

# Article 7.09 Parking Districts

## 7.09.01 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. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

## 7.09.02 Schedule of Uses

Buildings or land shall be not used and buildings shall not be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 7.09.1 may be used for the purposes denoted by the following abbreviations:

- (a) **Permitted Use (P).** Land and/or buildings in this district may be used for the purposes listed by right.
- (b) **Special Land Use (SLU).** Uses which may be permitted by obtaining special land use approval when all applicable requirements in *Article 7.12 Use Requirements* and the standards of *Section 7.19.04 Review Standards* are met.
- (c) **Additional Requirements.** Indicates requirements or conditions applicable to the use.

**Table 7.09.1: Parking Districts Schedule of Uses**

Use	P-1	Additional Requirements
<b>Transportation &amp; Warehousing Uses</b>		
Parking lots & structures	P	Section 7.13.08(c)
<b>Accessory &amp; Similar Uses</b>		
Accessory building & uses, customarily incidental to any of the above permitted uses	P	

## 7.09.03 Area, Height, and Placement Requirements

All lots and buildings shall meet the following dimensional requirements:

**Table 7.09.2: Parking Districts Schedule of Area, Height, and Placement Requirements**

Zoning District	Max. Building Height	Min. Setbacks(ft.) (3)			
	Feet	Front	Side Yards		Rear
		Least 1	Total 2		
P-1	--	(1)	(2)	(2)	(2)

(a) **Footnotes to Schedule of Area, Height and Placement Requirements**

- (1) **Front Yards.** Where contiguous to a residential 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 a minimum of twenty-five (25) feet, or whichever is the greater. A 4'-6" high obscuring wall or fence shall be located on this minimum setback line unless, under unusual circumstances, the city 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.
- (2) **Side and Rear Yards.** Where contiguous to the side or rear lot lines of premises within a residential district. A 4'-6" high obscuring wall or fence shall be located along said lot line.
- (3) **Natural Features Setback.** All structures shall be set back at least twenty-five (25) feet from all natural features such as drains, regulated wetlands, natural ponds, lakes and streams.