

CHAPTER 17.54 P-1 PARKING DISTRICT

17.54.010 STATEMENT OF PURPOSE

The P-1 Parking District is intended to permit the establishment of areas to be used solely for off-street vehicular parking of private passenger cars only, so as to benefit and serve business or industrial areas. This district is also designed to afford maximum protection to adjacent residential areas by providing appropriate screening and well-designed parking lot facilities. It is also intended that this district act as a transitional area between business or industrial areas and residential areas.

17.54.020 PRINCIPAL PERMITTED USES

In all P-1 Districts no land shall be used, and no building shall be hereafter erected or structurally altered for any use other than vehicular parking of private passenger cars, unless otherwise provided for in this chapter.

17.54.030 LIMITATION OF THE USE

- A. Parking areas shall be used for parking of private passenger vehicles only, for periods of less than 24 consecutive hours, and shall contain a minimum of 4,000 square feet of area.
- B. Parking may be with or without charge.
- C. No business involving the repair or service of vehicles permitted thereon, or sale or display thereof, or other storage, shall be permitted.
- D. Except for parking garages, no buildings other than those for shelter of attendants shall be erected upon the premises. There shall be not more than one attendant shelter building for each contiguous parking area, and such building shall be not more than 50 square feet in area, nor shall it exceed 15 feet in height.
- E. Signs are permitted in accordance with the requirements of Chapter 15.44, *Sign Code*, of the Hazel Park Municipal Code.

17.54.040 ADDITIONAL REQUIREMENTS

The provisions of Chapter 17.28 *Off-Street Parking Requirements*, shall also apply to this district, except that where any provisions in the two chapters conflict, the more stringent shall apply.

17.54.050 LOCATION

All P-1 Districts shall be contiguous to or across the street from a business or industrial district. In all cases, lots which are used for parking shall be the adjacent successive lots or across a public street from the business or industrial block or lot to be served.

17.54.060 PROTECTIVE WALL

- A. Where a P-1 District adjoins a residentially zoned district, a continuous solid masonry wall, 8 feet in height above the surface of the ground, shall be required along the lot line separating the districts. Such walls shall be capped and constructed of decorative materials (e.g. brick, brick facia, stone, split face block), with the decorative surface facing the residentially zoned district.
- B. Where a P-1 District is located on a street opposite a residentially zoned district, a continuous solid masonry wall, 30 inches in height above the surface of the ground, shall be required parallel to the lot line adjacent to the street. Such walls shall be capped and constructed of decorative materials (brick, brick facia, stone, split face block, etc.), with the decorative surface facing the residentially zoned district.
- C. See Chapter 17.08 for additional screening requirements.

17.54.070 LANDSCAPING

All land within a required setback area shall be landscaped and maintained with groundcover, deciduous shrubs, evergreen material and ornamental trees in accordance with the requirements of Chapter 17.12, *Landscaping Standards*.

17.54.080 SURFACE

The parking area shall be provided with pavement in accordance with requirements of Chapter 17.28, *Off-street Parking Requirements*.

17.54.090 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*.