

CHAPTER 30.22 – PARKING OVERLAY ZONE (P)

Sections:

- 30.22.010 – Description and Purpose
- 30.22.020 – General Provisions
- 30.22.030 – Permitted Primary and Accessory Uses and Structures
- 30.22.040 – Setback and Landscaping Requirements
- 30.22.050 – Site Screening
- 30.22.060 – Parking and Access
- 30.22.070 – Lighting
- 30.22.080 – Trash Collection Areas

30.22.010 – Description and Purpose

The P overlay zone is intended as a zone for commercial and industrial parking areas as an interim use in residential zones adjacent to such commercial and industrial uses. In order to promote compatibility between different use types, and to protect the public health, safety and general welfare, provisions have been incorporated into the site development standards.

30.22.020 – General Provisions

The provisions of the zone underlying the P overlay zone shall apply except as provided in this chapter.

30.22.030 – Permitted Primary and Accessory Uses and Structures

Table 30.22 – A

Primary Uses and Structures	Permit Requirement
Primary uses as permitted in the underlying zone	P
Surface automobile parking lots.	P

Accessory Uses and Structures	Permit Requirements
Accessory uses and structures as permitted in the underlying zone	P
Parking attendant booths and necessary toilet facilities, in conjunction with automobile parking lots.	P

30.22.040 – Setback and Landscaping Requirements

The front and street side setback and landscaping requirements for parking areas in the P overlay zone shall be subject to the provisions of the residential zone in which the property is located and/or chapter 30.32 of this title, whichever is the most restrictive.

30.22.050 – Site Screening

- A. A minimum five and one-half (5 ½) foot high decorative masonry wall shall be provided along the property line abutting any residential zone boundary line, except within any street setback area.
- B. A minimum three (3) foot high decorative masonry wall or earthen berm shall be provided along any street setback line, except at driveway openings.

30.22.060 – Parking and Access

All parking and loading areas and vehicle accessways shall be in compliance with the provisions of chapter 30.32 of this title.

30.22.070 – Lighting

Lighting in surface parking lots shall be in accordance with the standards of Sections 30.30.040 and 30.32.080.

30.22.080 – Trash Collection Areas

No trash collection areas shall be permitted in parking lots in the P overlay zone.