

| | | Approval Levels ● = Allowed Use S = Allowed per Special Use Requirements under Chapter 18.225 S/C = If unable to meet Special Use Requirements, may apply for CUP. C = Conditional Use Permit (CUP) approved by Governing Body | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|------------------------|-------------------------|---------------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------|----------------|----------------|----------------|----------------------|----------------------|----------------|----------------------|---------------|---------------|---------------|------------------------|------------------------|------------------------|--------------------------|-----------------|
| # = See Definition in Chapter 18.55 Topeka Municipal Code | | See Design Standards for "X" & "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 |
| Commercial/Office | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | ● | ● | ● | ● | - | - | - | - | - | - | - | - | - | - |
| 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 | - | ● | - |
| 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 | ● | ● | - | - | - | - | - | - | - | - | - | - |
| 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 | - |
| 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. | - | - | - | - | - | - | - | - | - | - | ● | ● | ● | ● | ● | - | - | ● | ● | ● | ● | ● | ● | ● | - |
| Building, Construction, & Mechanical Contractor Office | showroom, shop & sales including plumbing, heating, air, electrical, etc. | - | - | - | - | - | - | - | - | - | - | - | - | ● | ● | ● | - | - | ● | ● | ● | ● | C | ● | - | - |
| 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 | ● | ● | ● | - | - | C | 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 | - | - |
| 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 | C | - | - |

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| Commercial/Office | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | - | - | - | - | - | - | - | ● | ● | - | ● | ● | ● | ● | ● | - | ● | ● | ● | ● | ● | ● | ● | ● | - |
| 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 | - | - | - | - | - | - | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | C | ● | - |
| Oil/Gas Well Drilling | | - | - | - | - | - | - | - | - | - | - | - | - | - | C | 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 | C | C | C | C | C |
| Parking Garage, (Multi-Level) | temporary storage of vehicles as a principal use | - | - | - | - | - | C | - | 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 TMC 18.225 | - | - | - | - | - | - | - | - | - | - | ● | ● | ● | ● | ● | - | - | - | ● | ● | ● | 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 | - | - | - | - | - | - | - | - | - | ● | ● | ● | ● | ● | ● | - | ● | ● | ● | ● | ● | C | ● | - | |
| Restaurant, drive-in/drive through # | Refer to TMC 18.225 for drive throughs | - | - | - | - | - | - | - | - | - | - | S | S | S | S | S | - | - | S | S | S | S | S | S | - | |
| 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 | - | |
| 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 | ● | - | |
| Tobacco Shop | Includes Tobacco & Smoke Shop/Hookah Houses/E cigarettes Shop/cigar shops | - | - | - | - | - | - | - | - | - | - | ● | ● | ● | ● | ● | - | ● | ● | ● | ● | ● | ● | ● | ● | - |
| Truck Stop # | | - | - | - | - | - | - | - | - | - | - | - | C | C | ● | ● | - | - | - | - | - | - | - | - | - | |