



CITY OF  
**TOPEKA**



# **PLANNING COMMISSION'S INCENTIVES COMMITTEE**

Duplexes, etc. in “R” Districts Proposal  
February 2025

## **The Planning Commission Incentives Committee:**

**Proposing changes to Topeka's zoning regulations to allow duplexes, tri-plexes, and four-plexes in "R" residential districts.**

**Either by building permit subject to special standards, or by conditional use permit (CUP).**



# Why?

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The Citywide Housing Market Study and Strategy recognizes the need for affordable housing and “missing middle” housing. The “missing middle” includes accessory dwellings, duplexes, small apartment buildings. (adopted July 21, 2020)

TOPEKA

## CITYWIDE HOUSING MARKET STUDY AND STRATEGY

PREPARED FOR  
CITY OF TOPEKA

JULY 2020



# Citywide Housing Study

## Key findings of Study:

- Topeka projected to need 4,000 additional units of affordable housing over next 20 years.
- 3,650 units of workforce housing needed over next 20 years.
- 2,250 units are needed for seniors over next 20 years.

## Strategies (two of the six strategies):

- Promote development of a diverse mix of housing types.
- Expand production of affordable housing.

## Tools:

- Planning Commission can initiate and recommend changes to zoning and subdivision regulations



# Units Permitted in Topeka Post Study

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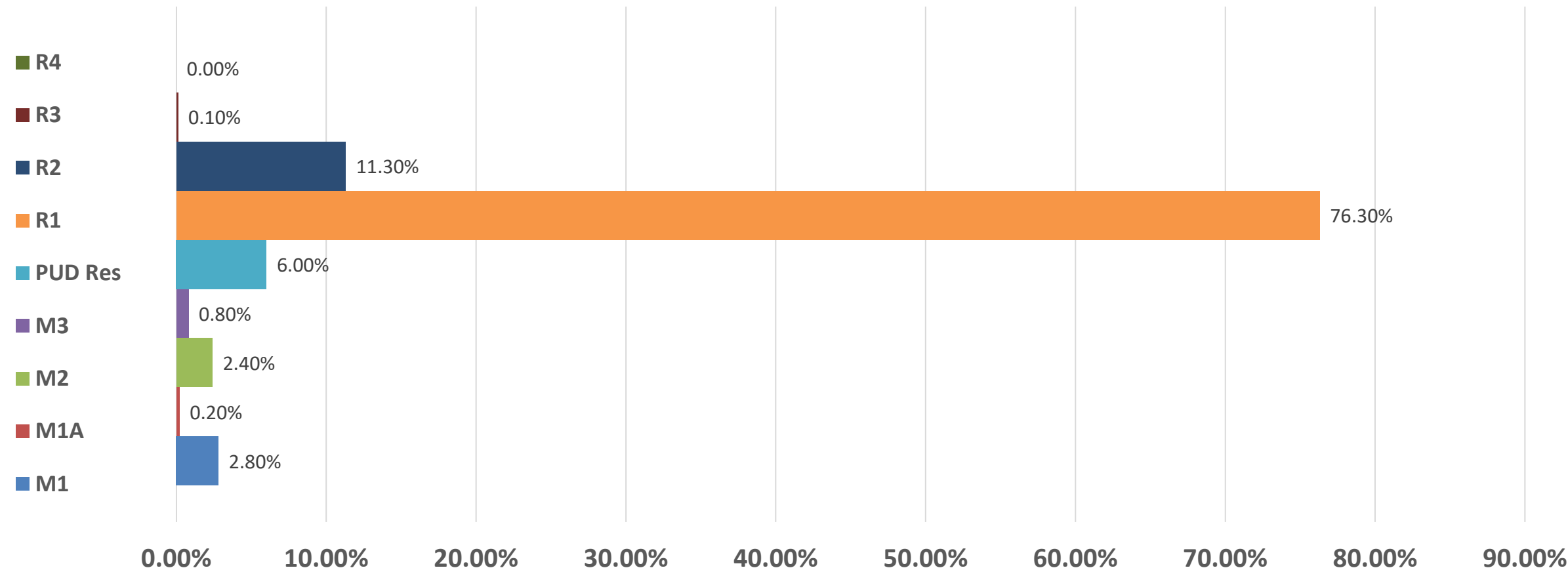
	2021	2022	2023	2024	Total 2021- 2024
Single-Family Units	98	67	61	43	269
Duplex Units	20	16	44	20	100
Multi-Family Units (includes triplexes & fourplexes)	265	13	8	31	317
					Total = 686

***City issued permits for 57 units January – June of 2024, and 37 units June – November of 2024.***



# Existing Conditions – Residential Zoning

Residential Zoning by Percent of Acres



# Proposed Option

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## Allowing duplexes, etc. in single family residential districts....

- Helps to address a housing need
- Is an incremental approach with relatively low impact
- Also: provides an owner/occupant an additional revenue source to maintain an existing residence



## Optional Approaches:

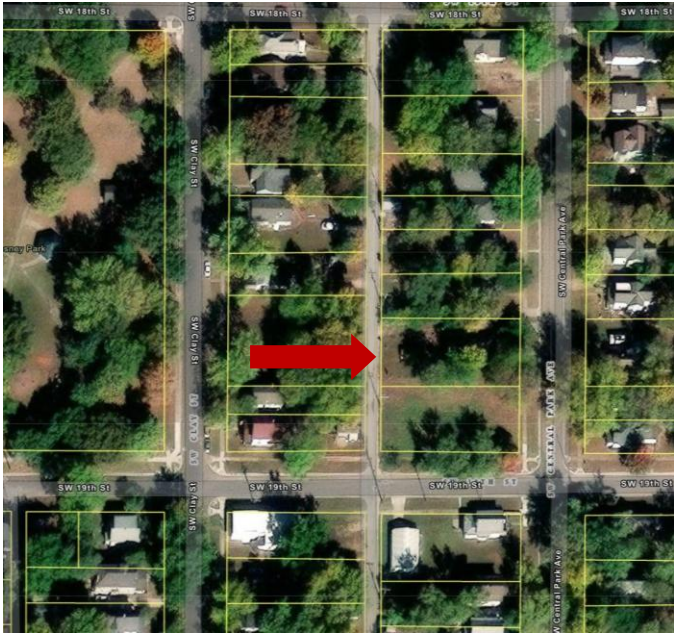
- **Allowed Subject to Special Standards - Approval by Building Permit**
- **Allowed by Conditional Use Permit:**
  - Notice to Neighboring Property Owners**
  - Public Hearing by Planning Commission**
  - Final Decision by Governing Body**



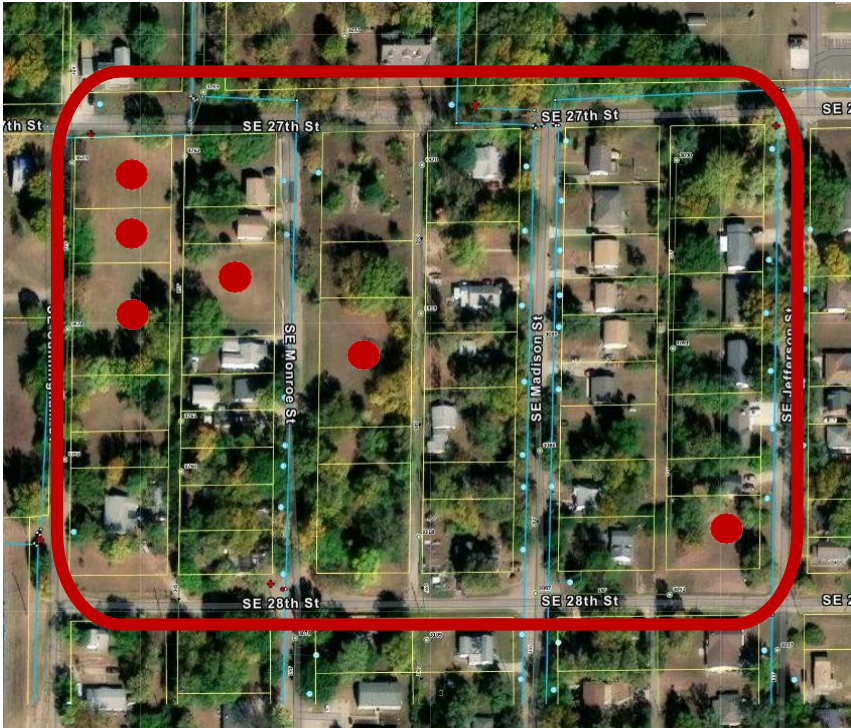


# Potential Sites

Vacant Infill Lots



Infill in Underdeveloped Neighborhoods



Vacant Lot with Alley Access

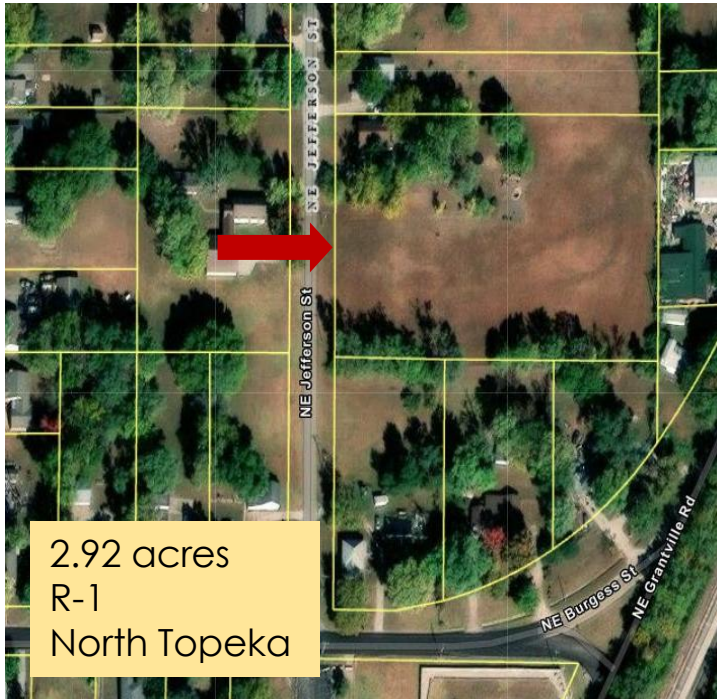




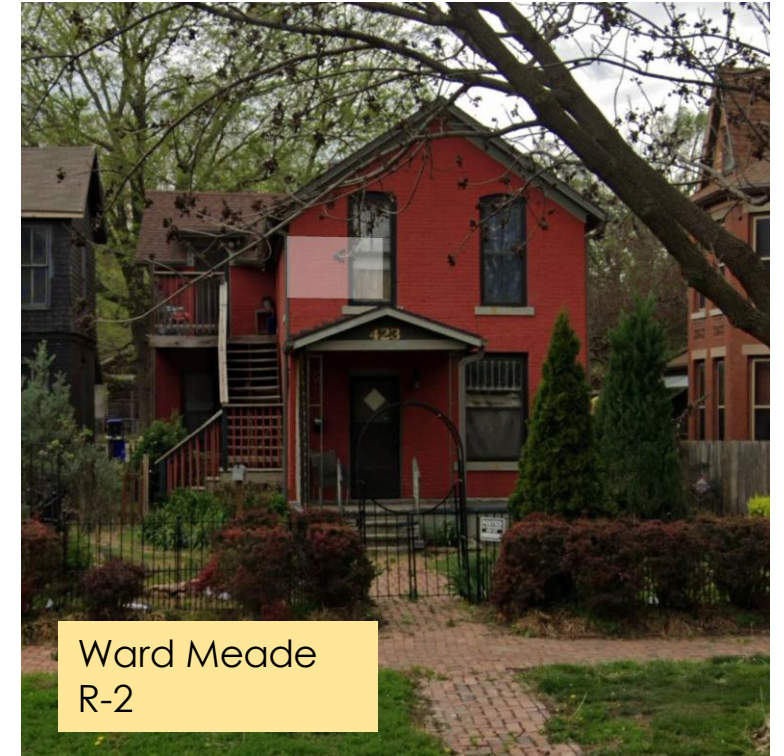
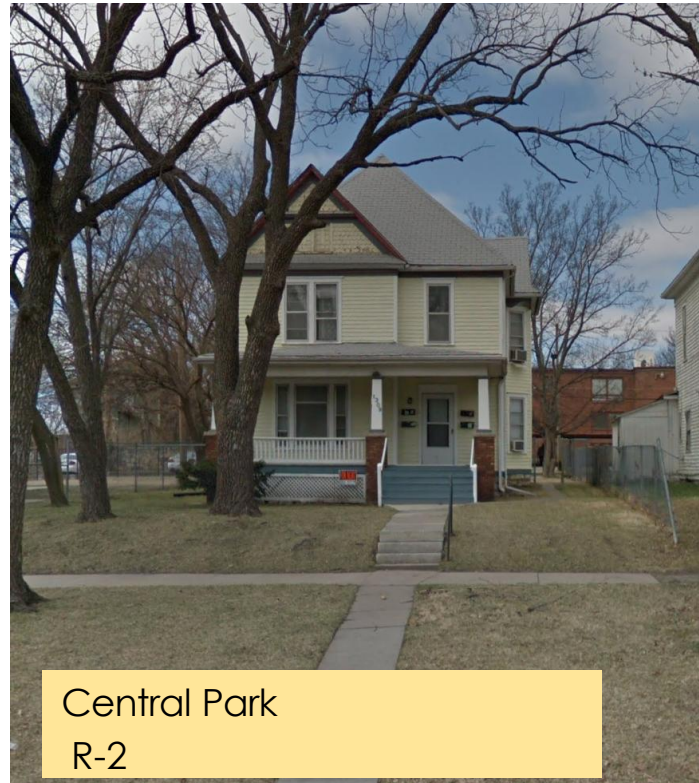
# Potential Sites

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## Large Vacant Lots



## Conversions of SF to Duplex





# Existing Duplexes

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- **Design and Neighborhood Character**
- **Potential for Concentration of Duplexes**
- **Potential for Insufficient Parking**
- **Potential for Excessive Driveways and Parking Areas**
- **Other**



# Possible Guidelines or Standards:

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- **Minimum Lot Size**
- **Lot with Alley Access - either as a requirement or preference given**
- **Architectural Compatibility**
- **Building Height and Overall Size**
- **Preference for “infill”**
- **Limit number and size of driveways per street frontage**
- **Limit Parking Area**

