

**CHAPTER 30.23 – PARKING STRUCTURE OVERLAY ZONE (PS)**

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**30.23.010 – Description and Purpose**

The PS overlay zone is intended as a zone for parking structures. The purpose of the PS zone is to provide for the orderly development of high intensity uses and to reduce traffic conflicts along major commercial arterials. The provisions of the underlying zone shall prevail except for parking lots and structures which shall be governed by the provisions of the PS zone.

**30.23.020 – Permitted Primary and Accessory Uses and Structures**

**Table 30.23 – A**

<b>Primary Uses and Structures</b>	<b>Permit Requirement</b>
Primary uses as permitted in the underlying zone	P
Automobile parking lots and structures.	P

  

<b>Accessory Uses and Structures</b>	<b>Permit Requirements</b>
Parking attendant booths and necessary toilet facilities, in conjunction with automobile parking lots or parking structures.	P

**30.23.030 – Height**

No parking structure in the PS zone shall exceed a height, at any point, of thirty-five (35) feet above grade.

**30.23.040 – Setback Requirements and Exceptions**

**A. Required Setbacks.**

**Table 30.23 – B**

<b>Minimum Street Front and Street Side Setback</b>	20 feet for all parking structures and parking areas
<b>Minimum Interior Setback</b>	10 feet for all parking structures, when abutting any residentially zoned property line.

**B. Setback Exceptions.**

1. **Street front setback.** In the PS Overlay Zone, the following may be permitted in the required street front setback area:
  - a. Fire department connections and standpipes, not to exceed a height of twenty-four (24) inches. To the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.
  - b. Planter boxes used to comply with the requirements of Section 30.23.050.
2. **Interior setback.** In the PS Overlay Zone, the following may be permitted in the required interior setback area:
  - a. Planter boxes to fulfill the requirements of Section 30.32.120.G.
  - b. Semi-subterranean parking garages shall have a minimum interior setback of five (5) feet.
  - c. Subterranean parking garages, except where abutting the ROS, R1R or R1 zones which shall have a minimum interior setback of five (5) feet.
  - d. The regulations of the underlying zones notwithstanding, eaves may not project into a required interior setback area in the PS Overlay Zone.

**30.23.050 – Landscaping and Screening**

For landscaping and screening requirements, see Sections 30.31.020, 30.31.030, and 30.32.160.

**30.23.060 – Parking**

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

**30.23.070 – Driveways**

In addition, no driveway leading to or from a parking structure in the PS zone shall abut the major commercial arterial which it serves nor shall any driveway be located closer than twenty (20) feet to any residential zone. Such twenty (20) foot distance need not be provided from any lot also in the PS overlay zone. For additional provisions, see Chapter 30.32.

**30.23.080 – Lighting**

Lighting for uncovered parking areas, vehicle accessways and walkways shall be constructed in accordance with Section 30.30.040 A.

**30.23.090 – Trash Collection Areas**

Trash collection areas shall be constructed in accordance with Section 30.30.030.