

Sections:**14-101 Application****14-102 Use Regulations****14-103 Plan Approval Guidelines****14-104 Performance Standards****14-105 Parking Regulations****14-106 Off-Street Loading Regulations****14-107 Sign Regulations****14-108 Height, Area and Bulk Regulations****14-109 Supplementary Height, Area and Bulk Regulations****14-110 Supplementary Use Regulations****14-101 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 "IP-1" Planned Light Industrial District. This District is for locations within the incorporated cities intended primarily for light manufacturing, fabricating, warehousing, and wholesale distributing in low buildings with off-street loading and off-street parking for employees, and with access by major streets and/or railroads. This district is intended to be established mainly as an Industrial Park and not for use on individual lots or tracts. 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.

14-102 Use Regulations:

In District "IP-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. Manufacturing, processing, fabrication and assembling of any commodity except junk or salvage and except the uses enumerated as permitted in District "IP-2."
2. Warehousing, wholesaling and storage of any commodity except junk or salvage and except the uses enumerated as permitted in District "IP-2."
3. Dwellings for resident night watchmen and caretakers employed on the premises.
4. Laboratories, research, experimental, or testing.
5. Offices and office buildings.
6. Restaurants and automatic food and beverage vending machines.
7. 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.

14-103 Plan Approval Guidelines:

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

14-104 Performance Standards:

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

14-105 Parking Regulations:

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

14-106 Off-Street Loading Regulations:

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

14-107 Sign Regulations:

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

14-108 Height, Area and Bulk Regulations:

In the "IP-1" Planned Light Industrial District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area of any lot shall be as follows:

1. **Height:** Buildings and 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 40 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 15 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 20 feet.
5. **Lot Dimensions:** None.
6. **Lot Area:** None.

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.

14-109 Supplementary Height, Area and Bulk Regulations:

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

14-110 Supplementary Use Regulations:

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