

ARTICLE 14
“P-1” VEHICLE PARKING DISTRICT

14.01 DESCRIPTION AND PURPOSE

The “P-1” Vehicle Parking District is intended to permit the establishment of areas to be used for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided to serve a district that has developed without adequate off-street parking facilities. This district is also intended to permit the continued use of existing single-family dwellings.

14.02 PERMITTED LAND USES

The following uses are permitted:

- A. Off-street vehicular parking areas.
- B. Single-family dwellings.

14.03 REQUIRED CONDITIONS FOR OFF-STREET PARKING AREAS

- A. The parking area shall be accessory to and for use in connection with one or more businesses or industrial establishments that are located in adjoining business or industrial districts or in connection with one or more existing professional or institutional office buildings or institutions.
- B. If the parking area is adjacent to a residential district, a 5-foot setback from the residential lot line and a fence, wall, or planted material, as approved by the planning commission shall be provided along all side and rear lot lines (see Article 17 for required screening).
- C. Parking areas shall be used solely for the parking of private passenger vehicles for continuous periods of less than 1 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 15 feet in height.
- G. Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere.
- H. Off-Street parking existing on the effective date of this ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

14.04 HEIGHT AND AREA REGULATIONS FOR SINGLE-FAMILY DWELLINGS

All lot area, lot width, setback, height, floor area, and lot coverage requirements for the R-1 District in section 3.06 shall apply for all single-family dwellings in this district.

14.05 SITE PLAN REVIEW

All proposed off-street vehicular parking areas shall be subject to the review and approval of a site plan in accordance with Article 20.

14.06 GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.