

Chapter 3.8 – Loading Standards

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The purpose of this section of the code is to provide standards for a minimum number of loading spaces that are required to ensure adequate areas for loading for larger uses and developments. The regulations ensure that the appearance of loading areas will be consistent with that of parking areas.

3.8.200 Loading Standards.

A. Number of Loading Spaces.

1. Buildings where all of the floor area is in Residential uses must meet the standards of this Paragraph.
 - a. No loading spaces are required where there are fewer than 50 dwelling units in the building and the site abuts a local street.
 - b. One loading space is required for all other buildings.
2. Buildings where any of the floor area is in uses other than the Residential District must meet the standards of this Paragraph.
 - a. No loading spaces are required for buildings with fewer than 20,000 square feet of floor area.
 - b. One loading space is required for buildings with 20,000 or more square feet of floor area.
 - c. Two loading spaces are required for buildings with more than 50,000 square feet of floor area.

B. Size of Loading Spaces. Required loading spaces must be at least 35 feet long, 10 feet wide, and have a clearance of 13 feet.

C. Placement, Setbacks And Landscaping. Loading areas must comply with the setback and perimeter landscaping standards stated in Chapter 2 & 3. When parking areas are prohibited or not allowed between a building and a street, loading areas are also prohibited or not allowed.