

**SECTIONS:****16-101 APPLICATION****16-102 USE REGULATIONS****16-103 HOUSING RESTRICTIONS****16-104 PLAN APPROVAL GUIDELINES****16-105 PERFORMANCE STANDARDS****16-106 PARKING REGULATIONS****16-107 OFF-STREET LOADING REGULATIONS****16-108 SIGN REGULATIONS****16-109 HEIGHT, AREA AND BULK REGULATIONS****16-110 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS****16-111 SUPPLEMENTARY USE REGULATIONS****16-101 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-2" Planned Medium 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.

**16-102 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. Warehousing, wholesaling and storage of any commodity except junk or salvage.
2. Dwellings for resident night watchmen and caretakers employed on the premises.
3. Laboratories, research, experimental, or testing.
4. Offices and office buildings.
5. Agricultural activities as defined by Article 1-104(6) except single family dwellings are not permitted.
6. 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.
7. Bus barns and parking lots.

**16-103 HOUSING RESTRICTIONS**

1. After the adoption of these regulations, new single family dwellings in "IP-2" Medium Industrial Districts are not permitted.
2. Subdivisions, housing developments, cluster housing, and multifamily dwellings are not permitted.

**16-104 PLAN APPROVAL GUIDELINES**

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

**16-105 PERFORMANCE STANDARDS**

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

**16-106 PARKING REGULATIONS**

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

**16-107 OFF-STREET LOADING REGULATIONS**

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

**16-108 SIGN REGULATIONS**

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

**16-109 HEIGHT, AREA AND BULK REGULATIONS**

In the "IP-2" Planned Medium 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. 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.

***16-110 SUPPLEMENTARY HEIGHT, AREA AND BULK REGULATIONS***

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

***16-111 SUPPLEMENTARY USE REGULATIONS***

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