

**Sections:****13-101 Application****13-102 Use Regulations****13-103 Plan Approval Guidelines****13-104 Performance Standards****13-105 Parking Regulations****13-106 Off-Street Loading Regulations****13-107 Sign Regulations****13-108 Height, Area and Bulk Regulations****13-109 Supplementary Height, Area and Bulk Regulations****13-110 Supplementary Use Regulations****13-101 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-3" Planned Central Business District. This District encompasses the shopping and office core of the central business district of the incorporated cities. Appropriate uses are the same as for the "CP-1" General Commercial District, but with altered off-street parking and off-street loading requirements in recognition of the practical difficulty of providing off-street parking and loading spaces in the core district, and in recognition of the collective responsibility to provide other parking and loading for the district. 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.

**13-102 Use Regulations:**

In District "CP-3" 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-1" Planned General Commercial District.
2. Residential uses.

**13-103 Plan Approval Guidelines:**

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

**13-104 Performance Standards:**

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

**13-105 Parking Regulations:**

None required.

**13-106 Off-Street Loading Regulations:**

None required.

**13-107 Sign Regulations:**

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

**13-108 Height, Area and Bulk Regulations:**

In the "CP-4" Planned Central Business 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:** None.
2. **Front Yard:** None.
3. **Side Yard:** None.
4. **Rear Yard:** None.
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.

**13-109 Supplementary Height, Area and Bulk Regulations:**

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

**13-110 Supplementary Use Regulations:**

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