

ARTICLE XVII

P-1 VEHICULAR PARKING DISTRICTS

SECTION 1700 INTENT

The P-1 Vehicular Parking District is intended for areas solely used 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 1701 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.

SECTION 1702 REQUIRED CONDITIONS

- a. The parking area shall be accessory to and for use in connection with one (1) or more businesses, or industrial establishments, located in adjoining business or industrial districts, or in connection with one (1) or more existing professional or institutional office buildings or institutions.
- b. Such parking lots shall be contiguous to a multiple-family residential or nonresidential 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.
- c. 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.
- c. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
- d. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
- e. No buildings other than those for shelter or attendance shall be erected upon the premises and they shall not exceed fifteen (15) feet in height.
- f. Applications for P-1 Districts rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with Article XXII.

SECTION 1703 MINIMUM DISTANCES AND SETBACKS

- a. **Side and rear yards:** Where the P-1 District is contiguous to the side and/or rear lot lines of premises within a residentially-zoned district, the required wall shall be located along said lot line.
- b. **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, whichever is the greater. The required wall shall be located on this minimum setback line unless, under unusual circumstances, the City Council 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 1704 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: standards for fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.

Grand Blanc City Zoning Ordinance

- e. Article XXIII: Landscaping Standards including parking lot landscaping and screening
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance