

Sections:**8-101 Application****8-102 Use Regulations****8-103 Performance Standards****8-104 Parking Regulations****8-105 Off-Street Loading Regulations****8-106 Sign Regulations****8-107 Height, Area, and Bulk Regulations****8-108 Supplementary Height, Area and Bulk Regulations****8-109 Supplementary Use Regulations****8-101 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 "R-1B" Single-Family Residential District. The purpose of this District is to protect and preserve existing single-family development on small lots inside the incorporated cities. Creation of new developments of densities allowed within this district are prohibited. This district is not to be used except to accommodate existing development. 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.

8-102 Use Regulations:

In District "R-1B," 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. Single-family dwellings.
2. Manufactured homes on individual lots; provided the performance standards in Article 25 herein are met.
3. 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.

8-103 Performance Standards:

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

8-104 Parking Regulations:

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

8-105 Off-Street Loading Regulations:

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

8-106 Sign Regulations:

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

8-107 Height, Area, and Bulk Regulations:

In the "R-1C" Single-Family Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. **Height:** Buildings or structures shall not exceed 35 feet and/or 2-1/2 stories in height.
2. **Front Yard:** The depth of the front yard shall be at least 30 feet.
3. **Side Yard:** There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 5 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 20 feet.
5. **Lot Dimensions:** The minimum width of a lot shall be 40 feet. The minimum depth of a lot shall be 100 feet.
6. **Lot Area Per Family:** Every dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 5,600 square feet per family.

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.

8-108 Supplementary Height, Area and Bulk Regulations:

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

8-109 Supplementary Use Regulations:

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