

going being identical for the zone in which they apply.

“Zoning district” means a specifically delineated area or section of the City of Topeka shown on the zoning map within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

“Zoning lot” means a parcel of land under single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by this division.

“Zoning map” means the official map or maps which are a part of the zoning ordinance and delineate the boundaries of the zoning districts.

“Zoning regulations” means the lawfully adopted zoning map and zoning ordinances of the City of Topeka. (Ord. 19370 § 103, 3-23-10. Code 1995 Appx. C, Art. XXXV.)

**Chapter 18.60**

**USE TABLES – DENSITY/DIMENSIONAL STANDARDS**

Sections:

18.60.010 Use tables.

18.60.020 Density/dimensional standards.

**18.60.010 Use tables.**

The use matrix tables establish the land uses for the zoning districts identified in the tables below.

**Residential**

		Approval Levels																								
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# = 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																								
Assisted Living Facility #	has individual living units where at least 6 persons receive personal/nursing care. Refer to Chapter 18.225 TMC. 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 to 20 persons is provided	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	-	-
Caretaker's Residence		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-
Community Living Facility, Type I #	dwelling operation for short-term residential	-	-	-	-	-	C	-	●	●	-	●	●	●	-	-	-	●	-	-	-	●	-	-	-	-

Residential (continued)

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Residential		Districts																									
	care for improving living skills																										
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	-	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)		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-	
Dwelling, Three-/Four-Family	includes 3 to 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 and community living facility	-	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-	●	●	●	●	●	●	●	●	-	-
Dwelling Units on Main Floor	subordinate to principal nonresidential uses. Refer to Chapter 18.225 TMC	-	-	-	-	-	-	S	S	S	S	S	S	S	-	-	-	S	S	S	S	S	S	●	●	-	-

Residential (continued)

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Residential		Districts																									
Group Home #	licensed dwelling for up to 8 with disability and 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 on-site multifamily community. Refer to Chapter 18.225 TMC	-	-	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 and treatment for up to 2 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	●	-
Medical Care Facility, Type II #	dwelling for the personal nursing care and treatment for more than 3 persons	-	-	-	-	C	C	C	●	●	-	●	●	●	●	●	-	-	●	-	-	-	●	-	-	-	-
Mobile Home #, Manufactured Home #	residential structure manufactured off site excluding Residential-Design Manufactured Home	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential-Design Manufactured Home #	at least 22 feet 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 a	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-

Residential (continued)

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Residential	24-hour basis, up to 4 persons																									
Residential Care Facility, Type II #	nonsecure dwelling in which residential care is provided for children and/or adults on a 24-hour 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	S/C	●	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 Chapter 18.225 TMC, dwelling units on main floor	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	●	●	-	-	-	S	-	-	-	-