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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	C-5 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		
# = See Definition in Chapter 18.55 Topeka Municipal Code		See Design Standards for "X" & "D" Districts																											
<b>Civic, Cultural and Recreational</b>																													
Art and Portrait Galleries Studios	Artist Framing and sales of pictures and frames must be subordinate to the principal use	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cemetery #	See standards in Chapter 18.225 TMC	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	
Class "A" & "B" Clubs #	as licensed by state alcohol beverage control board (e.g. ELKS)	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Club or Lodge, Private # (excludes Class "A" & "B" Clubs)	organization for social, educational, or recreational purposes. Not licensed by the State.	-	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	C	C	-	-
Common Open space # (within a development and for its occupants)	natural areas and passive recreational facilities only	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Community Center #	building open to the public for recreational and/or educational activities	C	C	C	C	C	C	●	●	●	C	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	C	●	
Cultural Facility #, Museum # Library		C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	C	C	
Day Care Facility, Type I #	dwelling unit where care is provided for up to 12 children and/or adults	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	S	S	S	-	
Day Care Facility, Type II # (Includes Child Cares and Pre- Schools)*	structure where care is provided for children and/or adults	C	C	C	C	S	S	S	S	S	C	S	S	S	S	C	-	●	S	●	●	●	●	●	C	C	C	-	
Fairgrounds		-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C
Farmers' Market #	Conditional Uses in R & M Districts are limited to 2.5-acre or larger sites	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	●	C	C	C	C	●	●	●	●	●	●	●	C
Gardens, Community Type I #	No permanent sales	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	S	●	S
Gardens, Community Type II #	Sales/Non-Type I Standards	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	●	C
Golf Course #, Country Club #		S/C	S/C	S/C	S/C	S/C	S/C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S/C	●	
Government Services, Type I	government administrative offices and services	C	C	C	C	C	C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	
Government Services, Type II	police, fire, and ambulance stations	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	●	●	●	C	●	●	●	●	●	●	C	C	C
Open Spaces		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Private Residential Recreational Facility (allows clubhouses; "Recreation, Indoor Type I"; and "Recreation, Outdoor Type I" uses)	located within a residential project and only for its residents and their guests	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	
Park #	owned or controlled by public	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Public Utility Facilities, Type I # (See Section 18.50.100(c)(1) of Topeka Municipal Code)	non-major facilities are exempt from zoning use restrictions	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Public Utility Facilities, Type II # (See Section 18.50.100(c)(1)(i,ii,iii) of Topeka Municipal Code)	major facilities including: pump stations, towers, treatment plants, etc.	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	
Reception, Conference, and Assembly Facilities	For Conditional Uses see Section 18.225 TMC	C	-	C	C	C	C	C	●	●	C	●	●	●	●	●	●	●	●	C	C	C	●	C	C	C	-	-	
Recreation, Indoor Type I # (lower intensity recreational uses)	indoor pools, fitness clubs, skating rinks, gyms, dancing, martial arts, etc.	-	-	-	-	-	-	C	●	●	C	●	●	●	●	●	●	●	●	C	C	C	●	C	C	●	-	-	

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																				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			
<i>Civic, Cultural and Recreational</i>		<i>Districts</i>																										
Recreation, Indoor Type II # (higher intensity recreational uses)	pool & billiard halls, bowling alleys, arcades, indoor amusement parks, etc.	-	-	-	-	-	-	-	-	-	-	C	C	●	C	●	●	-	-	C	-	●	●	C	●	-	-	
Recreation, Outdoor Type I # (low intensity recreational uses)	tennis, basketball & shuffle board courts, pools, golf courses, horse shoes, etc. in conjunction with a residential community	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Recreation, Outdoor Type II # (medium intensity recreation uses)	batting cages, dog parks, miniature golf, driving ranges, model airplanes airfields, riding academies, etc.	C	C	C	C	C	C	C	C	C	C	C	●	●	●	●	●	●	C	C	●	●	●	●	●	C	C	
Recreation, Outdoor Type III # (high intensity recreation uses)	go kart tracks, horse and auto race tracks, drag strips, amusement and motorized kiddie parks; and sport stadiums, complexes and arenas, etc.	C	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	-	-	●	C	●	●	●	C	C	
Religious Assembly #		S/C	S/C	S/C	S/C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	C	●	●	●	S	-
RV Short-Term Campgrounds #	has at least 24 campsites	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	●	-	-	C	C
Schools #, Public or Private Educational Facility #	elementary school # and secondary school #	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-
School, Business and Vocational School #	includes technical colleges and training academies	-	-	-	-	-	-	●	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	
Youth Camps	retreats for scouting, etc	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C