

CHAPTER 1173

P-1 Vehicular Parking District

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CROSS REFERENCES

Off-street parking and loading - see P.& Z. Ch. 1183

Walls - see P.& Z. 1187.07

Site Plan Review - see P.& Z. 1187.09

1173.01 INTENT.

(a) The P-1 Vehicular Parking District is 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 developed without adequate off-street parking facilities.

(b) The following regulations shall apply in a P-1 District.
(Ord. 82-1970. Passed 11-2-70.)

1173.02 PRINCIPAL USES PERMITTED.

Premises in such district 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.

(Ord. 82-1970. Passed 11-2-70.)

1173.03 REQUIRED CONDITIONS.

(a) The parking area shall be accessory to, and for use in connection with one or more businesses, or industrial establishments, located in adjoining 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-1, RM-2 or nonresidential District. Parking areas may be approved when adjacent to such 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 building other than those for shelter or attendants shall be erected upon the premises and they shall not exceed fifteen 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 1183.02 and 1187.09.

(Ord. 82-1970. Passed 11-2-70.)

1173.04 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 screening wall as required in Section 1183.02 (g) shall be located along the lot 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 the residential district, or a minimum of twenty-five feet, or whichever is greater. The required wall shall be located on this minimum setback line unless, under unusual circumstances the Planning Commission finds that no good purpose would be served. The land between the 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.

(Ord. 82-1970. Passed 11-2-70.)

1173.05 PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE.

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of Section 1183.02.

(Ord. 82-1970. Passed 11-2-70.)