

# CHAPTER 10

## PARKING DISTRICT

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### **SECTION 1000. PURPOSE**

The purpose of the (P) Parking District is:

- A. To permit the establishment of off-street parking areas for passenger vehicles in order to reduce congestion on the public streets and to enhance the efficiency and convenience of institutional, multi-family, office, commercial, and industrial uses which would be served by the off-street parking areas; and
- B. To promote a compatible relationship between off-street parking facilities and other land uses by establishing bulk and area, design, screening and sign requirements and limitations.

### **SECTION 1001. PRINCIPAL USES PERMITTED IN INCORPORATED AREAS**

The principal uses permitted in P District are designated by Use Units. Use Units are groupings of individual uses and are fully described, including their respective requirements and other use conditions in Chapter 15. Use Units permitted in the District are set forth in Table 10 - 1 below. Where an "X" appears in the column of the District, the Use Unit opposite the "X" is permitted by Right in that District.

TABLE 10 - 1

**USE UNITS PERMITTED IN THE PARKING DISTRICT:  
INCORPORATED AREAS ONLY**

No.	Use Unit	P District
1.	Area-Wide Uses by Right	X
10.	Off-Street Parking Areas	X

X = Use by Right

**SECTION 1002. ACCESSORY USES PERMITTED IN INCORPORATED AREAS**

A. Accessory Uses Permitted

Accessory uses customarily incidental to a principal use permitted in a P District are permitted in such District as set forth in Table 10 - 2 below.

TABLE 10 - 2

**ACCESSORY USES PERMITTED IN THE PARKING DISTRICT:  
INCORPORATED AREAS**

No.	Uses	P District
1.	Identification Signs	P
2.	Real Estate Signs	P
3.	Attendants Building	P

**B. Accessory Use Conditions**

1. The regulation of permitted accessory signs in the P District shall be as stated in Chapter 11.
2. The use of an attendant building shall be limited to the customary activities incidental to the management and operation of a parking facility. The building shall not exceed one (1) story in height nor 5% lot coverage.

**SECTION 1003. GENERAL USE CONDITIONS IN INCORPORATED AREAS**

- A. A minimum of ten (10) percent of the lot shall remain pervious and be landscaped.
- B. Unenclosed parking areas which are contiguous to an AO, AR or R District shall be screened by the erection of an eight (8) foot screening wall or fence on the lot line or lines in common with an AO, AR, or R District. Unenclosed parking areas that are separated from an AO, AR, or R District only by a nonarterial street shall be screened by the construction and maintenance of a screening wall, fence or landscaped berm or combination thereof a minimum of three (3) feet in height along the property line opposite the adjacent AO, AR, or R District.
- C. Additional design standards shall apply as set forth in Chapter 16, Off-Street Parking and Off-Street Loading, of this Ordinance.

**SECTION 1004. BULK AND AREA REQUIREMENTS IN INCORPORATED AREAS**

Every use permitted in an Industrial District shall be subject to the requirements set forth in Table 10-3 and to such other modifications set forth herein.

**TABLE 10 - 3****BULK AND AREA REQUIREMENTS IN THE OFF-STREET PARKING DISTRICT**

	<b>P District</b>
FRONTAGE (Minimum)	20 feet
LOT COVERAGE OF BUILDING AND PARKING SURFACE AREA (Maximum)	90%
BUILDING SETBACK FROM ABUTTING AO, AR, RS OR RD DISTRICT (Minimum)*	10 feet
Setback from centerline of abutting street, add to the distance designated in the column to the right, one half (1/2) of the right-of-way designated on the Major Street Plan or 25 feet if not designated on the Major Street Plan (Minimum)	
Arterial or Freeway Service Road	15 feet
Not an Arterial or Freeway Service Road	10 feet

\* Plus two (2) feet of setback for each one (1) foot building height exceeding 15 feet.

**SECTION 1005. PRINCIPAL USES PERMITTED IN UNINCORPORATED AREAS**

Uses permitted in unincorporated areas in the P District shall be as follows:

- A. All uses permitted in the least restrictive contiguous Residential District, as regulated therein; and
- B. Off-street parking lots which are accessory to principal uses on other lots which may be in Office Districts, Commercial Districts, Industrial Districts or Mining Districts, are subject to the requirements of Chapter 16.

**SECTION 1006. BULK AND AREA REQUIREMENTS IN UNINCORPORATED AREAS**

**A. Residential Uses**

The same regulations shall apply as are provided for residential uses in the least restrictive contiguous Residential District.

**B. Off-Street Parking Uses**

The same regulations shall apply for off-street parking use as are provided in Section 1510, Use Unit 10 and Chapter 16.

**C. Other Uses**

The same regulations shall apply as are provided for residential uses in the least restrictive contiguous Residential District.