

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 "CP-3" Planned Central Business District. The provisions of this District shall apply within the cities of Alden and Little River, Kansas, as specified within these Regulations.

This District encompasses the shopping and office core of the central business district of the city only. Appropriate uses are the same as for the "CP-1" Planned 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.

14-102 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, except this provision shall not apply to lands within the corporate limits of the City of Little River, Kansas.

14-103 PLAN APPROVAL GUIDELINES

The Plan Approval Guidelines for permitted uses are contained in Article 21 of these Regulations.

14-104 PERFORMANCE STANDARDS

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

14-105 PARKING REGULATIONS

None required.

14-106 OFF-STREET LOADING REGULATIONS

None required.

14-107 SIGN REGULATIONS

The Sign Regulations are contained in Article 25 of these Regulations.

14-108 HEIGHT, AREA AND BULK REGULATIONS

None required.

14-109 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS

The Supplementary Height, Area and Bulk Regulations are contained in Article 27 of these Regulations.

14-110 SUPPLEMENTARY USE REGULATIONS

The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 28 of these Regulations.