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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 "IP-2" Planned Medium Industrial District. This District provides for industrial operations within the incorporated cities that are more intensive in nature and, as a result, require more consideration in siting, and greater access to major facilities and services such as highways, railroads, utilities, etc. 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.

15-102 Use Regulations:

In District "IP-2," 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 "IP-1" Planned Light Industrial District.
2. Book or publishing plants.
3. Bus barns or lots.
4. Cold storage and ice plants.
5. Creameries and dairy product processing.
6. Food and beverage products, canning and preserving, processing and packaging of products.
7. Furniture refinishing.
8. Industrial machinery sales and service.
9. Machine shops.
10. Metal fabrication.

11. Physical processing of chemicals, (i.e., mixing), but not including processing involving chemical reactions.
12. Plastic extrusion.

15-103 Plan Approval Guidelines:

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

15-104 Performance Standards:

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

15-105 Parking Regulations:

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

15-106 Off-Street Loading Regulations:

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

15-107 Sign Regulations:

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

15-108 Height, Area and Bulk Regulations:

In the "IP-2" Heavy 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 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 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 25 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.

15-109 Supplementary Height, Area and Bulk Regulations:

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

15-110 Supplementary Use Regulations:

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