

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 14 P-1 VEHICULAR PARKING DISTRICTS

Section 1400 INTENT:

The P-1 Vehicular Parking Districts are 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 1401 PRINCIPAL USES PERMITTED:

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.

Section 1402 REQUIRED CONDITIONS:

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.
2. Such parking lots shall be contiguous to an RC or non-residential district. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public street or public alley between such P-1 District and above listed districts.
3. Parking area shall be used solely for parking of private passenger vehicles, for periods of less than one (1) day and shall not be used as an off-street loading area.
4. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
5. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
6. No building other than those for shelter or attendants shall be erected upon the premises and they shall not exceed fifteen (15) feet in height.
7. Applications for P-1 District rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with Section 2101 and ARTICLE 24.

Section 1403 MINIMUM DISTANCES AND SETBACKS:

1. **REQUIRED WALL** — The off-street parking area shall be provided with a continuous and obscuring wall not less than four feet six inches (4' – 6") in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district.
2. **SIDE AND REAR YARDS** — Where the P-1 District is contiguous to the side or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line.
3. **FRONT YARDS** — Where the P-1 District is contiguous to a residentially zoned district which has a common frontage in 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. The required wall shall be located on this minimum setback line unless, under usual circumstances, the Planning Commission finds that no good purpose would be served. The land between said setback and street right-of-way line shall be kept free from refuse and debris and shall be planted with shrubs, trees, or lawn and shall be maintained in a healthy, growing condition, neat and orderly in appearance.

Section 1404 PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of ARTICLE 18 — GENERAL PROVISIONS.