

CHAPTER 8

P-1 VEHICULAR PARKING DISTRICTS

SECTION:

- 9-8-1: Intent
- 9-8-2: Principal Uses Permitted
- 9-8-3: Required Conditions
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9-8-1: **INTENT:** The P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. These districts will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

9-8-2: **PRINCIPAL USES PERMITTED:** Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

9-8-3: **REQUIRED CONDITIONS:**

- A. The parking area shall be accessory to and for use in connection with one or more multiple dwellings, businesses or industrial establishments located in adjoining multiple dwelling, business or industrial districts or in connection with one or more existing professional or institutional office buildings or institutions.
- B. Such parking lots shall be contiguous to an RM or nonresidential district. Parking areas may be approved when adjacent to said districts or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public street or public alley between such P-1 District and above-listed districts.
- C. Parking area shall be used solely for parking of private passenger vehicles, for periods of less than one day and shall not be used as an off-street loading area.
- D. No commercial repair work or service of any kind or sale or display thereof shall be conducted in such parking area.

- E. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
- F. No buildings, other than those for shelter of attendants, shall be erected upon the premises, and they shall not exceed fifteen (15') feet in height.
- G. Applications for P-1 District rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with Sections 9-10-14 and 9-10B-1-2 of this Title.

9-8-4: MINIMUM DISTANCES AND SETBACKS:

- A. Side and Rear Yards: Where the P-1 District is contiguous to the side and/or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line.
- B. Front Yards: Where the P-1 District is contiguous to a residentially zoned district which has a common frontage in the same block with residential structures or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district or minimum of twenty five feet (25'), whichever is the greater. The required wall shall be located on the minimum setback line unless, under unusual circumstances, the Planning Commission finds that no good purpose would be served. The land between said setback and street right-of-way line shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition, neat and orderly in appearance.

9-8-4B: AREA AND BULK REQUIREMENTS: Chapter 9, "Height, Bulk, Density and Area Regulations", limiting the height and bulk of buildings, the minimum size of lots permitted by land use and providing minimum yard setback requirements, shall first be applied according to the underlying zone under which the use is a permissible use. If the use is not a permissible use in the underlying zone, then the area and bulk requirement of the zone under which it would be a permissible use shall be applied. If the use is not a permissible use in any zone, the Area and Bulk Requirements of the Zone under which the use would be a special use shall be applied. If two or more zones meet the above requirements, the area and bulk requirements of the least restrictive zone shall apply.

9-8-5: PARKING SPACES: P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of Chapter 10 of this Title, "General Zoning Provisions".