

## Article 20:

# OFF STREET PARKING (P1) DISTRICT

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Sec. 9-1.2000: Purposes  
Sec. 9-1.2005: Development Standards  
Sec. 9-1.2010: Other Requirements  
Sec. 9-1.2015: Development Plan Review

### Sec. 9-1.2000:

#### Purposes

The P1 Off-Street Parking District is established to provide locations for the privately-owned off-street parking facilities required by the provision of this chapter, where such parking facilities cannot be accommodated on the same site as the use served by the parking facilities.

### Sec. 9-1.2005:

#### Development Standards

Table 20-1 sets forth the standards, which govern the size, location, height, and other characteristics of structures in the P1 District:

**Table 20-1: Development Standards**

Category	Requirement
<b>Site size</b>	No required minimum site area, provided that each site must contain sufficient area to meet the development standards for parking facilities and landscaping as required in the Code.
<b>Building height</b>	Two and one-half (2 ½) stories, not exceeding thirty-five (35) feet.
<b>Landscaping:</b>	The full depth of all required setback areas; Off-street parking lots as prescribed in Article 21
<b>SETBACKS, PARKING STRUCTURES AND OTHER PERMANENT BUILDINGS</b>	
<b>Front</b>	One-half the height of the tallest elevation, but at least fifteen (15 feet).
<b>Side</b>	
Street Side	same as the front setback;
Interior Side	5 feet
Adjacent to R District	15 feet <sup>(1)</sup>
<b>Rear</b>	10 feet
Adjacent to an R District	same as the front setback <sup>(1)</sup>
<b>SETBACKS, SURFACE PARKING LOTS</b>	
<b>Front</b>	10 feet
<b>Side</b>	
Street Side	10
Interior Side	5 feet
Adjacent to R District	10 feet <sup>(1)</sup>
<b>Rear</b>	15 feet <sup>(1)</sup>

#### NOTE:

- (1) Where the side or rear property line of a site adjoins a Residential District, a six (6) foot solid masonry, steel reinforced wall may be required along the side or rear property lines.

**Sec. 9-1.2010:**

**Other Requirements**

The following additional requirements apply to uses in the P1 District:

- A.** An off-street parking facility developed under the provisions of this article must be located 500 (five hundred) feet or less from the use it serves, measured along street lines from the use served by the parking facility;
- B.** Where an off-street parking facility developed under the provisions of this article occupies a site under the same ownership as the use served by the parking spaces, the owner shall record with the County recorder a covenant running with the land, for the benefit of the City, providing that the owner will continue to maintain the parking facility for as long as the use served continues to exist. Copies of the recorded covenant shall be filed with the Building and Planning Departments;
- C.** Where an off-street parking facility developed under the provisions of this article is under lease to the owner of the use served, the lease shall remain in effect for as long as the use served continues to exist. The lessee shall enter into an agreement with the City to maintain the parking facility for as long as the use served continues to exist, and such agreement shall be recorded with the County Recorder. Copies of the notarized lease and recorded easement shall be filed with the Building and Planning Departments;
- D.** Off-street parking and loading facilities are to be provided as set forth in Article 30;
- E.** Signs may be permitted as set forth in Article 31;
- F.** All uses in the P1 District must comply with General Development Requirements and Exceptions set forth in Article 32;
- G.** All uses in the P1 District must be operated in a manner consistent with the Environmental Performance Standards established in Article 33 of this chapter.

**Sec. 9-1.2015:**

**Development Plan Review**

Development Plan Review is required by Article 8 for all new, altered or expanded uses in the P1 District, including all new permanent structures over 500 square feet, expansions of existing buildings which exceed five hundred (500) square feet, or new or expanded parking lots which contain twenty (20) vehicles or more.