

ARTICLE 15.00

P-1 VEHICULAR PARKING DISTRICT

Section 15.01 -- STATEMENT OF PURPOSE

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. This district will generally be provided by petition or request to serve a use district which has not adequately provided for off- street parking.

Section 15.02 -- PERMITTED PRINCIPAL USES

In a P-1 Vehicular Parking District, no use shall be permitted except for off-street vehicular parking in accordance with the regulations in this Article.

Section 15.03 -- LIMITATION OF USE

- (a) The parking area shall be accessory to, and for use in connection with one or more businesses or industrial establishments, or in connection with one or more professional or institutional office buildings or institutions.
- (b) The parking area shall be used solely for parking of private passenger vehicles, for periods of less than one (1) day.
- (c) No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
- (d) No signs of any kind, other than signs designating entrances, exists and conditions of use, shall be maintained on such parking area.
- (e) No building other than those for shelter of attendants shall be erected upon premises and they shall not exceed twelve (12) feet in height.
- (f) Such parking lots shall be contiguous to an RM-1, RM-2, RM-3, B-1, B-2, O-1, I-1 District, and in all cases shall be adjacent successive lots from the above mentioned use districts. There may be a private driveway or public street or public alley between the above stated districts and the P-1 District.

Section 15.04 -- ENTRANCE AND EXIT

- (a) Adequate entrance and exit for vehicles to premises used as a parking area shall be provided and shall be by means of streets or alleys adjacent to or extending through RM-1, RM-2, RM-3, B-1, B-2, O-1 or I-1 Districts, or by means of private roadways extending through such districts. All such roadways shall be surfaced in a manner at least equivalent with that which is hereinafter provided for the parking area.
- (b) Each entrance and exit to and from such parking lot shall be at least twenty (20) feet distant from any adjacent property located in any residential district.

Section 15.05 -- MINIMUM DISTANCES AND SETBACKS

- (a) Side Yards - Where the P-1 District is contiguous to side lot lines of premises within a residentially zoned district, the required wall shall be located on the property line.
- (b) Front Yards - Where the P-1 District is contiguous to a residentially zoned district which has a common frontage on 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 a minimum of thirty (30) feet, or whichever is the greater. The required wall shall be located on this minimum setback line.

Section 15.06 -- SCREENING AND LANDSCAPING

- (a) The parking area shall be provided with a continuous and completely obscuring decorative masonry wall, four feet, six inches (4'-6") in height, measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district. Whenever such wall is required, all land between said wall and boundaries of the P-1 District shall be kept free from refuse and debris and shall be landscaped in accordance with Section 21.35.
- (b) All planting plans shall be submitted to the Planning Commission for approval as to suitability of planting material and arrangement thereof, in accordance with the provisions of the preceding paragraph.

Section 15.07 -- SURFACE OF PARKING AREA

The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall have asphaltic or concrete surfacing in accordance with City Code specifications. Such facilities shall be so drained as to dispose of all surface water accumulated in the parking area. The parking area shall be surfaced within one (1) year of occupancy of the use it is to serve if it is for a new use, and within six (6) months of the effective day of rezoning for P-1 Vehicular Parking use if the parking area is to serve an existing use or uses.

Section 15.08 -- LIGHTING

- (a) Where lighting facilities are provided, they shall be so arranged as to reflect the light away from all residential districts.
- (b) All off-street parking areas shall be provided with adequate lighting pursuant to the requirements in Section 21.47.

Section 15.09 -- APPROVAL AND MODIFICATION

- (a) The Board of Appeals, upon application by the property owner of the parking area, may modify the yard and wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this Section.
- (b) In all cases where a wall extends to an alley which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.