

ARTICLE 16 A "IP-3" PLANNED HEAVY/HAZARDOUS INDUSTRIAL DISTRICT REGULATIONS

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16A-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-3" Planned Heavy/Hazardous Industrial District. The provisions of this District shall apply within the cities of Alden and Little River, and the unincorporated areas of Rice County, Kansas, as specified within these Regulations.

This District provides for industrial operations 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.

16A-102 USE REGULATIONS

In District "IP-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 "IP-2" Medium Industrial District, except references to 1-104(6) agricultural activities will exclude Article 2-102(5,6), and Article 2-107(4,5).
2. Physical processing of chemicals, (i.e., mixing), and including processing involving chemical reactions or refining of hydrocarbon and fuels, but not including nuclear or radioactive materials.

16A-103 HOUSING RESTRICTIONS

1. No residences or housing is allowed except for night watchmen or caretakers employed on premises.

16A-104 PLAN APPROVAL GUIDELINES

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

ARTICLE 16 A "IP-3" PLANNED HEAVY/HAZARDOUS INDUSTRIAL DISTRICT REGULATIONS

16A-105 PERFORMANCE STANDARDS

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

16A-106 PARKING REGULATIONS

The Parking Regulations for permitted uses are contained in Article 23 of these Regulations.

16A-107 OFF-STREET LOADING REGULATIONS

The Off-Street Loading Regulations for permitted uses are contained in Article 24 of these Regulations.

16A-108 SIGN REGULATIONS

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

16A-109 HEIGHT, AREA AND BULK REGULATIONS

In the "IP-3" Planned Heavy/Hazardous 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 100 feet and/or 6 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. No side yard shall be less than 16 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 26. 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.

16A-110 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS

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

16A-111 SUPPLEMENTARY USE REGULATIONS

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