

What is TMC Chapter 18.235?

TMC Chapter 18.235 is Topeka's landscape requirements. The code chapter regulates landscaping requirements for new development. The purpose of this chapter is to enhance, protect, and promote the aesthetic, ecological, and economic environment in the City of Topeka through landscaping associated with new construction.

Why is Topeka revising TMC Chapter 18.235?

The only section being revised in the landscape requirements is TMC Chapter 18.235.090 Stormwater Best Management Practices (BMPs). The current language in TMC Chapter 18.235.090 Stormwater BMP Credits needed to be updated to reference the new City of Topeka Stormwater BMP Design Handbook and reflect the values developed by the City of Topeka Planning and Utilities Departments. The current section provides a maximum 20% credit to any type of BMP regardless of whether it is vegetated or not. Topeka Utilities and Planning worked together to determine the appropriate credits to provide to the various stormwater BMPs based on the intent of the code chapter which is to enhance the ecological and aesthetic conditions of the property.

What revision to TMC Chapter 18.235 is proposed?

The proposed revision to Chapter 18.235.090 provides a reference to the City of Topeka Stormwater BMP Design Handbook for the landscape credits by BMP type. In turn, the Handbook establishes the credit values for each type of BMP (see the Handbook's landscape credit table below). Vegetated BMPs will have higher landscape credits than non-vegetated BMPs. This revision will eliminate confusion in the current ordinance and promote the use of vegetated BMPs which can reduce and/or clean runoff. (The picture below shows a bioretention BMP in a landscaped parking lot island as an example of a vegetated BMP.) This credit provides a direct benefit to developers by allowing the landscape and stormwater regulations to work together and use the same developable area to meet two City requirements.



| BMP Type | Landscape Credit (see TMC Chapter 18.235.090) |
|--|--|
| VEGETATED BMPS ¹ | |
| Native Vegetation Established or Preserved | 20% |
| Rain Garden | |
| Bioretention | |
| Vegetated Filter Strip | |
| Native Vegetation Swale | |
| BMPS THAT REDUCE IMPERVIOUS AREA | |
| Green Roof | 10% |
| Pervious Concrete | |
| Porous Asphalt | |
| Modular Concrete Block | |
| Cistern | |
| INFILTRATION BMPS | |
| Infiltration Basin | 10% |
| Infiltration Trench | |
| DETENTION BMPS ¹ | |
| Extended Wet Detention | 10% |
| Extended Dry Detention ² | |
| MEDIA FILTRATION BMPS | |
| Surface Sand Filtration | 0% |
| Underground Sand Filter | |
| Pocket Sand Filter | |
| Perimeter Sand Filter | |
| OTHER SYSTEMS | |
| Proprietary Media Filtration | 0% |
| Hydrodynamic Devices | |
| Baffle Boxes | |
| Catch Basin Inserts | |