

DIVISION 20. P-1 DISTRICT

**Sec. 59-366. Generally.**

The provisions of this division apply to all lands, uses and structures in P-1 districts.  
(Ord. No. 03-361, § 3, eff. 5-23-03)

**Sec. 59-367. Uses allowed in this district.**

The following is a list of uses with notations as to whether they are permitted, conditional, limited, require short review or have other requirements as listed in the matrix and the sections which follow. Uses not listed are not allowed in this district. Permitted uses are uses by right.

<i>Key: P = Permitted L = Uses permitted with limitations * = Need not be enclosed</i>	
Use	
Industrial, wholesale, transportation, utilities	
Parking of vehicles*	L109
Railway right-of-way*	P

(Ord. No. 03-361, § 3, eff. 5-23-03)

**Sec. 59-368. Limitations.**

The following define the limitations enumerated in the use chart in section 59-367:

*L109*

- a. Parking garage: a parking garage which is not used for the sale, repair, servicing, maintenance or dismantling of any vehicles, equipment, materials, fuel or supplies therefor and which provides entrances and exits so located as to minimize traffic congestion and the effect of headlights at night;
- b. Parking lot: a parking lot operated and maintained in accordance with all of the following conditions:
  - 1. Is not used for the sale, repair or dismantling of any vehicles, equipment, materials or supplies;
  - 2. Is properly graded for drainage; surfaced with concrete, asphaltic concrete, asphalt, oil or any other dust-free surfacing and maintained in good condition, free of weeds, dust, trash or debris;
  - 3. Is provided with entrances and exits so located as to minimize traffic congestion and the effect of headlights at night;
  - 4. Is provided with wheel or bumper guards so located and arranged that no part of any parked vehicle will extend beyond the boundaries of the parking lot;

5. Lighting facilities are so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic;
6. Has a fence on each boundary of the parking lot which abuts a residential district; the fence is between three (3) and five (5) feet high at the grade of the parking lot at the fence line and is designed to obscure from abutting residential districts the direct light from automobile headlights; the fence is designed to be, and can and will be, maintained in a slightly condition and will not be used as a support for any signs except those signs permitted in the district;
7. Has only one (1) attendant shelter building containing not more than fifty (50) square feet of gross floor area and set in a distance of not less than twenty (20) feet from any boundary of the parking lot which abuts a residential district.

(Ord. No. 03-361, § 3, eff. 5-23-03)

**Sec. 59-369. Permitted structures.**

(a) *Zone lot for structures.* A separate ground area, herein called the zone lot, shall be designated, provided and continuously maintained for each structure containing a use by right. Each zone lot shall have at least one (1) front line and shall be occupied only by the structure containing the use by right. Upon application to and approval by the department of zoning administration, the boundaries and area of a designated zone lot may be amended if full compliance with all requirements of this chapter can be maintained.

(b) *Location of structures.* The space resulting from the following setbacks shall be open and unobstructed.

- (1) *Front setback.* All structures shall be set in a distance of not less than twenty (20) feet from each front line of the zone lot; provided, however, that on the two (2) shorter dimensions of a block oblong in shape, the front setback may be reduced to ten (10) feet.
- (2) *Rear setback.* If no alley abuts the rear line of the zone lot, all structures shall be set in a distance of not less than twenty (20) feet from each rear line of the zone lot. If an alley abuts the rear line of the zone lot, all structures shall be set in a distance of not less than twenty (20) feet from the center line of the abutting alley; provided, however, that if a zone lot has more than one (1) rear line by reason of abutting alleys, the aforesaid setback shall be required from only one (1) rear line and the other rear line or lines shall, for the purposes of setbacks, be deemed side lines of the zone lot.
- (3) *Side setback.* On zone lots less than thirty (30) feet in width, all structures shall be set in a distance of not less than three (3) feet from each side line of the zone lot. On zone lots thirty (30) or more feet in width, all structures shall be set in a distance of not less than five (5) feet from each side line of the zone lot.

- (4) *Permitted encroachments on setback space.* Fences or walls not exceeding six (6) feet in height may be erected on any part of the zone lot. The height of such walls or fences shall be determined as stated in section 59-2(112.1) fence and wall height measurement. Flush mounted solar panels may encroach any distance into any setback space. (Ord. No. 363-06, § 16, eff. 6-16-06; Ord. No. 53-08, § 36, eff. 2-8-08)

(c) *Bulk of structures.* No part of any structure (except flagpoles, antennas, chimneys, flues, vents, flush mounted solar panels or accessory water tanks) shall project up through bulk limits which are defined by planes starting at horizontal lines which are co-directional to the front, rear and side lines of the zone lot and pass through points ten (10) feet above the midpoint of each such front, rear and side line and which planes extend up over the zone lot at an angle of forty-five (45) degrees with respect to the horizontal (a pitch of one (1) foot additional rise for each foot additional setback).

(Ord. No. 53-08, § 37, eff. 2-8-08)

**Sec. 59-370. Permitted signs.**

The provisions of article V of this chapter on permitted signs shall be in full force and effect in this district.

(Ord. No. 361-03, § 3, eff. 5-23-03)

**Sec. 59-371. Off-street loading requirements.**

The provisions of article VII of this chapter on off-street loading requirements shall be of no force and effect in this district.

(Ord. No. 361-03, § 3, eff. 5-23-03)

**Sec. 59-372. Special zone lot plan for planned building groups.**

The provisions of article VIII of this chapter on special zone lot plan for planned building groups shall be of no force and effect in this district.

(Ord. No. 361-03, § 3, eff. 5-23-03)

**Sec. 59-373. Landscaping requirements.**

The provisions of section 59-585(11) of this chapter on landscaping requirements shall be in full force and effect in this district.

(Ord. No. 361-03, § 3, eff. 5-23-03; Ord. No. 625-05, § 18, eff. 9-2-05)

**Secs. 59-374—59-439. Reserved.**