

OFF-STREET LOADING REGULATIONS

154.435 INTENT.

These Off-Street Loading Regulations are intended to provide for the provision of off-street loading areas which are adequate to support the needs of the proposed use and future uses of a site while at the same time assuring that the design and construction of such off-street loading areas meet minimum design standards necessary to provide efficient circulation and prevent undue traffic congestion.

(Ord. 51-05, § 8.08.05, passed 5-10-2005)

154.436 LOADING FOR BUILDINGS, STRUCTURES OR USES.

All commercial / mixed use or industrial development or conversions of use for which an improvement location permit is required by this Chapter shall provide off-street loading areas in accordance with the following regulations.

(Ord. 51-05, § 8.08.05A, passed 5-10-2005) Penalty, see § 154.999

154.347 DESIGN AND CONSTRUCTION OF LOADING AREAS.

(A) The design and construction of all required loading spaces or excess loading spaces shall be in compliance with the stricter of the regulations contained in this section, or the minimum specifications prescribed by the County Engineer.

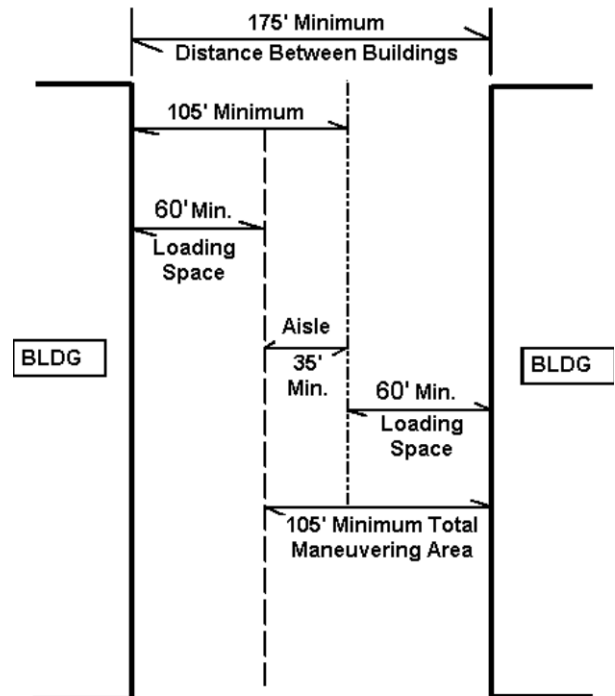
(B) The following standards shall apply to the design of off-street loading areas:

(1) *Loading space dimensions.*

A required or excess off-street loading space shall be at least 12 feet in width by at least 60 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least 14 feet.

(2) *Minimum aisle width.*

Each required off-street loading space shall open directly upon an aisle or interior access drive with a width of at least 35 feet and creating a total maneuvering area, inclusive of the loading space, of at least 105 feet, unless subject to the provisions of division (B)(4), below regarding excess loading spaces.

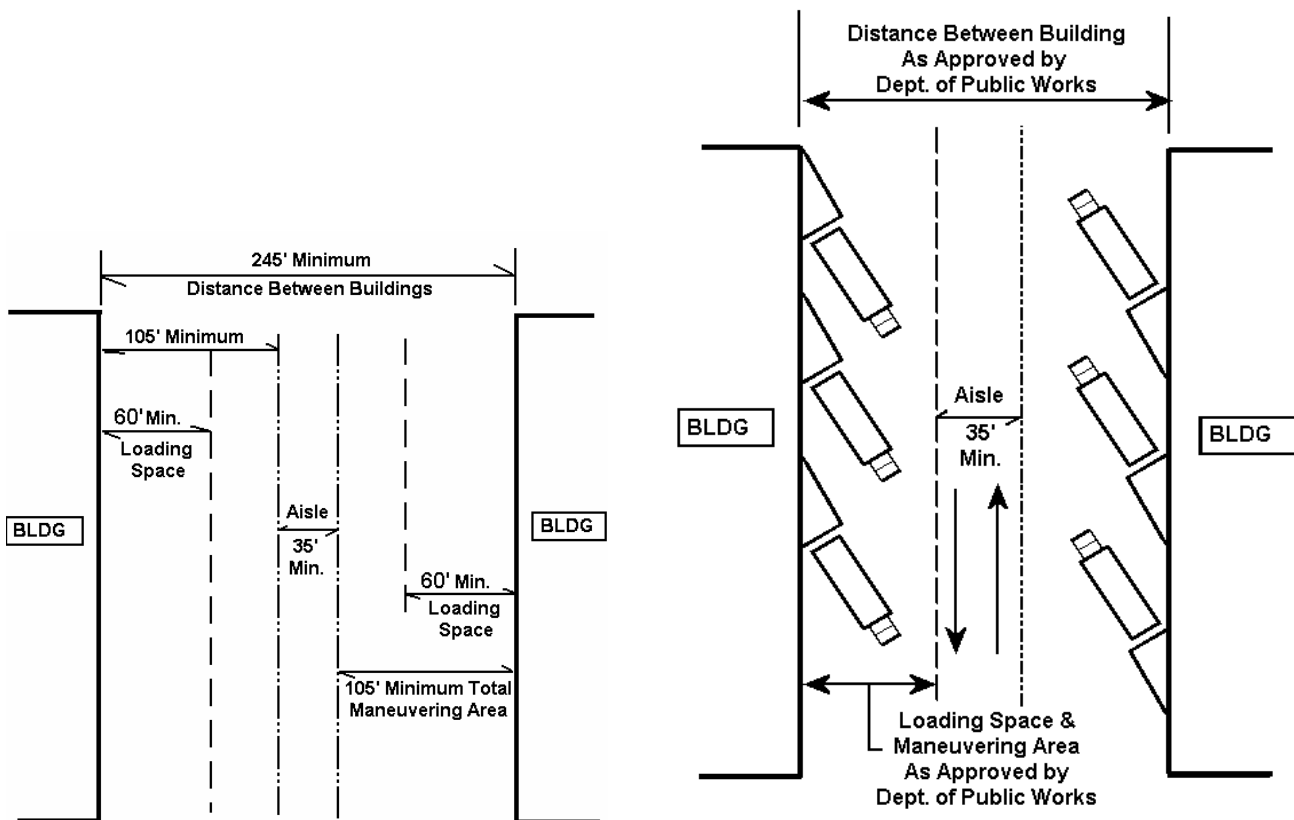


Loading Area Design

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(3) *Maneuvering.* Each maneuvering area, aisle and interior access drive utilized to access a required loading space or an excess loading space shall be so designed and located as to provide safe and efficient ingress/egress to each loading space and so that trucks do not back from or into a public street, or onto an adjoining property (unless the subject property and the adjoining property are located within the same integrated center or industrial park and such maneuvering area is subject to a recorded easement allowing such maneuvering).

(4) *Design of Excess Loading Areas.* Any use which provides loading spaces at a rate of: greater than four loading spaces; and, more than two times the minimum required by this Ordinance, shall provide a total maneuvering area of at least 105 feet which is separate and distinct from the minimum aisle width requirement of 35 feet.



Design of Excess Loading Areas

Alternate Design for Loading Area

(5) *Alternate design for loading areas.* In those instances where insufficient area exists to provide for perpendicular loading spaces as allowed by division (B)(2) above or division (B)(4) above, angled or parallel loading spaces may be proposed, provided:

(a) The design of such loading area shall include either a one-way traffic pattern or orients the loading spaces so that traffic flow from the loading spaces is in the direction of traffic movement on the side of aisle on which the loading spaces are located;

(b) The loading spaces are accessed by an aisle or interior access drive having a width of not less than 35 feet plus sufficient maneuvering area outside of the aisle of the interior access drive, based upon the angle of the loading spaces, to provide safe and efficient maneuverability; and,

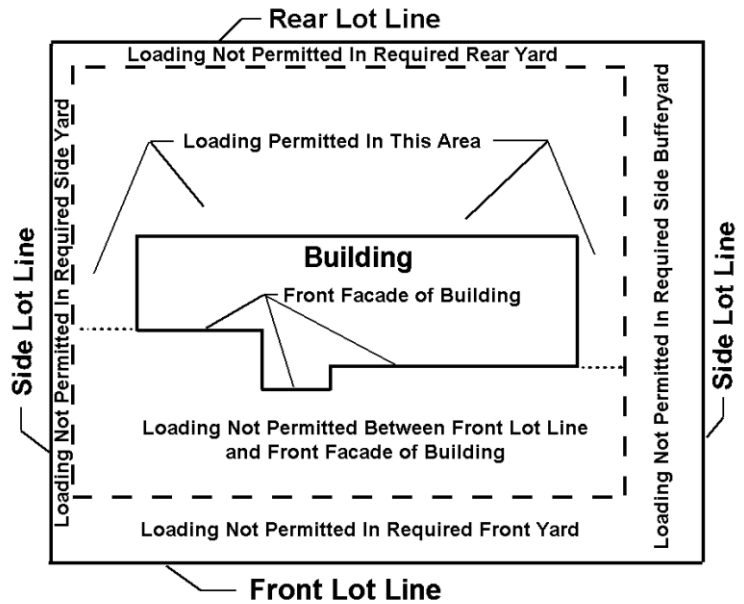
(c) The design of such angled or parallel loading spaces shall be subject to the approval of the Department of Public Works.

(Ord. 51-05, § 8.08.05B, passed 5-10-2005) Penalty, see § 154.999

154.438 LOCATION OF OFF-STREET LOADING SPACES.

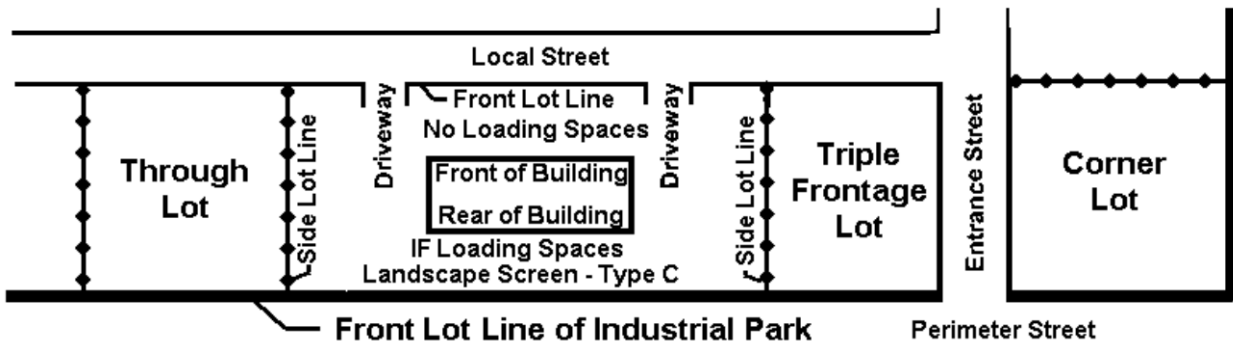
(A) All off-street loading spaces shall be located on the same lot as the use served.

(B) No off-street loading spaces shall be located between the front lot line and the front facade of any portion of the building served, provided, however, in the case of a double frontage lot, off-street loading spaces may be located between a front lot line of a perimeter street and the rear of the building served if: no access is provided across such front lot line; and, the yard between the off-street loading spaces and such front lot line is landscaped in compliance with the regulations of § 154.330 through 154.339 for a Type 2: Full Screening Landscaping, provided, however, the Type 2: Full Screening shall not apply to front lot lines along limited access highways where Type 1: Open Landscaping is required by §§ 154.330 through 154.339.



Locations for Off-Street Loading Spaces

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Location of Off-Street Loading Areas on a Through Lot (Screening Required)

(C) All off-street loading spaces shall be oriented toward a side lot line or rear lot line.

(D) No off-street loading spaces shall be located in a required side yard, required rear yard, required side residential bufferyard or required rear residential bufferyard.

(E) Office, professional services, retail or other non-industrial uses may provide one required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between the front lot line and front facade of any portion of the building served set forth in division (C) above.



Pull-Off Loading Area

(Ord. 51-05, § 8.08.05C, passed 5-10-2005) Penalty, see § 154.999

154.439 USE OF REQUIRED LOADING AREA.

Space allocated for required or excess off-street loading spaces and associated maneuverability shall not be used to satisfy off-street parking space requirements.

(Ord. 51-05, § 8.08.05D, passed 5-10-2005) Penalty, see § 154.999

154.440 SURFACE OF LOADING AREAS.

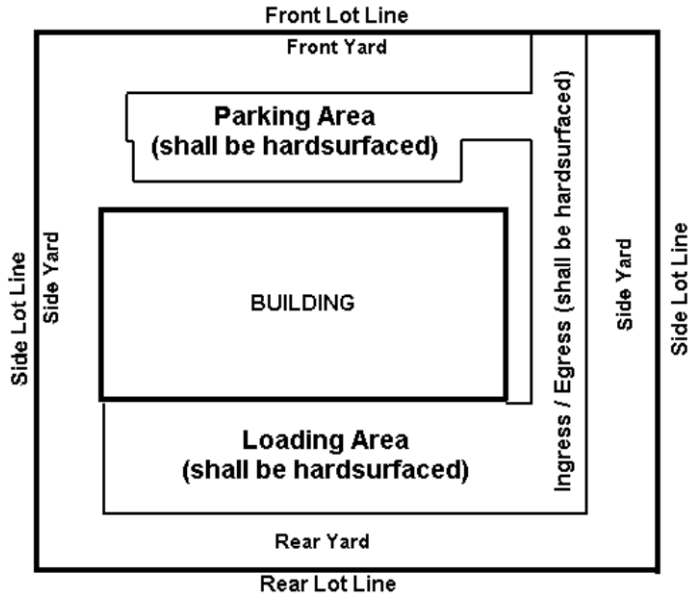
All off-street loading areas and the ingress/egress to and from such off-street loading areas located on such lot shall be hard surfaced with asphalt, concrete or other material to provide a durable dust-free surface.

(Ord. 51-05, § 8.08.05E, passed 5-10-2005) Penalty, see § 154.999

154.441 SPECIAL REGULATIONS FOR GASOLINE SERVICE STATIONS.

The site design of any gasoline service station shall provide for the safe and efficient ingress and egress to the site for fuel delivery vehicles and an area for such fuel delivery vehicles to park while unloading which does not interfere with or impede ingress or egress to or from any public street, required parking spaces or any gasoline sales area.

(Ord. 51-05, § 8.08.05F, passed 5-10-2005) Penalty, see § 154.999



Hard Surfacing of Loading Area Required

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154.442 MINIMUM NUMBER OF OFF-STREET LOADING SPACES.

Off-street loading spaces for all buildings or uses shall be provided in accordance with the minimum requirements set forth in Table 154-7, below:

Table 154-7: Required Off-Street Loading		
Use	Gross Floor Area of Building (Square Feet)*	Required Number of Loading Spaces
Office / Professional Service	≤ 10,000	0
	10,000 – 100,000	1
	100,000 – 200,000	2
	Each additional 200,000 or portion thereof	1 additional
Retail	≤ 10,000	0
	10,000 – 25,000	1
	25,000 – 60,000	2
	60,000 – 120,000	3
	Each additional 100,000 or portion thereof	1 additional
Industrial	≤ 10,000	0
	10,000 - 40,000	1
	40,000 - 100,000	2
	100,000 - 200,000	3
	Each additional 200,000 or portion thereof	1 additional
Other Non-Residential	≤ 10,000	0
	10,000 – 100,000	1
	Each additional 100,000 or portion thereof	1 additional
* Interpretation of Numbers: Number ranges shall be interpreted as follows: "Over ##,###, and less than or equal to ##,####".		

(Ord. 51-05, § 8.08.05G, passed 5-10-2005) Penalty, see § 154.999