

Chapter 3.8 - Loading Standards

Sections:

3.8.000 - Purpose and Intent

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3.8.00 Purpose and Intent

The purpose of this section of the code is to provide standards (1) for the minimum number of loading spaces that will ensure adequate loading areas for large uses and developments, and (2) to ensure that the appearance of loading areas is consistent with that of parking areas.

3.8.100 Loading Standards

A. Number of Loading Spaces

1. Residential buildings. Buildings where all of the floor area is in residential uses must meet the following standards:
 - 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. Non-residential buildings. Buildings where any of the floor area is in non-residential uses must meet the following standards:
 - a. No loading spaces are required for buildings with less 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, ten feet wide, and have a height clearance of at least thirteen feet.

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