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The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "CP-O" Planned Commercial Office District. The purpose of this District is to provide for office and non-retail business developments within the incorporated cities that provide a service or support a neighborhood or the community. This District is intended to be used to transition, where deemed appropriate, from residential developments to more intensive types of commercial and/or retail business activity. The provisions of this District shall apply inside the corporate limits of the City of Neosho Falls, Kansas; the City of Toronto, Kansas; and the City of Yates Center, Kansas, only.

10-102 Use Regulations:

In District "CP-O," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Medical clinics, including supporting laboratories and accessory drug stores, pharmacies and optical shops.
2. Offices and office buildings for the administrative functions of companies, corporations, social or philanthropic organizations or societies, or for professional activities including, but not limited to:
 - Accountants
 - Architects
 - Consultants
 - Doctors
 - Engineers
 - Insurance
 - Lawyers
3. Photographic studios.
4. Radio and television studios, provided no broadcast towers are located on the premises.
5. Savings and loan institutions, credit union offices, and banks, including drive-through facilities.

6. Railroad right-of-ways, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classifications yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.

10-103 Plan Approval Guidelines:

The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 20 of these Regulations.

10-104 Performance Standards:

The Performance Standards for permitted uses are contained in Article 21 of these Regulations.

10-105 Parking Regulations:

The Parking Regulations for permitted uses are contained in Article 22 of these Regulations.

10-106 Off-Street Loading Regulations:

The Off-Street Loading Regulations for permitted uses are contained in Article 23 of these Regulations.

10-107 Sign Regulations:

The Sign Regulations are contained in Article 24 of these Regulations.

10-108 Height, Area and Bulk Regulations:

In the "CP-O" Planned Commercial Office District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall be as follows:

1. **Height:** Buildings or structures shall not exceed 30 feet and/or 2 stories in height.
2. **Front Yard:** The depth of the front yard shall be at least 30 feet.
3. **Side Yard:** There shall be a side yard on each side of a building. The depth of the side yard shall be at least 10 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 20 feet.
5. **Lot Dimensions:** The minimum width of a lot shall be at least 65 feet. The minimum depth of a lot shall be at least 100 feet.
6. **Lot Area:** Every building hereafter erected, constructed, reconstructed, moved or altered shall provide a minimum lot area of 7,000 square feet.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 25. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

10-109 Supplementary Height, Area and Bulk Regulations:

The Supplementary Height, Area and Bulk Regulations are contained in Article 26 of these Regulations.

10-110 Supplementary Use Regulations:

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 27 of these Regulations.