

		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		
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		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	C	-	-	-	-	-	●	-	-
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	-	-	-	-	-	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	-
Recycling Depot	collection, storage, & processing of recyclables	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Research Lab #, Testing or Development Laboratory	facility for scientific investigation or engineering & development	-	-	-	-	-	-	-	●	-	●	●	●	●	●	●	-	-	C	●	C	●	-	-	-	-	-	-
Railroad Facilities		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	-	-
Self-Storage, type I #	Indoor storage with indoor access	-	-	-	-	-	-	-	-	-	-	C	S	S	●	●	-	-	C	S	-	-	-	-	-	P	-	-
Self-Storage, type II (allows boat/RVs) #	Indoor and outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	C	-	-	-	-	-	-	-	-
Small Wind Energy System	Non-residential use only	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage of non-merchandise, outdoor	See 18.225 Outdoor storage of non-merchandise.	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C	S/C	-	-	-	C	C	-	-	-	-	-	-	-
Tower, Communication #, Transmission Tower #	ground-mounted free-standing structure transmitting or receiving tv, radio, & microwave frequencies Refer to TMC 18.20	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S	C	C	-	-	-	-	C	C	C	C	C	-
Towers, Receiving and Commercial Broadcasting	For radio and television Refer to TMC 18.20	-	-	-	-	-	-	-	C	C	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-
Truck/Freight Terminal		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	-	-
Bus Terminal		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse #, Storage #, Distribution Facilities;	structure for storing goods, wares, and merchandise. For accessory cargo containers refer to TMC18.210.20 Accessory Uses.	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	●	C	-	-	-	-	-	-	-
Welding, Tinsmithing & Machine Shop		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	●	-	-	-	-	-	-	-	-