Residential Districts

OS-1 OPEN SPACE DISTRICT:
Intended to preserve and protect existing and potential public park land, open land, greenways, recreational space, floodways, trails and lands that have other physical, aesthetic or cultural characteristics which preclude their inclusion in other less restrictive districts, to provide opportunities for passive and active outdoor recreation, preserve scenic views, and protect sensitive or fragile environmental areas.

RR-1 RESIDENTIAL RESERVE DISTRICT:
Provides for a transitional area between urbanized development with intensive activity areas, and the rural-agricultural areas; and which is expected to become urbanized in subsequent planning periods. The limitations of this district are intended to allow for the gradual development of urban uses and activities, therefore providing for the coexistence with agricultural farmland activities based upon the availability and extension of municipal facilities and services.

R-1 SINGLE FAMILY DWELLING DISTRICT:
Provides for the use of detached single-family dwellings together with specified accessory uses and other uses as may be approved.

R-2 SINGLE FAMILY DWELLING DISTRICT:
Provides for the use of detached single-family dwellings together with specified accessory uses and other uses as may be approved. Maximum lot sizes and setbacks are less than in R-1 District.

R-3 SINGLE FAMILY DWELLING DISTRICT:
Provides for the use of detached single-family dwellings together with specified accessory uses and to provide for an increased density through reduced site area requirements.

R-4 SINGLE FAMILY DWELLING DISTRICT:
Primarily provides for the location and use of detached single-family dwellings and manufactured homes as defined, together with specified accessory and supportive uses; and to provide for housing development at affordable levels in a subdivision setting.

M-1 TWO FAMILY DWELLING DISTRICT:
Provides for the use of two-family and attached

single-family dwellings together with specified accessory uses. Provides a transitional use between the single-family detached dwelling districts and other, more intensive districts.

M-1a LIMITED MULTIPLE FAMILY DWELLING DISTRICT:
Provides for the use of two-family dwellings, single-family attached dwellings, and multiple-family dwellings, containing not more than four dwelling units, together with specified accessory uses. Provides a transitional use between the single- and two-family dwelling districts and other, more intensive districts.

M-2 MULTIPLE FAMILY DWELLING DISTRICT:
Provides for the use of attached dwelling units containing three or more dwelling units, designed and intended for individual dwellings, group or community living facilities, congregate living facilities, and including townhouse, condominium or cooperative division of ownership. Provides a transitional use between the districts of lesser and greater intensity.

M-3 MULTIPLE FAMILY DWELLING DISTRICT:
Provides for multiple-family dwelling structures which are in the moderate to high density range and at heights which allow for a high intensity of use and development. The location of this district is intended to complement high activity centers such as the central business district, employment centers or other similar locations.

Office, Commercial, Industrial

O & I - 3 OFFICE AND INSTITUTIONAL:
Provides for a wide range of nonresidential and noncommercial uses such as general purpose office, professional and service, or administrative operations, research, testing and development. Among others, an objective of this district is to provide for a high intensity of use of considerable magnitude and located on a sufficient land area to accommodate the factors of employment, transportation and other land use considerations. The district shall permit uses and activities pertaining to product showrooms for the display, demonstration, training, selection and sale of goods not for delivery on the premises.

C-1 COMMERCIAL DISTRICT:
Provides for limited commercial facilities which serve as convenient services to a residential neighborhood or limited geographic area of the community. Shops in this district should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. Gross floor area is limited to 10,000 sq. feet maximum.

C-2 COMMERCIAL DISTRICT:
Provides for those commercial activities which serve a major segment of the total community population. In addition to a variety of retail goods and services, these centers may typically feature a number of large traffic generators that require access from major thoroughfares. Gross floor area is limited to 50,000 sq. feet maximum.

C-3 COMMERCIAL DISTRICT:
Provides for those commercial activities which serve a major segment of the total community population. In addition to a variety of retail goods and services, these centers may typically feature a number of large traffic generators that require access from major thoroughfares. Less restrictive than C-2 Commercial District. Permits more commercial uses than C-2 District and “big box” stores without maximum GFA.

C-4 COMMERCIAL DISTRICT:
Provides for commercial uses and activities which are intended to serve as community or regional service areas. Uses and activities permitted are typically characterized by outdoor display, storage and/or sale of merchandise, repair of motor vehicles, outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings and structures not completely enclosed.
I-1 LIGHT INDUSTRIAL DISTRICT:
Provides for a wide range of uses except specified uses which are obnoxious or offensive by reason of odor, dust, smoke, gas or noise. The permitted uses are highly intensive. In general, residential dwellings are not permitted in this district, but there are exceptions.

I-2 HEAVY INDUSTRIAL DISTRICT:
Provides for the use and location of all other uses excluded in other districts except for residential dwellings. The intensity and use of land as permitted by this district is intended to facilitate the total range of industrial uses.

Other

DOWNTOWN MIXED USE DISTRICT:
The downtown districts are unique to the downtown Topeka area and are provided to encourage a compatible mixed use activity. The D Districts serve to implement the downtown Topeka Master Plan, which is part of the City of Topeka’s Comprehensive Plan.

D-1 DOWNTOWN MIXED USE DISTRICT:
Facilitates a compatible mixed use activity center within the core area of downtown Topeka. The district is predominantly composed of State offices, as well as local and Federal facilities, commercial and retail uses. The district includes compatible residential, office, civic, and commercial retail/service uses which complement and support a high density of activity and facilitate pedestrian usage.

D-2 DOWNTOWN MIXED USE DISTRICT:
Intended to integrate a compatible mixed use activity with urban residential neighborhood. The district includes a balance of compatible residential, office, cultural, and neighborhood commercial retail/service uses of low to moderate intensity that complement and support neighborhood residential areas and pedestrian usage.

D-3 DOWNTOWN MIXED USE DISTRICT:
Intended to integrate a compatible mixed use activity with urban residential neighborhood. The district includes a balance of compatible residential, office, cultural, and neighborhood commercial retail/service uses of low to moderate intensity that complement and support neighborhood residential areas and pedestrian usage.

HL HISTORIC LANDMARK OVERLAY DISTRICT:
This district provides for the designation of individual local historic landmarks. “Overlay zoning” means any zoning that functions in addition to the existing land use zoning.

HD HISTORIC OVERLAY DISTRICT:
This district provides for the designation of multiple properties as a historic district. “Overlay zoning” means any zoning that functions in addition to the existing land use zoning.

PUD PLANNED UNIT DEVELOPMENT DISTRICT:
Permits greater flexibility and more creative, innovative and imaginative design for the development of areas that are generally possible under the strict application of the regulations of the other districts. An approved plan exists on file for each specific site zoned PUD and specifies development parameters for each site.

MS-1 MEDICAL SERVICE DISTRICT:
Provides for the location and use of a regional medical center together with related medical facilities and supporting ancillary-service uses, including residential dwellings.

U-1 UNIVERSITY DISTRICT:
Provides for the use of a college or university as a special zoning district.

MIXED USE DISTRICT:
The mixed use districts are unique to traditional neighborhood settings and are provided to encourage a compatible mixed use environment, utilizing the historic character or future character of the area. The X mixed use districts serve to implement land use plans of the Comprehensive Plan.

Specific uses are further detailed in the Zoning Matrix available at https://www.topeka.org/planning/zoning-information-use-matrix/