # (high intensity recreation uses)	go kart tracks, horse and auto race tracks, drag strips, amusement and motorized kiddie parks; and sport stadiums, complexes and arenas, outdoor concert, music, performance, and theater venues, etc.	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	●	C	C	●	●	C	C
Religious Assembly #	Refer to TMC 18.225	S/C	S/C	S/C	S/C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	C	●	●	S	-	
RV Short-Term Campgrounds #	has at least 24 campsites	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	C	C
Schools #, Public or Private Educational Facility #	elementary school # and secondary school #	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-
School, Business and Vocational School #	includes technical colleges and training academies	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	
Youth Camps	retreats for scouting, etc	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C

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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space	
Commercial, Office		Districts																									
Animal Care and Services type I#	for common household pets in an enclosed building	-	-	-	-	-	-	S	S	S	-	S	S	●	●	●	-	-	●	C	C	S	C	C	C	-	
Animal Care and Services type II#	services within an enclosed building	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	C	-
Artisan Manufacturing #	Refer to TMC18.225	-	-	-	-	-	-	-	-	-	C	C	C	S	●	●	-	-	S	S	S	S	C	S	-	-	
Auction House		-	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	
Automobile or Vehicle Carwash #		-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	
Automotive Rental Establishments		-	-	-	-	-	-	-	-	-	-	S	●	●	●	●	-	-	-	-	-	C	-	●	-	-	
Auto Service Station, type I #	convenience store with gas sales	-	-	-	-	-	-	-	-	-	C	S	S	●	●	●	-	-	●	●	●	S	C	●	-	-	
Auto Service Station, type II #	excludes drive-train work	-	-	-	-	-	-	-	-	-	-	S	S	●	●	●	-	-	C	●	-	S	-	●	S	-	
Auto Service Station, type III #	includes drive-train work	-	-	-	-	-	-	-	-	-	-	C	C	S	●	●	-	-	C	C	-	C	-	C	-	-	
Automobile Sales & Service	excludes heavy duty vehicles and type III auto services	-	-	-	-	-	-	-	-	-	-	S	S	●	●	-	-	C	S	-	-	-	-	-	-	-	
Automobile, Boat, Truck, Heavy & Ag Equipment, Sales/Services	includes heavy-duty trucks, rec. vehicles, trailers and type III service	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	-	
Automobile or Vehicle Tow Lot and Body Shop	not including wrecking yards or long-term storage of disabled vehicles	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	
Bakery (Commercial)	including wholesale distribution	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	●	-	-	-	-	-	-	-	
Bank/Financial Institution	Does not include drive in/drive throughs	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	
Billboard/Panel Poster Sign # (See Section 18.25.110 TMC)	off-premise advertising signs	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	C	-	C	C	
Billboard, Modified Legal Non- Conforming Billboards	relocation, remodeling or rebuilding of legal non-conforming billboards	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	
Body Art Service/ Tattooing, Body-Piercing	excludes ear-piercing only	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	
Brew Pub #	includes a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	

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Commercial, Office		Districts																									
Building, Construction, & Mechanical Contractor Office	showroom, shop & sales including plumbing, heating, air, electrical, etc.	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	●	●	●	●	●	●	●	●	●
Catering		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Check cashing/pay-day loans/title loans		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●
Drinking Establishment #	includes allowing a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	-	C	●	●	●	●	-	-	C	●	●	●	●	●	●	●	●
Drive through establishments / facilities	Refer to TMC18.225	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	-	S	S	S	S	S	S	S	S	S	-
Funeral Home, Mortuary # without Crematorium	Includes the display and sale of related products	-	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	●
Funeral Home, Mortuary # with Crematorium	Includes the display and sale of related products	-	-	-	-	-	-	-	C	●	-	●	●	●	●	●	-	●	-	-	-	-	●	-	-	-	-
Grave Monuments & Markers	includes display but not stone engraving or cutting.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	●	●	●	-	-
Gun Ranges, Indoor		-	-	-	-	-	-	-	-	-	-	-	-	C	S	S	-	-	-	-	-	-	-	-	-	-	-
Health Services #, Clinic #, Health Care Facility #	May include a pharmacy as part of the facility	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	C	●	-
Home Improvement & Building Supply	Retail merchandise, outdoor display limited to only C-4 & I Refer to TMC18.225.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Labor Pools #		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	-	-	-	-	-	-	-
Hospital #	institution providing inpatient health services, medical or surgical care, and related facilities	-	-	-	-	-	-	C	●	-	●	●	●	●	●	●	●	-	●	-	-	-	●	-	-	-	-
Hotel #, Motel #	commercial establishment providing sleeping rooms for overnight guests	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	C	C	●	C	●	●	●	●
Lawn/Garden Centers	landscape materials, lawn & garden equipment and supplies	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Liquor Sales, Packaged Goods		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●
Manufactured Housing & Accessory Structure Sales		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-
Medical Equipment	Hearing aids, eyeglasses, prosthesis stores, etc.	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	●

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Commercial, Office		Districts																											
Mobile Retail Vendors #	Refer to TMC 18.225	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Office #, Professional Office #	includes medical offices	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		
Oil/Gas Well Drilling		-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-		
Parking, Surface Lot - As a stand alone Principal Use	temporary storage of vehicles as a principal use	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	●	C	C	C	C	C	C	C	-		
Parking, Surface Lot, in association with a Principal Use.	temporary storage of vehicles as in association with a principal use	C	C	C	C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	●	●	●	●	●	●	●	C	C	C	S/C	S/C	S/C	C	C		
Parking Garage, (Multi-Level)	temporary storage of vehicles as a principal use	-	-	-	-	-	C	-	C	C	C	C	●	●	●	●	●	●	●	C	C	C	●	C	●	-	-		
Patio/Garden, Hardware		-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	-	-	
Pawn Shops/Second Hand Shops	For outdoor display, see Retail Merchandise Outdoor Display TMC18.225	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	●	●	●	●	S	-	●	-	-
Personal Services #	including beauty & barber shops, laundromats, dry-cleaning, tailors, tanning salons, etc.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	-	-
Pet Shops		-	-	-	-	-	-	-	-	-	C	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●	-	-
Pharmacy # & Drugstores	retail sales of drugs, prosthesis, rehabilitation equipment & medicine. Does not include drive throughs	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	●	-	-
Printing/ Copy Center		-	-	-	-	-	-	-	-	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	●	-	-
Radio & TV Broadcasting/ Recording Studio		-	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	-	-	-	-	-	●	-	-	-	-	-	
Rental Establishment	general equipment and domestic items	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant, Family Dining, carry-out # (Delicatessen)	limited to 50 seats	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●	-	-
Restaurant, drive-in/drive through # Restaurant, fast-food #	Refer to TMC 18.225 for drive throughs	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	S	S	S	S	S	-	S	-	-	-	
Retail Merchandise, Outdoor Display	See TMC 18.225 Retail Merchandise outdoor display.	-	-	-	-	-	-	-	-	-	-	-	-	S	S	●	-	-	S	S	S	S	S	S	S	-	-	-	
Retail Sales/Service #	sale and repair of items having a low intensity	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	●	●	-	-
Gun Sales and Service		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	●	-	-	●	-	-	-	-	
Theaters #	enclosed structure used for performances for admitted audiences	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	C	-	●	●	C	●	-	-	-	-	

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Commercial, Office		Districts																								
Tobacco Shop	Includes Tobacco & Smoke Shop/Hookah Houses/E cigarettes Shop/cigar shops	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
Truck Stop #		-	-	-	-	-	-	-	-	-	-	C	C	●	●	-	-	-	-	-	-	-	-	-	-	-

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Industrial		Districts																											
Airport	including landing strips & heliports	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-
Agriculture #	agricultural activity and the production, storage, processing of agricultural products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●
Agricultural Product Sales & Storage	storage & retail sales of raw food material, fertilizers, pesticides, and similar products for crop/livestock production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	C	-
Automobile Wrecking and/or Salvage Yards #	Refer to TMC 5.135	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-
Bottling Works		-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	●	-	-	-	-	-	-	●	-
Contractor Yards		-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	C	C	-	-	-	-	-	S	-
Heliport	heliport only	C	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	-	-	C	-
Landfill, Demolition #		-	-	-	-	-	-	-	-	-	-	-	-	-	C	S	-	-	-	-	-	-	-	-	-	-	-	C	-
Landfill, Sanitary #		-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-
Laundry, Commercial #; Dry- Cleaning, Dyeing		-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-
Machinery and Equipment Repair and Restoration		-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	●	-	-	-	-	-	-	-	●	-
Manufacturing / Processing Type I #	few if any off-site impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	●	-	-	-	-	-	-	-	●	-
Manufacturing / Processing Type II #	up to medium off-site impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	C	-	-	-	-	-	-	-	●	-
Manufacturing / Processing Type III #	potential for significant off-site impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Micro- Alcohol Production#	Refer to TMC 18.225.	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	S	S	S	S	S	S	-	-	-	-
Publishing Establishments and Distribution		-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-
Raw Material Extraction	extraction, processing, storage, and sale of these materials	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-

Density Dimensional Standards - RR, R, M Districts

Density and Dimensional Standards - All Other Districts										
		RR 1 Residential Reserve District	R1 Single Family Dwelling District	R2 Single Family Dwelling District	R3 Single Family Dwelling District	R4 Manufactured Home District	M1 Two Family Dwelling District	M1a Limited Multiple Family Dwelling District	M2 Multiple Family Dwelling District	M3 Multiple Family Dwelling District
Standards	Notes	Districts								
Lot Standards										
Minimum Lot Area (sq. ft.)	New Lots [3,7,14]	20 acs	6,500	5,000	4,000	30,000	4,500	4,500	7,500	7,500
Maximum Building Coverage	% of lot area	10	45	50	50	50	50	50	60	60
Minimum Lot Width (ft.)	2-4 units per lot	300	60	40	40	40	50	50	50	50
Maximum Density	Dwelling units/acre	—	—	—	—	—	6	10	15	30
Principal Buildings										
Minimum Setbacks (ft.) [1][2]	Front [4]	30	30	25	4; 15	25	25	25	25	25
	Side [5][6]	7	7	5	0	5	5	5	5	5
	Rear	30	30	25	10	25	25	25	25	25
Maximum Height (ft.)		42	42	42	42	42	42	45	50	160
Minimum Number of Lots in District		—	—	—	—	10	—	—	—	—
Accessory Buildings (Detached)										
Minimum Setbacks (ft.) [1][2] [1 2][1 3]	Front [8]	30	30	25	15	25	25	25	25	25
	Side[5] [9]	3	3	3	3	3	3	3	3	3
	Rear	5	5	5	5	5	5	5	5	5
	From other buildings [10]	6	6	6	6	6	6	6	6	6
Maximum Accessory Building Coverage Ratio	% of principal building coverage	90	90	90	90	90	90	90	90	90
Maximum Height (ft.)	[1 1]	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20	15-20
Minimum Garage Entry Setback (ft.)	front entry	20	20	20	20	20	20	20	20	20
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10	10	10
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5	5	5
Maintenance Accessory Building	Maximum size (sq. ft.)	—	—	—	—	—	—	—	400	400
	Maximum #	—	—	—	—	—	—	—	1	1

Notes:

[1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.

[2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of its district.

[3] In "RR-1" District, the minimum lot size is 20 acres unless the lots meets minimum compliance with Subdivision Regulations.

[4] in the "R-3" District - First number represents front setback when an attached garage is designed for side entry. Second number represents front setback when attached garage is designed for front entry.

Density Dimensional Standards - RR, R, M Districts

[5] In "R-3" District - District allows 0' side yard setback on one side; 10' on other side with a minimum of 10' between principal buildings. Accessory buildings for a zero lot line dwelling shall not be located in the required 10-foot side yard.

[6] For single family attached dwellings in "M" Districts, a 0 ft. side yard setback is allowed along the lot line separating the two units; a 5 ft setback is required on the other lot line.

[7] In "M-1" and "M-1a" Districts, the minimum lot area of 4,500 sq. ft. is "per unit".

[8] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for roadside stands, garages and carports. If, in the judgment of the planning director, construction of a roadside stand, garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.

[9] An unenclosed carport located less than 6 feet from the principal building may extend to within 3 feet of a side property line.

[10] Setback from Principal Building. No portion of an accessory building, except for a carport, shall be located closer than six feet to the principal building or another accessory building on the same lot. However, an unenclosed breezeway may be extended between the principal structure and the accessory structure for the purpose of providing a covered walkway. In no event shall the construction of a covered walkway or a detached carport located next to another building be deemed to join the principal and accessory structures into one principal structure.

[11] Maximum Height. Accessory buildings and structures shall not exceed 15 feet when the principal building is one-story or 20 feet when the principal building is two-stories or more.

[12] Reverse Corner Lot. On a reversed corner lot in a residential district, and within 15 feet of any adjacent property to the rear in a residential district, no detached accessory building or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to the least depth which would be required under this division for the front yard on such adjacent property to the rear. Further, in the above instance, all such accessory buildings shall meet the minimum side yard requirements of such adjacent property which coincides with the side lot line or portion thereof of property in any residential district.

[13] Attached Accessory Buildings. Attached accessory buildings, except for side yards for carports as outlined above, shall be located pursuant to the requirements for principal buildings. Attached garages and carports shall be located on a lot so that a minimum 20-foot-length "aisle" between the building and the street right-of-way line is provided.

[14] The minimum lot area in the "R-4" District is the combined area needed for 10 contiguous lots

Density Dimensional Standards - O, C Districts

Density and Dimensional Standards - All Other Districts								
		O&I1 Office & Institutional District	O&I2 Office & Institutional District	O&I3 Office & Institutional District	C1 Commercial District	C2 Commercial District	C3 Commercial District	C4 Commercial District
Standards	Notes	Districts						
Lot Standards								
Minimum Lot Area (sq. ft.)		7,500	7,500	7,500	7,500	10,000	10,000	10,000
Maximum Building Coverage	% of lot area	40	50	60	40	50	60	60
Minimum Lot Width (ft.)		50	50	50	50	50	50	50
Principal Buildings								
Setbacks (ft.) [1,2,3]	Front	25	25	25	25	25	25	25
	Side	7	7	10	10	10	10	10
	Rear	25	25	25	25	25	25	25
Maximum Building Size (sq. ft.)	Ground floor area	7,500	20,000	—	10,000	50,000	—	—
Maximum Height (ft.) [5-6]		42	60	75	35	50	70	70
Accessory Buildings (Detached)								
Setbacks (ft.) [1,2]	Front [4]	25	25	25	25	25	25	25
	From other buildings	6	6	6	6	6	6	6
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5
Maximum Height (ft.) [6]		—	—	—	—	—	—	—
Maintenance Accessory Building	Maximum size (sq. ft.)	400	400	400	400	600	600	600

Notes:

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] During site plan review, side yard setbacks may be reduced to 0 feet where the buildings are attached along a common lot line.
- [4] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for garages and carports. If, in the judgment of the planning director, construction of a garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.
- [5] Height restrictions of Airport Overlay District may be more restrictive.
- [6] Height shall not exceed the height of its principal structure.

Density Dimensional Standards - O, C Districts

Density Dimensional Standards - Other Districts

Density and Dimensional Standards - All Other Districts											
		I-1 Light Industrial District	I-2 Heavy Industrial District	U University District	MS-1 Medical Services District	X1 Mixed Use District	X2 Mixed Use District	X3 Mixed Use District	D1 Downtown District * See #17	D2 Downtown District	D3 Downtown District
Standards	Notes	Districts									
Lot Standards											
Minimum Lot Area (sq. ft.)	New lots	10,000	10,000	None	None	None	None	None	None	None	None
Maximum Density	Dwelling units/acre	-	-	-	15	12	12	29	-	-	-
Maximum Building Coverage	% of lot area	85	85	-	80	75	75	100	100	75	100
Minimum Lot Width (ft.)		50	50	-	50	50	50	25	25 0	50 0	50 0
Setbacks (ft.) [1,2,7,10]	Front [5]	0	0	-	25	0 - 15	0 - 25	0 - 10	0	0	0
	Side [4,7,10]	0	0	-	5,10	0 - 8	10	0	0	0	0
	Rear [4,10]	0	0	-	25	0 - 25	25	10	0	0	0
Maximum Height (ft.) [3,6,8, 16]		70	None	-	160	40	50	50	see #16	50	60
Accessory Buildings (Detached)											
Maximum Accessory Building Coverage Ratio	% of principal building coverage	-	-	-	90	90	90	90	-	-	-
Setbacks (ft.) [1,2]	Front [9,11]	-	-	-	25	0 - 15	0 - 25	0 - 10	-	-	-
	Side [10,14,15]	-	-	-	3	3	3	3	-	-	-
	Rear [10,14]	-	-	-	5	5	5	5	-	-	-
	From other buildings [12]	-	-	-	6	6	6	6	-	-	-
Minimum Garage Entry Setback (ft.)	front entry [9]	-	-	-	20	20	20	20	-	-	-
Minimum Garage Entry setback (ft.)	rear entry (from alley)	-	-	-	10	10	10	10	-	-	-
Minimum Garage Entry Setback (ft.)	side entry (from alley)	-	-	-	5	5	5	5	-	-	-
Maximum Height (ft.) [3,13]		-	-	-	15-20	15-20	15-20	15-20	-	-	-

Notes:

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] Height restrictions of Airport Overlay District may be more restrictive.
- [4] "I" Districts: 10' rear or 7' side yard setback where that yard abuts any residential dwelling district.
- [5]"I" Districts: Where the frontage along one side of the street in that block abuts a residential district, then, the front yard requirements of the residential district shall apply.
- [6] "U" District : Minimum yard requirements and maximum height shall be in accordance with the approved Master Development Plan.
- [7] "MS-1" District: The side setbacks are 5' for buildings up to 50' in height and 10' for buildings taller than 50' in height.
- [8] "MS-1" District: Any other building or structure that is not a hospital shall not exceed a height of 100 feet; however, if located within 150 feet of the boundary of the district, it shall not exceed a height of 50 feet.

Density Dimensional Standards - Other Districts

[9] "X" Districts: Setbacks with a range are determined at the discretion of the Planning Director.

[10] "X-2" District: Side and rear yard setbacks may be reduced if not abutting residential uses, as determined at the discretion of the Planning Director.

[11] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for roadside stands, garages and carports. If, in the judgment of the planning director, construction of a roadside stand, garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director. If more restrictive than provided above, setbacks as set forth by plats of subdivision shall apply to any and all accessory structures.

[12] Setback from Principal Building. No portion of an accessory building, except for a carport, shall be located closer than six feet to the principal building or another accessory building on the same lot. However, an unenclosed breezeway may be extended between the principal structure and the accessory structure for the purpose of providing a covered walkway. In no event shall the construction of a covered walkway or a detached carport located next to another building be deemed to join the principal and accessory structures into one principal structure.

[13] Maximum Height. In the "MS-1", "X", and "D-2" districts accessory buildings and structures shall not exceed 15 feet when the principal building is one-story or 20 feet when the principal building is two-stories

[14] The Accessory building (detached) side and rear setbacks only applies to residential uses in the "X" and "MS-1" Districts.

[15] An unenclosed carport located less than 6 feet from the principal building may extend to within 3 feet of a side property line

[16] (i) In "D-1" District, no building hereafter erected or structurally altered shall exceed a height at the street line which is greater than the width of the street Right-of-Way times a factor of three. On corner lots, and where the widths of the two intersecting streets are varied, the larger street width shall be used to determine the height of any building or structure.

(ii) Exception. Within the state zoning area, as defined by K.S.A. 75-36320, the height of structures and buildings shall be regulated in accordance with the following provisions: no building shall exceed a height at the street line of six stories or 75 feet, but above the height permitted at the street line three feet may be added to the height of the building for each one foot that the building or portion thereof is set back from all sides of the lot, except that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height equal to two times the width of the street; provided, however, that a tower with a base not to exceed 20 percent of lot area not to have any side greater than 60 feet nor to have any wall closer than 20 feet to any lot line, may be constructed without reference to the above limitations. Any applicable provisions of Chapter 18.225 TMC shall apply to buildings erected in this district.

[17] "D-1" District: Refer to *Downtown Topeka Urban Design Guidelines*.