A JOINT SHAWNEE COUNTY RESOLUTION AND CITY OF TOPEKA ORDINANCE
introduced by Mayor Joan Wagnon relating to the "M-1" Two Family Dwelling
District, amending Topeka City Code § 48-8.02(b), Provisional uses, and specifically
repealing said original section and amending Article XXVI, Additional Regulations,
all contained in the Comprehensive Zoning Regulations for Topeka and
unincorporated portions of Shawnee County.

BE IT RESOLVED by the Board of County Commissioners of the County of
Shawnee, Kansas, on this 3rd day of April, 2000.

BE IT ORDAINED by the Council of the City of Topeka, Kansas, on this 8th day
of February, 2000, as follows:

Section 1. City of Topeka Code § 48-8.02(b), is hereby amended to read as
follows:

Provisional uses.

(1) Day care facility, type I, subject to the requirements of article XXVI.

(2) Religious assembly subject to the requirements of article XXVI.

(3) Golf course subject to the requirements of article XXVI.

(4) Management and leasing offices and maintenance facility subject to the
requirements of article XXVI.

Section 2. Article XXVI, Additional Regulations of the Comprehensive Zoning
Regulations for Topeka and unincorporated portions of Shawnee County is hereby
amended by the addition of the following language:
(r) Management/leasing office and maintenance facility: A facility for leasing, managing and/or maintaining a residential community in the “M-1” Two Family Dwelling District in accordance with the following specific requirements:

(1) The proposed facility shall be located within the boundaries of and operate exclusively in association with a legally described residential community consisting of rental housing units. No tenant space or other activity not exclusively associated with the management of the residential community shall be permitted within the facility.

(2) The proposed facility shall be comparable in size and scale to the rental units located within the residential community.

(3) The proposed facility shall be designed to appear as a residential structure comparable in design, construction, materials, siding and roofing to the rental units located within the residential community.

(4) All materials, equipment and supplies shall be maintained within the facility or within a detached accessory structure that is comparable in size to other detached accessory structures located within the residential community.

(5) Off-street parking shall be assessed at the rate of one (1) space per employee.

(6) No exterior advertising shall be permitted except for a wall mounted identification sign not exceeding six (6) square feet.

Section 3. Original City of Topeka Code § 48-8.02(b) of the Comprehensive Zoning Regulations is hereby specifically repealed.

Section 4. If any section or provision or part thereof of this resolution/ordinance shall be adjudged invalid or unconstitutional by a court of competent jurisdiction, such
adjudication shall not affect the validity of the resolution/ordinance as a whole or any section, provision or portion thereof not adjudged invalid or unconstitutional.

Section 5. This resolution/ordinance shall take effect and be in force from and after its passage, approval and publication in the official County and City newspaper.

PASSED and APPROVED by the Board of County Commissioners, Shawnee County, Kansas April 3, 2000.

BOARD OF COUNTY COMMISSIONERS
Shawnee County, Kansas

Theodore Ensley, Chairman

Maurice Kane, Vice Chair

Mike Meier, Member

PASSED and APPROVED by the City Council FEB 08 2000

Joan Wagon, Mayor

ATTEST

Iris E. Walker, City Clerk