

**ARTICLE VII. OFF-STREET LOADING REQUIREMENTS\***

**Sec. 59-596. Scope.**

The regulations set forth in this article shall apply and govern in all districts except in the P-1, RS-4, R-0, R-1, R-X, R-2, R-2-A, R-2-B, R-3, R-3-X, O-2, MS-1, MS-2, MS-3 and H-1-A districts or where specifically excluded in the district regulations.

(Code 1950, § 615.1; Ord. No. 598-80, eff. 11-28-80; Ord. No. 796-91, eff. 11-8-91; Ord. No. 1024-02, § 25, eff. 12-20-02; Ord. No. 895-03, § 62, eff. 12-2-03; Ord. No. 660-05, § 12, eff. 9-16-05)

**Sec. 59-597. Duty to provide off-street loading space.**

The duty to provide and maintain off-street loading spaces shall be the joint and several responsibility of the operator and owner of the structure for which off-street loading spaces are required to be provided. No new structure shall be designed, erected, altered, used or occupied unless the off-street loading space herein required is provided in the amount herein set forth, and the number of off-street loading spaces for structures actually used, occupied and operated on the effective date of this chapter shall be reduced below the minimum number of spaces required by this chapter. If such occupied structures are enlarged or expanded, there shall be provided for the increment only the amount or number of off-street loading spaces that would be required hereunder as if the increment were a separate structure.

(Code 1950, § 615.2; Ord. No. 598-80, eff. 11-28-80)

**Sec. 59-598. Location of off-street loading space.**

Except as otherwise provided in section 59-599, off-street loading spaces shall be located on the same zone lot as the structure for which provided and shall be composed of one (1) parcel.

(Code 1950, § 615.3; Ord. No. 598-80, eff. 11-28-80; Ord. No. 57-83, eff. 2-7-83)

**Sec. 59-599. Amount of off-street loading space required.**

At least the following amounts of off-street loading space shall be provided, plus an area or means adequate for maneuvering, ingress and egress, except as provided in paragraphs (3) and (4) below. Each loading space shall be at least ten (10) feet wide, twenty-six (26) feet long and fourteen (14) feet high, except that warehousing uses shall have loading spaces at least thirty-five (35) feet long with the same width and height as required for other loading spaces.

- (1) Offices, hotels, multi-family dwellings, and all other uses except those listed below:

<i>Square Feet of Gross Floor Area</i>	<i>Required Number of Spaces</i>
Up to 25,000	None

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\***Editor’s note**—Ord. No. 361-03, § 6, adopted May 23, 2003, renumbered article VI as article VII.

<i>Square Feet of Gross Floor Area</i>	<i>Required Number of Spaces</i>
25,001 to 250,000	One
250,001 to 500,000	Two
500,001 to 750,000	Three
750,001 and above	Four

(2) Sale at retail, wholesale and warehousing:

<i>Square Feet of Gross Floor Area</i>	<i>Required Number of Spaces</i>
Up to 15,000	None
15,001 to 50,000	One
50,001 to 200,000	Two
200,001 to 350,000	Three
350,001 and above	Four

(3) If the provision of off-street loading spaces creates site or building development problems on buildings requiring only one (1) space, the zoning administrator may permit the temporary use of the required off-street parking spaces for loading operations in lieu of the off-street loading space.

(4) The zoning administrator may refer a proposed development plan to the manager of public works where such plan meets the following conditions:

- a. The proposed development requires two (2) or more off-street loading spaces; and
- b. The site area is unusually small or irregularly shaped so that the reasonable development of the zone lot with the required off-street loading spaces is difficult to achieve.

The manager of public works may upon review of the proposed plan permit up to two (2) on-street loading spaces provided the following conditions are satisfied: (a) the provision of on-street loading spaces will not create an undue congestion of traffic or pedestrian movement; and (b) one (1) loading space ten (10) feet wide and twenty-six (26) feet long or two (2) loading spaces ten (10) feet wide and twenty (20) feet long are provided on site.

(Code 1950, § 615.4; Ord. No. 598-80, eff. 11-28-80; Ord. No. 57-83, eff. 2-7-83)

**Sec. 59-600. Maintenance of loading space.**

All off-street loading space shall be maintained in compliance with the regulations for the maintenance of off-street parking space as herein established in article VI of this chapter.

(Code 1950, § 615.5; Ord. No. 598-80, eff. 11-28-80; Ord. No. 895-03, § 63, eff. 12-2-03)

**Secs. 59-601—59-615. Reserved.**