

(Published in the Topeka Metro News July 11, 2016)

ORDINANCE NO. 20012

AN ORDINANCE introduced by City Manager Jim Colson, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), by amending the district zoning classification to add a neighborhood conservation district zoning overlay pursuant to Section 18.270.020 TMC.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), be and the same is hereby amended, by reclassifying the following property from "R-2" Single Family Dwelling District, "HL-R2" Historic Landmark Single Family Dwelling District and "M-1" Multi-Family Dwelling District **TO** "R-2/NCD-2" Single Family Dwelling/Elmhurst Conservation District, "HL-R2/NCD-2," Historic Landmark Single Family Dwelling/ Elmhurst Conservation District and "M-1/NCD-2," Multi-Family Dwelling/ Elmhurst Conservation District:

The district boundaries are identified and depicted in the "Map and Description of Boundaries" that is attached to this ordinance and incorporated by reference.

Section 2. Pursuant to TMC 18.270.020, the individual purposes and design standards for the District are attached herein and incorporated by reference.

Section 3. This Ordinance Number shall be fixed upon the "District Map".

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Topeka, July 5,
2016.

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk



Neighborhood Conservation Districts

ELMHURST



NEIGHBORHOOD CONSERVATION DISTRICT

ELMHURST NEIGHBORHOOD ASSOCIATION

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SHERRY TYREE	DATABASE ADMINISTRATOR

MISSION STATEMENT

Elmhurst should be a visibly safe, clean, stable, nurturing and economically viable neighborhood that strives to achieve a deep-rooted sense of community which encompasses and celebrates the diversity and creativity of all. ELMHURST: A PLACE WHERE PEOPLE WANT TO LIVE!

NEIGHBORHOOD GOALS

- To ensure that Elmhurst is inviting to all residents
 - To ensure that Elmhurst is a viable option for home buyers
 - To protect the established historic character of the neighborhood
 - To ensure new development complements the traditional feel of the existing neighborhood
 - To encourage home maintenance
 - To encourage crime prevention
 - To develop a walkable neighborhood
 - To support neighborhood schools and the highest quality of education
-

WHY OUR NEIGHBORHOOD SHOULD BE A NEIGHBORHOOD CONSERVATION DISTRICT

The Elmhurst neighborhood was established in 1909 and features a variety of housing styles including the American Foursquare, several variations on the Bungalow, the American Craftsman, as well as others. While the Craftsman Style can be traced to the British Arts and Crafts movement, the American version included its own distinct adaptations and emphasized originality, simplicity, local materials and honest woodwork. Captured within these late 19th and early 20th century homes, and particularly so with regard to the Craftsman Bungalow, was a desire to ennoble the modest home for a rapidly expanding U.S. middle class. Similarly, the American Foursquare was purposively boxy to maximize floor space and to capture, to best advantage, the typically small urban tract on which they were built. These are classically American styles and they are all well represented within the boundaries of Elmhurst. Of further local interest is the fact that a handful of Elmhurst homes were built from Bungalow style home plans featured in locally produced catalogs by the Garlinghouse Company.

A BRIEF HISTORY OF THE ELMHURST NEIGHBORHOOD

The 1880's were boom years for the U.S. and for Topeka. The city saw phenomenal growth downtown with many new office buildings and many large, mansion like homes along Topeka Blvd and suburbs spreading out from the city center. In the year 1909, the value of building permits issued in Topeka was \$1.6M, greater by half a million dollars than permits issued in 1907, which had been a record year.

Seeing opportunities, two young Topeka businessmen, L.F. Garlinghouse and Napoleon B. Burge, jumped into real-estate promoting Westside subdivisions.

On January 29, 1909, the Daily Capital announced Elmhurst as Topeka's newest addition. Quoted sources indicate the developer intended Elmhurst to be beautiful. Accounts also note each home would be located on a block of ground 50 feet wide, 125 feet long and 35 feet back from the front of the lot. Most properties in Elmhurst continue to exhibit this urban residential style.

Advertisements for the Elmhurst development proclaimed that all homes would be located close to Lowman Hill School and that elm trees were to be planted throughout the addition. Elmhurst would be served by two street car lines and was to be the first development in which all homes would be served by a new gas main and high pressure water main. The streets would be paved and, in another first for Topeka, all homes would be fronted by new cement sidewalks. Local advertisements listed universal telephone service, nearby churches, proximity to Washburn University, terraced lots, fine homes and fine people as other reasons to live in Elmhurst.

'Choice lots' in Elmhurst were to be sold for \$325 and other lots for \$200. The June 10, 1911 Topeka Capital Journal listed a newly constructed Elmhurst bungalow, at 1172 Mulvane, for sale at \$3,300.

Elmhurst thrived through the first decades of early 20th century. Many prominent citizens built homes in Elmhurst including J.W. Crane, Judge James McClure and Dr. Alvin Harrison. While Elmhurst was closely located to downtown and served by street car lines, the neighborhood was also served by the commercial development, Elmhurst Plaza, fashioned after the J.C. Nichols Country Club Plaza of Kansas City, and built by the Dibbles Company in an old English style. The development was likely welcomed by Elmhurst residents as they could easily walk to the nearby shops which included a grocery store, drug store, interior decorators, dry cleaners, shoe store and more.

Elmhurst was off to a great start, but it must be acknowledged that not all was good and high minded in Elmhurst as its history is regrettably marred by the fact that ads for the new development clearly indicated only white people would be allowed to buy or lease in the neighborhood. This is sad history, to be sure, but it is also history that will, we trust, never be repeated. In fact, Elmhurst is now a social and economically diverse neighborhood and hopefully will continue to evolve in that fashion.

Architecturally, Elmhurst is homogeneous. Its houses reflect middle class tastes from the second decade of the 20th century. The neighborhood, stylistically, consists of larger 2 ½ story houses. Whether the front gable, side gable, hip roof (the American Foursquare type) or 1 ½-story version, all are classified by the authoritative *Field Guide to American House* as the Prairie or Craftsman style. Most of the residences date from the late 'teens or early 1920s and are in the popular bungalow design or the unique Topeka Airplane Bungalow type. Here and there other styles, notably Tudor and Dutch Colonial, can be identified.

The neighborhood blends the different architectural styles well, whether a block of Foursquares or Airplane Bungalows. At least ten residences appeared in catalogues of Topeka's L.F. Garlinghouse Co., either built from a catalogue design or they were the inspiration for one.

After WWII, pressure mounted from different groups, including the local Chamber of Commerce, to expand the conversion of older homes into multi-unit complexes. While neighborhoods such as Holliday Park and Bethany Square felt the full brunt of this change, Elmhurst was, for a while, able to retain its single family zoning designation. Unfortunately, by 1956, the neighborhood was up-zoned. This made it possible to divide single family style homes north of Munson and on Garfield, Washburn, and some parts of Huntoon.

In 1965, Lowman Hill Methodist Church left Elmhurst and the Methodist Home for the Aged, left the neighborhood in 2003. Both large institutional locations were eventually purchased and refurbished by Topeka Bible Church.

A huge blow in the 60s and 70s was the loss of the elm trees for which the neighborhood was named. These trees had dominated the landscape and provided a lush green canopy arching over the streets. Dutch elm disease took virtually all of the Elmhurst elms.

Elmhurst couldn't very well change with modern fashions and trends in residential architecture and modern living. In the 1980's and 90's, it did see a shift in attitudes, at least among some, as

older homes began to be viewed as classic, charming and historic. Newcomers to Elmhurst sought solutions to present conditions and civic leaders realized the necessity for strong city cores.

During the 1980s, older Topeka neighborhoods, where 51% of the population earned under the median income level, formed Neighborhood Improvement Associations (NIAs). The new districts were eligible for HUD based grants for neighborhood upgrades, as well as home owner tax rebates for house improvements. Elmhurst did not fit the NIA guidelines and formed a Neighborhood Association (NA).

By the end of the 1990's Elmhurst had experienced considerable change. In 1996 Elmhurst requested down zoning from the Topeka-Shawnee County Planning Commission, a process designed to halt and ultimately reverse the decades-old encroachment in older areas of single-family to multi-family home conversions. The down zoning work led to a cooperative study and planning effort between the Elmhurst Neighborhood Association and the city's Planning Department. The final product of that cooperative effort was the creation and approval of "2001 Elmhurst Neighborhood Plan." That plan, as employed by the Elmhurst NA, has served as an ongoing guide for neighborhood stabilization and revitalization.

The following paragraph is excerpted from the "2001 Elmhurst Neighborhood Plan":

"The Elmhurst neighborhood is comprised of two ratings - at risk for the area north of 11th Street and outpatient for the area south of 11th Street. Both areas are considered stable and would fall into "average" to "low" priority, respectively. However, Elmhurst shares Washburn Avenue along its eastern edge with Tennessee Town, an intensive care and "high" priority neighborhood. The eastern edge of Elmhurst would be considered a high priority for resource allocation since it would help to anchor Tennessee Town's high priority area and prevent further spread of blight westward."

The Plan notes that 50 residences within the neighborhood exhibited major deficiencies. Some of those deficiencies have been corrected, but informal surveys subsequent to the publication of the Plan have indicated that deficiencies continue to be a problem and are one of the neighborhood's most significant challenges. Elmhurst actively encouraged Topeka to confront some of the priority concerns along Washburn Avenue. That effort resulted in dilapidated housing being removed along the west side of the second 1100 block of Washburn and it was replaced with green space.

To develop community pride and as a means of revitalization, the Elmhurst NA engaged in a host of activities. These include: organized neighborhood and home clean-ups, sponsored crime watches, fund raising, a regularly published newsletter, a periodic Christmas open house, home owner renovation assistance, contributions to help neighbors to replace damaged sidewalks and tree planting. In addition, the NA supports central Topeka's Turn-Around Team, the Lowman Hill School, the Washburn-Lane Parkway corridor project and revitalization of the College Hill commercial district.

In 2009 residents celebrated the Elmhurst centennial with a block party and an open house tour in November. The past 100 years saw countless alterations to homes and landscapes in

Elmhurst. Similarly, the socio-economic make-up of neighborhood residents has also continued to change. Elmhurst is best described as a richly mixed and diverse urban neighborhood.

Elmhurst has survived the fads and fashions of the times and remains a classic example of early 20th Century America. Today more and more people appreciate the unique qualities of Elmhurst and that fact in conjunction with solid, beautiful, century-old homes helps assure the future of Elmhurst.

Written by the Elmhurst Neighborhood Association

(Much thanks to the Shawnee County Historical Society for its “Lively Elmhurst; the Classic Topeka Neighborhood” Bulletin No. 84)

HOW AN NCD DESIGNATION AND OUR DESIGN GUIDELINES WILL IMPROVE OUR NEIGHBORHOOD

Since its inception the Elmhurst neighborhood has seen a great deal of change. Among the most significant of those was the post-World War II movement to the suburbs. That development was accompanied by a change in zoning which allowed homes, originally designed for single family residency, to be divided into two or more living quarters. Fortunately, the appeal of older homes and neighborhoods began to change again in the late 1980s and Elmhurst saw a resurgence of new owners with an interest in stabilization and restoration. Elmhurst is now a diverse neighborhood with a wide spectrum of demographics. Some of the divided homes have reverted back to single family, the neighborhood has benefitted from new infill construction and residents are also working together to rebuild infrastructure.

While much restoration still needs to be done, the original architecture and design of Elmhurst homes remains largely intact. Among Elmhurst residents there is a shared desire to preserve the quality and craftsmanship of neighborhood homes for current and future occupants. Elmhurst residents believe the protection offered by the NCD designation is key. The Elmhurst Neighborhood Association also believes that the designed standards within its NCD application will not only help with preservation, but will also encourage new development.

EXAMPLES OF OUR UNIQUE CHARACTERISTICS

Originally platted in 1909, the homes within the Elmhurst Neighborhood have been built in a variety of distinct and representative architectural styles, using equally distinct materials, and craftsmanship. The following are a collective sample of the styles of home built within the Elmhurst Neighborhood through the last 106 years.

Craftsman Bungalow



Time Period of Significance: 1905 - 1930

Neighborhood Significance: This architectural style is common within the greater Elmhurst, Norton, and Bartholomew Additions. Its Craftsman distinctions were representative of residential construction styles within the period of the neighborhood's initial development.

Architectural Description: Craftsman Bungalows can be constructed with a variety of external siding, most commonly either wood, stone, or stucco. This style features a low-pitched roof, with wide eaves with triangular brackets, exposed roof rafters, and a porch with thick square or round columns. Porches may also have stone porch supports, and an exterior chimney made with stone, or brick. The interior of a Craftsman Bungalow has an open floor plans, with few hallways, numerous windows, some being decorative with stained or leaded glass. Craftsman Bungalows may also feature beamed ceilings in the larger interior rooms.

California Bungalow



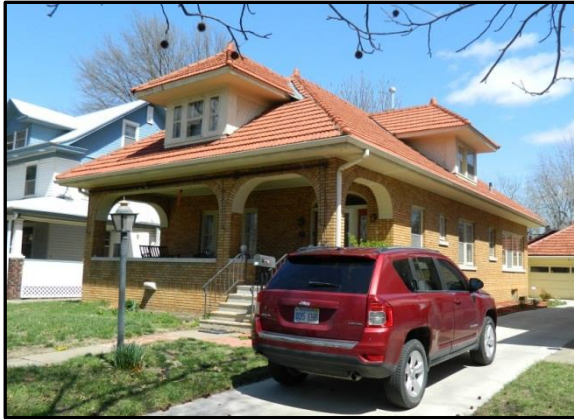
Time Period of Significance: 1905 - 1930

Neighborhood Significance: California Bungalows are unique to the original Elmhurst Addition. Their numbers are few, but they are representative of the scale, massing, materials, and craftsmanship typically used during the time period of development of the majority of the Elmhurst Neighborhood.

Architectural Description: California Bungalows are typically 1 to -1 ½ stories in height, with a low sloping roof supported by sturdy beams. This style features spacious front porches, with exposed brackets and other Craftsman details. Their orientation is typically narrow frontage, with greater depth extending toward the rear of the property.

Neighborhood Conservation District

Chicago Bungalow



Time Period of Significance: 1905 - 1930

Neighborhood Significance: Though there are few examples of Chicago Bungalows within the Elmhurst Neighborhood, this style is still representative of the architectural styles constructed across the nation during the early decades of the 20th Century. As exhibited within Elmhurst, this style typically required a greater initial investment, and was reflective of the occupant's values for quality materials, design, and presence within the community.

Architectural Description: Chicago Bungalows are usually built with a brick exterior, with a full basement, extending the full length and width of the house. Typical of many bungalow styles, the Chicago Bungalow features a narrow frontage, low hipped roof, with large gabled dormer facing the street. This home also features a spacious porch, which is often enclosed for additional living space.

Swiss Bungalow



Time Period of Significance: 1905 - 1930

Neighborhood Significance: Swiss bungalows are relatively rare within the Elmhurst Neighborhood, but do represent a significant architectural style for residential construction during the early 20th Century across the country. This time period is consistent with the development of Elmhurst, and much of Central Topeka.

Architectural Description: Swiss bungalows are typified by a broad front-facing roofline, often featuring a curved truss or gable above the front door. This style may be constructed with decorative half-timbering, similar to Tudor Revival, with other elements such as scalloped verge boards, and exposed interior rafters.

Neighborhood Conservation District

English Cottage



Time Period of Significance: 1890 - 1940

Neighborhood Significance: The English Cottage actually predates the time-period of development of the Elmhurst Neighborhood, and was constructed within its current boundaries within the Bartholomew Addition, which lies adjacent to and north of the Elmhurst Addition.

Architectural Description: English Cottages are typically 1 to 2 stories in height, with an asymmetrical floor plan and exterior facade. This style is also cross-gabled, with a medium to steeply pitched roof, sometimes with clipped gables. The exterior features arrangements of tall, narrow multi-light windows, often casements with leaded or diamond paned decorative features. Over scaled chimneys with decorative brick or stone work and chimney pots are also typical elements of this style. Doors may be half-round or arched with decorative hardware. Siding is commonly stucco, shingle, lapped panels. Decorative half-timbering is often seen.

American Foursquare



Time Period of Significance: 1895 - 1930

Neighborhood Significance: American Foursquare homes are perhaps the most common form of residential architecture within the Elmhurst Neighborhood. Within the original Elmhurst Addition, this style establishes the predominate character of each block.

Architectural Description: This style of architecture is typified by a simple box shape, usually two-and-a-half stories high, with a four-room floor plan on each floor. The roof is low-hipped, with deep overhanging eaves, and often features a large central dormer. American Foursquare homes also feature a full-width porch with wide stairs. The exterior façade may be of brick, stone, stucco, or wood siding.

Neighborhood Conservation District

Prairie Craftsman



Time Period of Significance: 1890 - 1940

Neighborhood Significance: Prairie Craftsman is a rare architectural style within the Elmhurst Neighborhood, but was constructed by a limited number of prominent local businessmen to showcase their stature and wealth within an early 20th Century suburban development.

Architectural Description: Prairie Craftsman architecture is predominately characterized by a low-pitched roof with wide overhanging eaves, accentuated by long, uninterrupted horizontal lines. The presence of a central chimney is also common, as is a broad, open interior floor plan. Clerestory windows, or a high wall with a band of narrow windows along the very top, are also an important design element to this style of architecture. Materials used for Prairie Craftsman structures are most commonly brick, stucco, or a mixture of both within the same structure.

Cape Cod



Time Period of Significance: 1880 - 1960

Neighborhood Significance: Cape Cod signifies the end of development of single-family homes within the Elmhurst Neighborhood. Few examples of this style of architecture exist within the Elmhurst Neighborhood boundaries, and represent the last period of infill development during the post WWI era.

Architectural Description: Cape Code homes are small and very efficient, built with a steep pitched roof with side gables, a narrow roof overhang, are typically limited to 1 or 1½ stories in height, and are typically sided in wood, shingle, or stucco. Cape Cod homes are also generally rectangular shape. The front door is typically placed at the center or, in some cases, at the side of the front façade. Use of this style during the middle of 1950s and 1960s added the feature of one, or two dormers to the upper floor, to allow for more functional upper living space.

Neighborhood Conservation District

Dutch Colonial Revival



Period of Significance: 1920 - 1940

Neighborhood Significance: There are several examples of Dutch Colonial Revival within the Elmhurst Neighborhood, each representing a popular style of architecture within the early part of the 20th Century.

Architectural Description: Dutch Colonial Revival homes are usually 1 ½ to 2 stories in height, with a distinguished shed, hipped, or gambrel roof, sometimes seen with flared eaves. Siding may be wood clapboard, shingle, brick, or stone. Its façade may be symmetrical, but it's common to see side entries and balanced asymmetry, often offset with a gable-end chimney. A porch may be present under the overhanging eaves, occasionally running the full width of the house. The entry may have a decorative hood with brackets or portico with classically-styled columns supporting the porch. Windows are multi-light such as six-over-one, six-over-six, or eight-over-eight.

English Tudor Cottage



Period of Significance: 1890 - 1940

Neighborhood Significance: During the time period of the development of the Elmhurst neighborhood, English Tudor was a common style of home, and was constructed within several of Topeka's earliest subdivisions. Most remaining examples of this style are currently present within Elmhurst on Garfield Street.

Architectural Description: English Tudor features combinations of half-timbered accents on its facades, casement windows, steep gables, prominent chimneys, often with decorative chimney pots, Tudor arched doorways, and is constructed of a combination of materials, consisting of brick, stone, wood, and stucco.

Neighborhood Conservation District

Folk Victorian



Period of Significance: 1870 - 1910

Neighborhood Significance: Smaller Folk Victorian homes are prevalent within the Elmhurst Neighborhood. Most of these homes were constructed within the Bartholomew Addition, north of SW Munson Street. A few larger Folk Victorian homes were also built within the Elmhurst Addition.

Architectural Description: Folk Victorian is a generic, vernacular Victorian style. Builders of these homes typically added spindles or Gothic windows to simple square and L-shaped buildings. Creative carpenters with the newly-invented jigsaw created detailed trim, but such details were usually added to a no-nonsense farmhouse. Folk Victorian architecture generally utilized wood siding in its construction, with detailed brackets under the eaves. Detailed spindlework was added to porches. This style also contains a low-pitched roof with a front and side gables.

Neo-Classical Revival – 1895 – 1950



Period of Significance: 1895 - 1950

Neighborhood Significance: Neo-Classical Revival is not a common architectural theme within the Elmhurst Neighborhood. The lone home exemplifying this style, however, is a grand expression of its originating history, reflecting the *classical* ideals of order and symmetry.

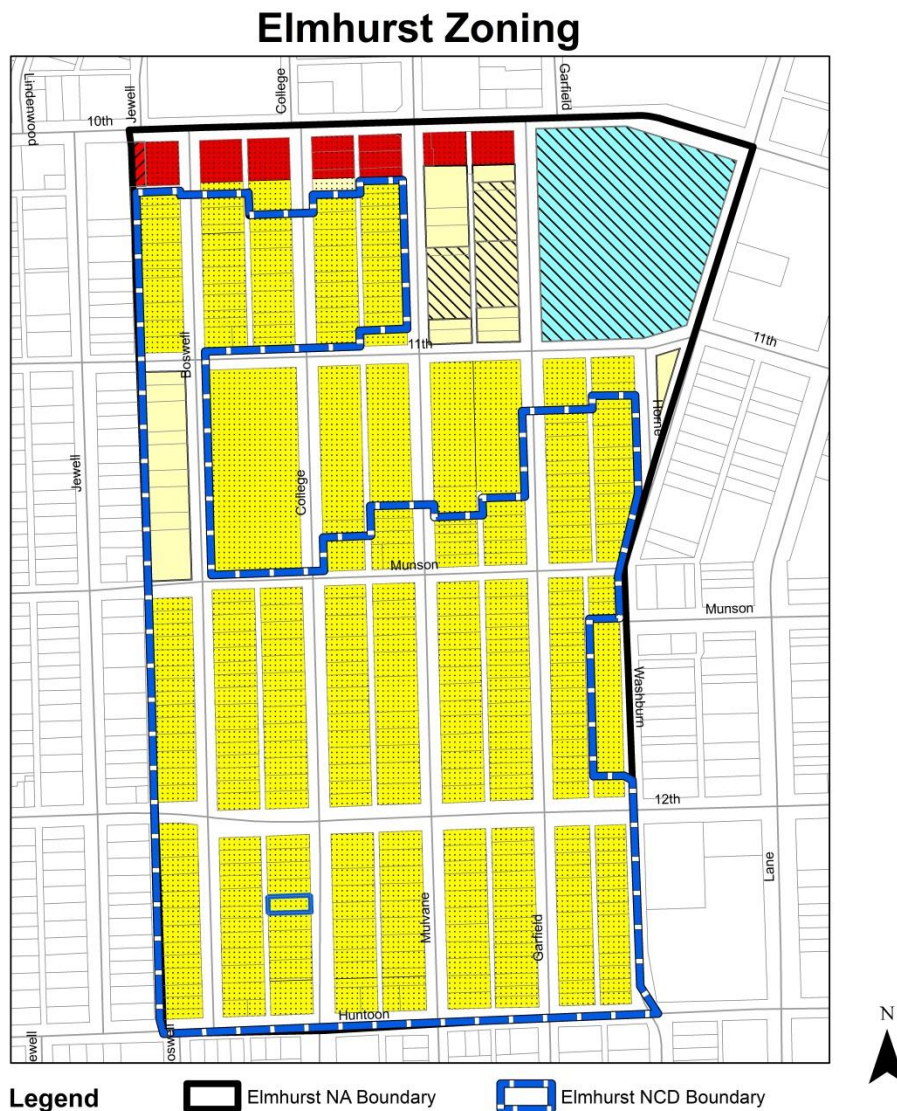
Architectural Description: Neo-Classical designs are typically one to two and one-half stories in height, with symmetrical side-gabled or hipped, medium pitched roofs. This style also presents boxed eaves with a moderate overhang, dentil molding, or a frieze band beneath the cornice. Details include decorative surrounds on doorways including pediments, sidelights, transoms. Windows were built using double hung sashes, with multiple panes of glass on the upper sash, with a single pane below. Windows also exemplified a wide variety of different configurations including paired, triple, bayed or arched. Perhaps most prominently, Neo-Classical Architecture features large balustrades or columns on the porch, often rising to the second floor of the structure.

Neighborhood Conservation District

MAP AND DESCRIPTION OF BOUNDARIES

The Elmhurst Neighborhood Conservation District encompasses all properties within the area bounded on the North by Southwest 10th Street, on the East by Southwest Washburn Avenue, on the South by Southwest Huntoon Street and on the West by the alley between SW Jewell and SW Boswell. However, it does exclude institutional properties presently found within these boundaries.

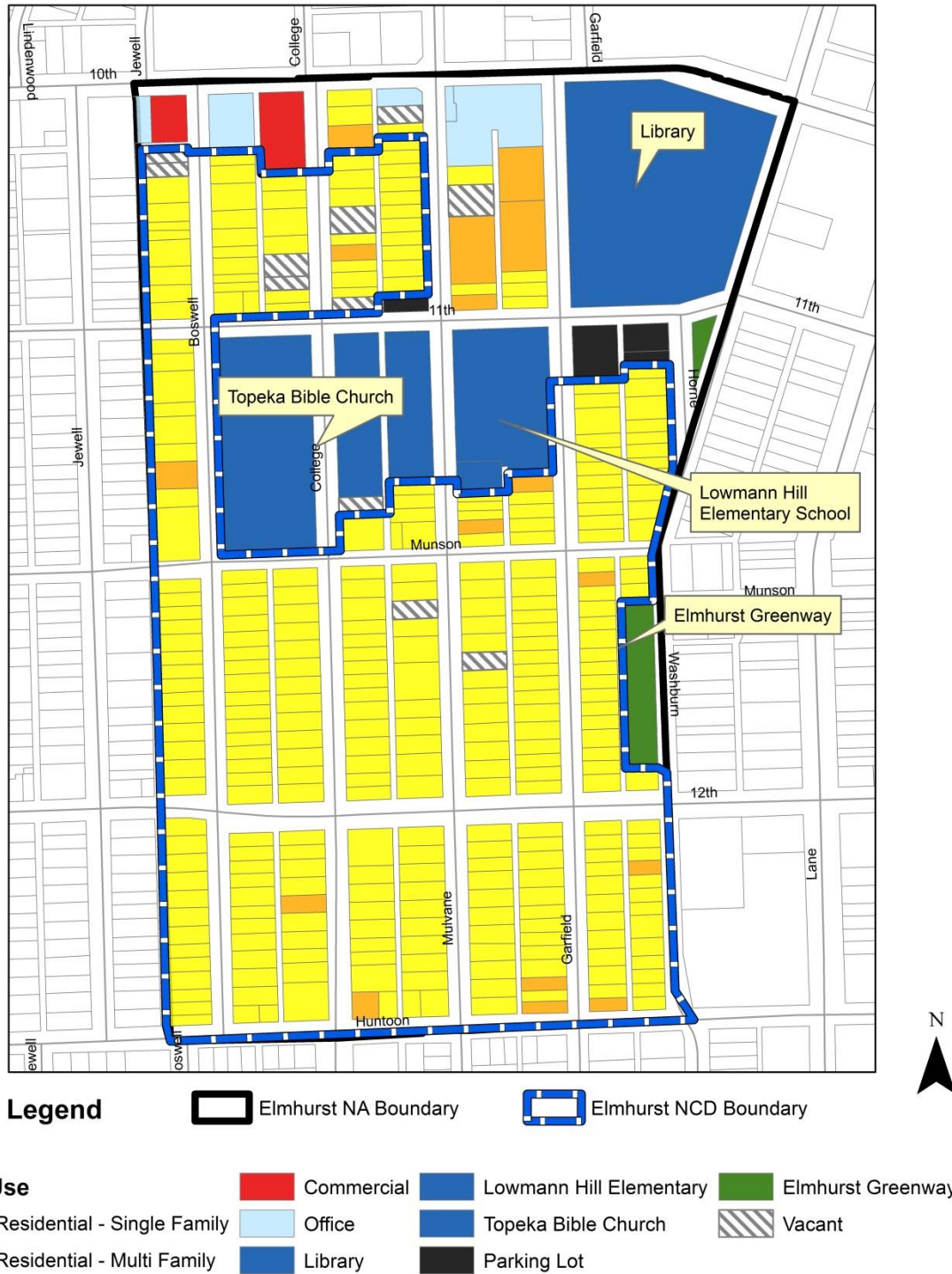
Map 1: Parcels and Zoning



Neighborhood Conservation District

Map 2: Existing Land Use

Elmhurst Existing Land Use



Neighborhood Conservation District

Map 3: Architectural Styles

Elmhurst Architectural Styles



Neighborhood Conservation District

Map 4: Garage Placement Character

Garage Placement Character refers to where the garage is located in relation to the primary structure. The majority of garages in Elmhurst are detached and located behind the rear face of the house.

Elmhurst Garage Placement



Legend



Elmhurst NA Boundary



Elmhurst NCD Boundary

Garage

Attached, Side

Detached, Side

None

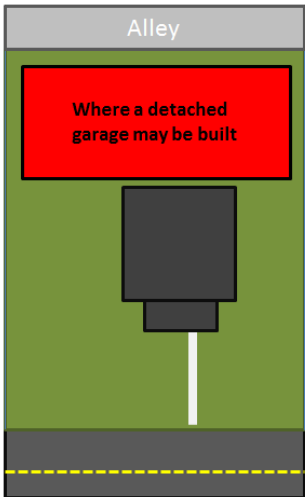
Attached, Rear

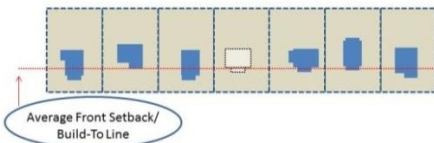
Detached, Rear



- These design standards shall be applied to residential properties only.
- They shall address both new construction and substantial additions to existing residential properties. Substantial Additions shall mean any project visible from the public street whose square footage equals or exceeds 10% of the primary structure's square footage.
- These design standards do not apply to demolitions; however, they do apply to new construction on the site.
- All lawfully existing structures and improvements made non-conforming by the City of Topeka's adoption of this document shall be considered legal non-conforming (grandfathered).

RESIDENTIAL DESIGN STANDARDS

CHARACTERISTICS AND FEATURES	THE SCOPE OF THE RESIDENTIAL DESIGN STANDARDS	CURRENT ZONING CODE REQUIREMENTS *
PRIMARY BUILDINGS	<ul style="list-style-type: none"> • The design shall reflect the character of the neighborhood. 	<ul style="list-style-type: none"> • Primary permitted use is single family residential. However, other uses may be allowed with Provisional Use or Conditional Use permits.

CHARACTERISTICS AND FEATURES	NCD DESIGN STANDARD	CURRENT ZONING CODE REQUIREMENTS* (R2)	ILLUSTRATIVE EXAMPLES APPROPRIATE/INAPPROPRIATE
ACCESSORY BUILDINGS	<ul style="list-style-type: none"> • No metal storage sheds or metal carports visible from the public street shall be permitted. • Garages shall be detached and shall be located to the rear of the primary structure. 	<ul style="list-style-type: none"> • Cumulative footprint of all accessory buildings shall not total more than 90% of the building coverage of the principal structure. • Accessory structure height: No greater than 15' when the principle building is one-story or 20' when the principle building is two-stories or more. • Detached accessory buildings rear yard setback 5' • Detached accessory buildings side yard setback 3' • Accessory structures shall not be located within a required front yard. 	
BUILDING HEIGHT	<ul style="list-style-type: none"> • All new residences shall be between 1 ½ and 2 ½ stories high. 	<ul style="list-style-type: none"> • Primary structure: 42' maximum • Accessory structure: 20' maximum 	

CHARACTERISTICS AND FEATURES	NCD DESIGN STANDARD	CURRENT ZONING REQUIREMENTS* (R2)	CODE	ILLUSTRATIVE EXAMPLES APPROPRIATE/INAPPROPRIATE
BUILDING SIZE/MASSING	<ul style="list-style-type: none"> New residences shall be of a similar size to the other houses on the block. The Floor-to-Area Ratio of a new residence shall fall between the smallest and the largest Floor-to-Area Ratio on the block, $\pm 10\%$. 	<ul style="list-style-type: none"> n/a 		
BUILDING ARCHITECTURAL STYLE AND DETAILS	<ul style="list-style-type: none"> Each new residence shall be constructed consistent with one of the architectural styles currently identified on its block, as shown in the "Architectural Styles" map. <p>Key features include (in no particular order) pitched roof, front porch, proportional front windows, architectural details, raised foundation, and comparable materials.</p> <ul style="list-style-type: none"> Substantial additions shall incorporate and shall be consistent with the architecture of the primary structure. 	<ul style="list-style-type: none"> n/a 		
BUILDING SETBACKS	<ul style="list-style-type: none"> New residences shall be built to the front setback line that is $\pm 10\%$ of the average front setback on the block. 	<ul style="list-style-type: none"> Front yard setback: 25' Side yard setback: 5' Rear yard setback: 25' Unenclosed porch, deck or stoop may encroach not more than 10' into the front or rear yard. 		
BUILDING ORIENTATION AND SITE PLANNING	<ul style="list-style-type: none"> New residences shall face the street. 	<ul style="list-style-type: none"> n/a 		
LOT SIZE	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Minimum 5,000 square feet 		

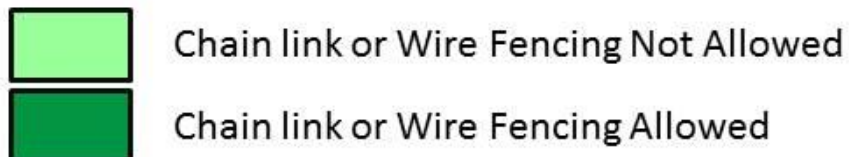
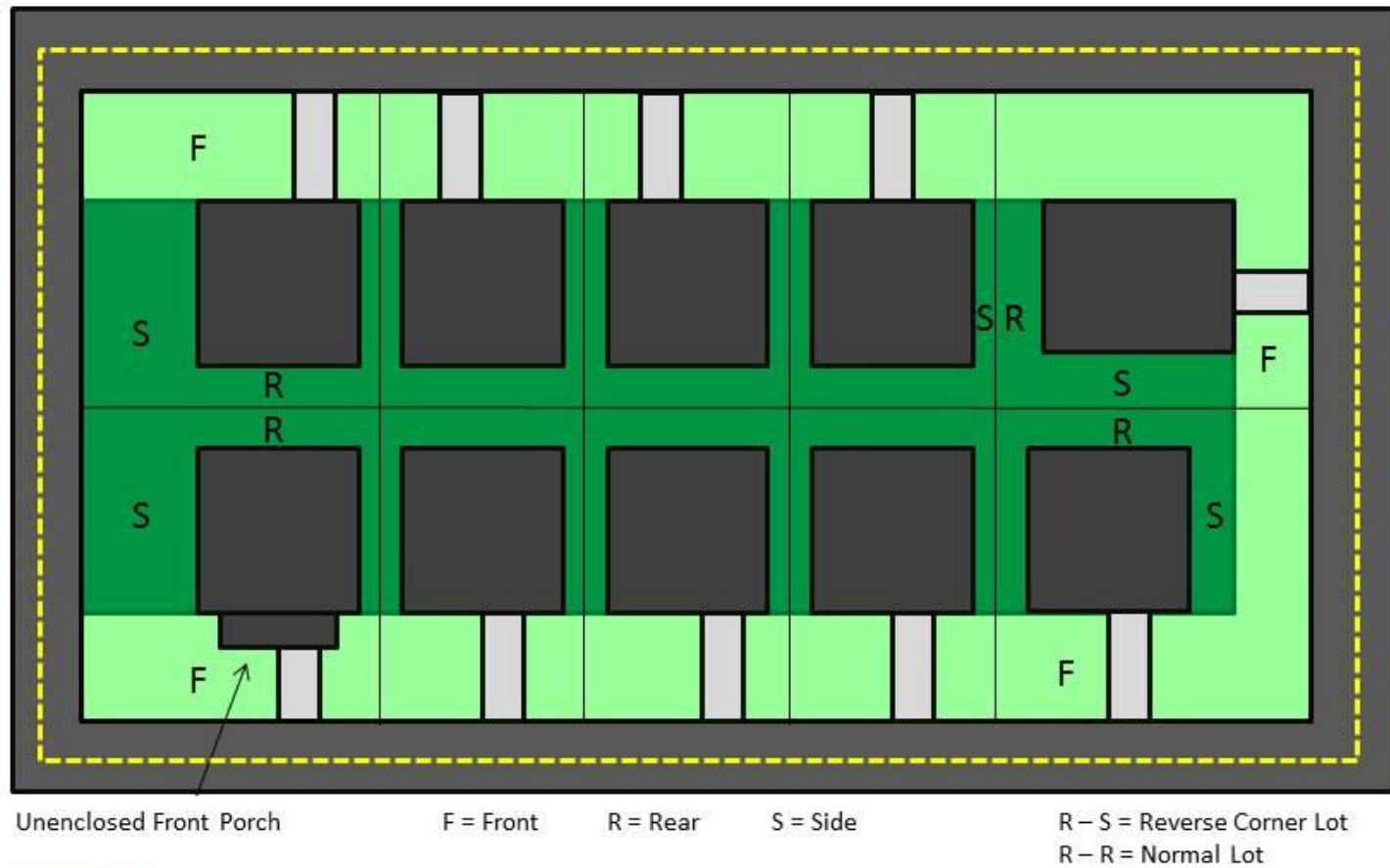
CHARACTERISTICS AND FEATURES	NCD DESIGN STANDARD	CURRENT ZONING CODE REQUIREMENTS* (R2)	ILLUSTRATIVE EXAMPLES APPROPRIATE/INAPPROPRIATE
LOT COVERAGE	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Buildable envelope is subject to setback limits. 	
OFF-STREET PARKING REQUIREMENTS	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> 2 spaces per dwelling unit having more than 950 square feet of floor area. 	
ROOF LINE AND PITCH	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 	
PAVING, IMPERVIOUS, OR HARDSCAPE COVERAGE	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 	
WINDOW OPENINGS	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 	
FENCES AND WALLS	<ul style="list-style-type: none"> Chain link and other wire fences shall not be allowed in front of the front face of the residence. See Appendix A for illustration. 	<ul style="list-style-type: none"> Shall be less than 8' in height Shall not extend into public right-of-way or closer than 1' to a public sidewalk. Fences in front of the front face of the primary structure shall not exceed 4' in height. 	 

CHARACTERISTICS AND FEATURES	NCD DESIGN STANDARD	CURRENT ZONING REQUIREMENTS* (R2)	CODE	ILLUSTRATIVE EXAMPLES APPROPRIATE/INAPPROPRIATE
DRIVEWAYS, CURB CUTS, ALLEYS, AND SIDEWALKS	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 		
TREE PRESERVATION	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 		
PRIVATE AND PUBLIC UTILITY STRUCTURES	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Satellite receiving devices, shall not be located in the front yard or the required side yards. 		
PUBLIC ART	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> n/a 		

* These are generalized code requirements from the Topeka Municipal Code. These regulations are in addition to any NCD standards which take precedence and are more restrictive. For specific zoning regulations, please see Chapter 18 of the Topeka Municipal Code or contact the Topeka Planning Department.

Appendix A: Elmhurst NCD Fencing Requirements*

The NCD does not allow for chain link or other wire fences in the light green shaded area.



**For illustrative purposes only.
Please contact the Planning Department for
help on your specific property and question.*