

**Sections:****16-101 Application****16-102 Use Regulations****16-103 Plan Approval Guidelines****16-104 Performance Standards****16-105 Parking Regulations****16-106 Off-Street Loading Regulations****16-107 Sign Regulations****16-108 Height, Area and Bulk 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 "PUD" Planned Unit Development District. The "PUD" Planned Unit Development District is a special purpose zoning district that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

1. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots.
2. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities.
3. Promoting quality urban design and environmental sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
4. Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of these Regulations.

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.

**16-102 Use Regulations:** Any use may be permitted within the "PUD" Planned Unit Development District, provided that it is consistent with the purposes of these Regulations and consistent with the approved Development Plan of the "PUD".

**16-103 Plan Approval Guidelines:** The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 20 of these Regulations.

**16-104 Performance Standards:** The Performance Standards are contained in Article 21 of these Regulations.

**16-105 Parking Regulations:** The parking requirements shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within these Regulations.

**16-106 Off-Street Loading Regulations:** The off-street loading requirements shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within these Regulations.

**16-107 Sign Regulations:** The sign requirements shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within these Regulations.

**16-108 Height, Area and Bulk Regulations:** In the "PUD" Planned Unit Development District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within these Regulations.