SECTION 846

"P" - OFF-STREET PARKING DISTRICT

The "P" Off-Street Parking District is intended to provide for permanent parking areas.

SECTION 846.1 - USES PERMITTED

The following uses shall be permitted in the "P" District. All uses shall be subject to the Property Development Standards in Section 846.5.

A. Off-street parking lots.

B. Buildings incidental to the operation of a parking lot, not to exceed one hundred (100) square feet in area, to be used for purposes of maintaining the lot and to contain no provisions for residential or commercial use.

C. Signs subject to the provisions of Section 846.5-K.

D. Temporary or permanent telephone booths.

SECTION 846.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval by the Director:

None.

SECTION 846.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to Conditional Use Permit as provided in Section 853.

A. Parking buildings.

B. Incidental commercial uses when said uses are entirely within a parking building and are clearly incidental to the use of the building for parking purposes.

C. Recreation vehicle and boat storage, including parking building or structure therefor, not to exceed twelve (12) feet to plate height.
(Added by Ord. 490.66 adopted 8-17-71)

SECTION 846.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "P" District.

A. Residential uses.

B. Any combination of residential and non-residential uses.

C. Commercial used not listed in Section 846.3.

D. Industrial uses.

E. Buildings or structures not listed in Sections 846.1 and 846.3.

F. Advertising structures.

SECTION 846.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "P" Districts.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

All lots hereafter created shall comply with the following minimum standards and lots now existing may not be reduced below these standards. All lots shall have a minimum dimension of forty (40) feet. Each dimension is minimum only.

C. POPULATION DENSITY

No dwellings are permitted in the "P" District.

D. BUILDING HEIGHT

1. No parking building or structure erected in this District shall exceed seventy-five (75) feet in height, with the following exceptions:
(Amended by Ord. T-080-355, adopted 12-5-06)

2. Exceptions:

The provisions of the "C-P" District, Section 832.5-D.2, shall apply.

E. YARDS

1. Front Yard

None

2. Side and Rear Yards

No parking building shall be permitted closer than ten (10) feet from any residential district.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements provided the yard requirements are complied with.

H. WALLS

A six (6) foot high solid masonry wall shall be erected along the property line or district boundary line to separate the "P" District from any residential district.

I. OFF-STREET PARKING

The provisions of General Conditions, Section 855-I, shall apply.

J. ACCESS

Access to off-street parking facilities shall be not less than ten (10) feet in width for each direction of vehicular traffic movement and shall be not less than this width from intersecting or intercepting street or alley rights-of-way.

K. OUTDOOR ADVERTISING

No sign, billboard or advertising structure, other than those referring to sponsorship, availability and charges for parking spaces, shall be permitted.

1. One (1) sign for each entrance to a parking facility shall be permitted provided that said sign shall not exceed one (1) square foot of area for each one (1) lineal foot of street frontage upon the subject lot, and further provided that no single sign shall exceed one hundred (100) square feet in area.

2. Exit signs, not to exceed six (6) square feet in area shall be permitted at each exit from said parking lot to any abutting street or alley.

SECTION 846.6 - SITE PLAN REVIEW

Before any building or structure or parking lot is erected or established on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.