

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 | 50 | 50 |
| 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.

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[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

[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-

[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*.