



CITY OF TOPEKA

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For Immediate Release

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Topeka Planning Commission seeks public input on zoning code amendments for ‘missing middle’ housing

TOPEKA, Kan. – The Topeka Planning Commission initiated a process to consider changes to the City’s zoning regulations and policies that would help remove barriers to develop a greater supply of “missing middle” housing. Missing middle housing is defined as any property with two to 20 dwelling units.

The purpose of this process is to see how the City’s regulations can:

1. Open up a greater supply of naturally occurring affordable housing choices.
2. Attract a larger pool of property owners, developers, and sites to provide marketable housing solutions across all incomes, demographics, and lifecycles.
3. Encourage equitable and compatible “hidden density” within our existing neighborhoods.

A potential consideration for change, is the allowance for Accessory Dwelling Units (ADUs) within single-family dwelling zoning districts, which make up 88% of the City’s residential zoning. An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Currently, Topeka allows ADUs in two-family and multiple-family zoning districts. See the below diagram for examples of ADUs.

The Planning Commission developed a brief [ADU survey](#) to gauge community interest in ADUs. The survey is also provided in [Spanish](#).

For more information on the missing middle code amendment process, visit the project’s [webpage](#) or share a [public comment](#).

Examples of ADUs:

