

ARTICLE VII-B

P PARKING DISTRICT

SECTION 7B.10    PURPOSE:

The P Parking District is 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.

SECTION 7B.20    PERMITTED USES:

Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

7B.20.1. Off-street parking lots

7B.20.2. Parking structures, providing they do not exceed twenty-five (25) feet in height.

7B.20.3        Signs as provided in Article IX of this Ordinance.

SECTION 7B.30    REQUIRED CONDITIONS:

7B.30.1. The parking area shall be accessory to, and for use in connection with one or more businesses, 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.

7B.30.2. Parking area shall be used solely for parking of private passenger vehicles, for periods of less than 24 hours and shall not be used as an off-street loading area.

7B.30.3. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.

7B.30.4. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.

7B.30.5. No building other than those for shelter or attendants shall be erected upon off-street parking lots and they shall not exceed fifteen (15) feet in height and fifty (50) sq. ft. in area.

SECTION 7B.40    MINIMUM DISTANCES AND SETBACKS:

7B.40.1. Side and Rear Yards: Where the P District is contiguous to the side and/or rear lot lines of premises within a residentially zoned district, screening shall be provided in accordance with this ordinance.

7B.40.2. Front Yards: Where the P District is contiguous to a residentially zoned district which has a common frontage on 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. Screening shall be provided in accordance with this ordinance.

SECTION 7B.50    SITE PLAN REVIEW:

For all proposed parking lots permitted in this District a dimensional layout shall be submitted in accordance with Section 9.90.