

**Sections:****11-101 Application****11-102 Use Regulations****11-103 Plan Approval Guidelines****11-104 Performance Standards****11-105 Parking Regulations****11-106 Off-Street Loading Regulations****11-107 Sign Regulations****11-108 Height, Area and Bulk Regulations****11-109 Supplementary Height, Area and Bulk Regulations****11-110 Supplementary Use Regulations****11-101 Application:**

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-1" Planned General Commercial District. The purpose of this District is to provide sufficient space in appropriate locations within the incorporated cities for certain commercial and service activities while at the same time affording protection of surrounding properties from heavier types of commercial 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.

**11-102 Use Regulations:**

In District "CP-1," 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. Any use permitted in the "CP-0" Planned Commercial Office District.
2. Auditorium or theatre, but no open-air drive-in theatres.
3. Bowling alleys and amusement arcades.
4. Drive-in and drive-through establishments, except as otherwise prohibited herein.
5. Food storage lockers.
6. Hotels, motels, and motor hotels.
7. Lawn and garden supply sales and service, including storage yards.
8. Membership clubs, including private clubs as defined by K.S.A. 41-2601 et seq, and subsequent amendments.
9. Printing, publishing, and engraving firms, including newspaper publishing; provided said operations are principally retail businesses.
10. Reupholstering.

11. Warehousing, not exceeding 20,000 square feet in any single building.
12. All other commercial or retail stores and activities not otherwise prohibited or restricted by these Regulations, including but not limited to, the following:
  - Antique shop
  - Appliance store and/or repair shops
  - Art school, gallery or museum
  - Auto supply store
  - Building materials sales
  - Car wash
  - Catering establishment
  - Clothing and apparel store
  - Curio or gift shop
  - Department store
  - Drinking establishment
  - Dry goods store
  - Dyeing and cleaning works
  - Furniture store
  - General service and repair establishment
  - Grocery store or supermarket
  - Hardware store
  - Lumber yard
  - Meat market, including processing facilities
  - Motor vehicle sales, service and/or repair
  - Painting and/or decorating shop
  - Parking lots operated as a business
  - Plumbing and heating shop
  - Radio and television sales and/or service
  - Restaurant
  - Sewing machines sales, service and/or instruction
  - Sporting goods sales
  - Taverns
  - Tire sales and service including vulcanizing, but not manufacture
  - Toy store
  - Used car sales
  - Variety store

**11-103 Plan Approval Guidelines:**

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

**11-104 Performance Standards:**

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

**11-105 Parking Regulations:**

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

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**11-106 Off-Street Loading Regulations:**

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

**11-107 Sign Regulations:**

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

**11-108 Height, Area and Bulk Regulations:**

In the "CP-2" Planned General Commercial 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 35 feet and/or 3 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 65 feet. The minimum depth of a lot shall be 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.

**11-109 Supplementary Height, Area and Bulk Regulations:**

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

**11-110 Supplementary Use Regulations:**

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