

**ARTICLE VII**

**P-1 VEHICULAR PARKING DISTRICT**

**SECTION 7.00 - INTENT**

The P-1 Vehicular Parking District is intended to provide locations for publicly or privately owned off-street parking for passenger vehicles in areas where the public interest justifies the siting of such parking. Usually this parking is designed to serve a district which has developed without adequate off-street parking facilities. It also may serve as a transitional use buffer between residential and nonresidential uses.

**SECTION 7.01 - PRINCIPAL USES PERMITTED**

The following uses shall be permitted, subject to any limitations described herein:

- (a) Public off-street parking lots and garages, subject to regulations imposed by the City.
- (b) Private off-street parking facilities, including parking lots and community garages, subject to the following:
  - 1. The parking areas shall be accessory to and for use in connection with one (1) or more business, research 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.
  - 2. Parking areas shall be used solely for parking of motor vehicles, for periods of less than one (1) day.
  - 3. No commercial repair work or service of any kind, or sale or display, shall be conducted in such parking areas.
  - 4. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking areas.
  - 5. No buildings other than community garages shall be erected upon such premises and they shall not exceed twenty-five (25) feet in height.
  - 6. Such parking lots shall be contiguous to an RM, C-1, C-2, O-1, or M-1 District, or separated only by a public street or private driveway from the aforementioned districts.
- (c) Attached wireless communications facilities, collocation of an attached wireless communications facility, and attached wireless communications facilities consisting of a utility pole, all subject to the standards in Section 15.28.

**SECTION 7.02 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS**

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Council following review and recommendation by the City Planning Commission.

(a) Parking garages subject to the following:

1. Entrances and exits to the garage shall be from surface off-street parking to drive areas and shall not be entered or exited directly onto a public thoroughfare.
2. Parking decks shall be properly screened so as to obscure the view of automobiles and provide safety barriers and outside walls.
3. No maintenance, service or repairs shall be permitted or conducted in the building.
4. Parking garages shall be further subject to Article XXII, Schedule of Regulations for area and bulk requirements.

(b) Wireless communications support structures on public or quasi-public/institutional sites subject to the requirements specified in Section 15.28.

**SECTION 7.03 - ACCESSORY USES PERMITTED**

Accessory buildings and uses shall be limited to shelter built for attendants (including fare collection booths in public parking facilities) not to exceed fifteen (15) feet in height.

**SECTION 7.04 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article XXIV, Schedule of Regulations.