

# Residential

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# = 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
<b>Residential</b>																										
<b>Assisted Living Facility #</b>	has individual living units where at least 6 persons receive personal/nursing care. Refer to TMC18.225 Dwelling Units on main floor	C	C	C	C	●	●	●	●	●	-	-	-	-	-	-	-	●	C	C	C	S	C	-	C	-
<b>Bed &amp; Breakfast Home #</b>	owner-occupied home with up to 4 guest rooms	C	-	C	C	S	S	-	-	-	-	-	-	-	-	-	-	C	●	C	●	●	●	C	C	-
<b>Bed &amp; Breakfast Inn #</b>	single-family dwelling for up to 10 guests	C	-	C	C	S/C	S/C	C	C	C	●	●	●	●	●	●	-	C	●	C	●	●	●	C	C	-
<b>Boarding House #</b>	dwelling where lodging, with or without food, for 6 - 20 persons is provided	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	-	-
<b>Caretaker's Residence</b>		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-
<b>Community Living Facility, Type I #</b>	dwelling operation for short-term residential care for improving living skills	-	-	-	-	-	C	-	●	●	-	●	●	●	-	-	-	●	-	-	-	●	-	-	-	-
<b>Community Living Facility, Type II #</b>	dwelling operation for residential care providing an intermediate and primary treatment setting	-	-	-	-	-	-	-	C	●	-	●	●	●	-	-	-	C	-	-	-	●	-	-	-	-
<b>Correctional Placement Residence or Facility General #</b>	residential/rehabilitation facility occupied by more than 15 individuals	-	-	-	-	C	C	-	C	C	-	-	C	C	C	C	-	C	-	-	-	-	-	-	-	-
<b>Correctional Placement Residence or Facility Limited #</b>	residential/rehabilitation facility occupied by 3 to 15 individuals	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-
<b>Crisis Center, Type I #</b>	may include meals and merchandise to residents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	C	-	C	C	-	-	-
<b>Crisis Center, Type II #</b>	facility used for immediate human social service functions including meals, merchandise or shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-
<b>Dwelling, Detached Single-Family #</b>		●	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	●	●
<b>Dwelling, Attached Single-Family #</b>		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
<b>Dwelling, Two-Family # (Duplex)</b>		-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
<b>Dwelling, Three/Four-Family</b>	includes 3-4 unit row or town houses #	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	-	-	-
<b>Dwelling, Multiple-Family #</b>	structure with at least 5 units	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	●	S	●	●	-	-
<b>Dwelling, Accessory #</b>	secondary to primary dwelling, not exceeding 600 sq. ft.	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-
<b>Dwelling Units Above Ground Floor or Basement</b>	other than medical care & community living facility	-	-	-	-	-	-	●	●	●	●	●	●	●	-	-	-	●	●	●	●	●	●	●	-	-
<b>Dwelling Units on main floor</b>	subordinate to principal non-residential uses. Refer to TMC18.225	-	-	-	-	-	-	S	S	S	S	S	S	S	-	-	-	S	S	S	S	S	S	S	-	-
<b>Group Home #</b>	licensed dwelling for up to 8 with disability & 1 or 2 staff	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	●	●	-	-
<b>Group Residence, General #</b>	dwelling occupied by 9 to 15 persons and at least 8 with a disability	-	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	C	-
<b>Group Residence, Limited #</b>	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	-
<b>Home Care, type I #</b>	nonsecure dwelling with residential/nursing care for up to 8 care receivers	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	-
<b>Home Care, type II #</b>	nonsecure dwelling with residential/nursing care for up to 12 care receivers	C	C	C	C	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	C	-
<b>Management/Leasing Facilities</b>	for managing an onsite multi-family community Refer to TMC18.225	-	-	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	S/C	●	●	●	S/C	S/C	S/C	-	-

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<i>Use</i>	<i>Description</i>	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
<i>Residential</i>																										
<b>Medical Care Facility, type I #</b>	dwelling for the personal nursing care & treatment for up to 2 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	●	-	
<b>Medical Care Facility, type II #</b>	dwelling for the personal nursing care & treatment for more that 3 persons	-	-	-	-	C	C	C	●	●	-	●	●	●	●	●	-	●	-	-	-	●	-	-	-	
<b>Mobile Home #, Manufactured Home #</b>	residential structure manufactured off-site excluding "residential- design manufactured home"	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Residential-Design Manufactured Home #</b>	At least 22' wide on a permanent foundation, pitched roof, and siding/ roofing materials similar to site built homes except in R-4.	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	●	●	-	
<b>Residential Care Facility, Type I #</b>	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 4 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	●	C	C	●	C	-	●	
<b>Residential Care Facility, Type II #</b>	nonsecure dwelling in which residential care is provided for children and/or adults on 24-hr basis, up to 10 persons	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	C	C	C	●	C	-	●	
<b>Residential Care Facility, Type III #</b>	nonsecure dwelling in which residential care is provided to children and/or adults on a 24-hour basis	-	-	-	-	C	●	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	
<b>Student or Faculty Housing</b>	Refer to TMC18.225 Dwelling Units on main floor	-	-	-	-	●	●	-	-	-	-	-	-	-	-	-	●	●	-	-	-	S	-	-	-	