

ARTICLE 23.00

P-1, VEHICULAR PARKING DISTRICT

Section 23.01 -- STATEMENT OF PURPOSE

The intent of the P-1, Vehicular Parking District is to provide areas to be used solely for off-street parking as an incidental use to an abutting commercial office, or industrial use, and to serve as a transition use between residential and non-residential areas. More specifically, the P-1 District is intended to accommodate the parking needs of businesses which may have developed without adequate parking, or which have the need for additional parking due to business growth, or which have inadequate parking because of shallow lot depth.

Section 23.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned P-1, Vehicular Parking District, the land or premises shall be used only for off-street parking, and shall be developed and maintained in accordance with the regulations set forth herein.

Section 23.03 -- DEVELOPMENT STANDARDS

A. Required Conditions

Except as otherwise noted, buildings and uses in the Vehicular Parking District shall comply with the following requirements:

1. Permitted off-street parking shall be constructed and maintained in accordance with the provisions in Article 4.00.
2. Off-street parking in the P-1 District shall be accessory to, and for use in connection with one or more business, office, or industrial uses, located in an adjoining commercial office, or industrial district.
3. Permitted off-street parking shall abut a non-residential or RM-1 zoning district. There may be a private driveway or public alley between the off-street parking and the abutting non-residential district.
4. Permitted off-street parking shall be used solely for parking of passenger vehicles for periods of less than one (1) day.
5. Permitted off-street parking areas shall not be used for off-street loading, outside storage or display, or vehicular repair.
6. No signs shall be permitted except for signs designating entrances, exits, and conditions of use of the off-street parking area.
7. No building shall be erected on the premises except for a shelter for parking attendants, provided the shelter does not exceed fifteen (15) feet in height.

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8. Notwithstanding the landscaping requirements in Article 5.00, off-street parking in the P-1 district need not be screened from the business it is intended to serve.
9. **Side Rear and Yard Screening.** Screening shall be provided in the side or rear yard of a P-1 district which abuts a residentially-zoned district, in accordance with Section 5.02, sub-section E. In addition, a minimum ten (10) foot setback shall be provided between the side or rear property line and the edge of the parking lot.
10. **Front Yard Requirements.** Where a P-1 district is contiguous to a residentially-zoned district which has common frontage on the same road, the minimum front yard setback shall be equal to the required front yard setback for the residential district. A landscaped berm shall be required to screen the parking from view of the road, in accordance with Section 5.02, sub-section C.

B. Site Plan Review

Site plan review and approval is required for all uses in the Vehicular Parking District in accordance with Section 27.02.