

SECTION 1107.00 SPECIAL PROVISIONS.

SECTION 1107.13 LOADING FACILITIES.

1107.13 SUBD. 1. PURPOSE.

The regulation of loading spaces in this Ordinance is to alleviate or prevent congestion of the public right-of-way so as to promote the safety and general welfare of the public, by establishing minimum requirements for off-street loading and unloading from motor vehicles in accordance with the specific and appropriate utilization of various parcels of land or structure.

1107.13 SUBD. 2. LOCATION.

1. Off-Street. All required loading berths shall be off-street and located on the same lot as the building or use to be served.
2. Distance from Intersection. All loading berth curb cuts shall be located at a minimum fifty (50) feet from the intersection of two (2) or more street rights-of-way. This distance shall be measured from the property line.
3. Distance from Residential Use. No loading berth shall be located closer than one hundred (100) feet from a residential district unless within a structure.
4. Prohibited in Front Yards. Loading berths shall not occupy the required front yard setbacks.
5. Conditional Use Permit Required. A conditional use permit shall be required for new loading berths added to an existing structure, where the loading berth is located at the front or at the side of the building on a corner lot.
 - A. Pedestrians. Loading berths shall not conflict with pedestrian movement.
 - B. Visibility. Loading berths shall not obstruct the view of the public right-of-way from off-street parking access.
 - C. General Compliance. Loading berths shall comply with all other requirements of this Ordinance.
6. Traffic Interference. Each loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic.

1107.13 SUBD. 3. SURFACING.

All loading berths and access ways shall be improved with not less than six (6) inch class five (5) base and two (2) inch bituminous surfacing to control the dust and drainage according to a plan submitted to and subject to the approval of the City Engineer.

1107.13 SUBD. 4. ACCESSORY USE; PARKING AND STORAGE.

Any space allocated as a required loading berth or access drive so as to comply with the terms of this Section shall not be used for the storage of goods, inoperable vehicles or snow and shall not be included as part of the space requirements to meet the off-street parking requirements.

1107.13 SUBD. 5. SCREENING.

Except in the case of multiple dwellings, all loading areas shall be screened and landscaped from abutting and surrounding residential uses in compliance with Section 1107.03.

1107.13 SUBD. 6. SIZE.

1. Commercial and Industrial Developments. Unless otherwise specified in this Ordinance, the first loading berth shall be not less than seventy (70) feet in length and additional berths required shall be not less than thirty (30) feet in length and all loading berths shall be not less than ten (10) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space.
2. Multiple Family Dwellings. The size and location of the required loading berth shall be subject to the review and approval of the City Engineer.

1107.13 SUBD. 7. NUMBER OF LOADING BERTHS REQUIRED.

The number of required off-street loading berths shall be as follows:

1. Commercial and Industrial Developments. Except within the B-3, Central Business District, all buildings shall have at least one (1) off-street loading berth. Buildings which are ten thousand (10,000) square feet or more, shall have at a minimum two (2) loading berths.
2. Multiple Family Dwellings. One (1) off-street loading berth shall be provided for each principal dwelling structure in excess of four (4) units.