

Section 6.2.8. Loading Design Standards

A. Applicability

The required number of off-street loading spaces is determined by the number of dwelling units, gross floor area of the use, and the type of use. The table in Section 6.2.8.B designates the number of loading spaces required. Outdoor storage, sales, or display areas must be added to gross floor area if these areas contain materials that are received or distributed by trucks. If a development has 2 or more uses, the off-street loading space requirement is the highest number of spaces required of any one use.

B. Required Off-Street Loading Spaces

1. Multi-Unit Living Uses

Metric	Required Number of Spaces (min)
Under 50 dwelling units	None
50 dwelling units and above	1

2. Office and Professional, Group Living, Hospital, Educational Institution (Private), and Hotel and Motel Uses

Metric	Required Number of Spaces (min)
Up to 25,000 SF of GFA	None
25,001 to 250,000 SF of GFA	1
250,001 to 500,000 SF of GFA	2
500,001 to 750,000 SF of GFA	3
750,000 SF of GFA and above	4

3. Retail Sales and Services, Manufacturing and Production, and Warehouse Uses

Metric	Required Number of Spaces (min)
Up to 15,000 SF of GFA	None
15,001 to 50,000 SF of GFA	1
50,001 to 200,000 SF of GFA	2
200,001 to 350,000 SF of GFA	3
350,001 SF of GFA and above	4

C. Location and Design

1. Location

- a. An off-street loading space must be located within the same development as the building or use served.
- b. An off-street loading space is prohibited from projecting into a sidewalk, street, or public right-of-way.
- c. An off-street loading space is prohibited from being located between the front building line and the lot line.

2. Dimensions

The size of a loading space is determined by the size of delivery vehicles serving the site. The minimum size of a loading space is:

- a. 10 feet wide, 30 feet long, and 14 feet high if it serves single-unit trucks and similar delivery vehicles; and
- b. 12 feet wide, 55 feet long, and 15 feet high if it serves larger freight vehicles.

3. Maneuvering

The size of a maneuvering area is determined by the size of the delivery vehicles serving the site. Each maneuvering area for loading spaces must not conflict with parking spaces or with the maneuvering areas for parking spaces. A maneuvering area must be located on-site and be a minimum of:

- a. 30 feet for spaces serving single-unit trucks and similar delivery vehicles; and
- b. 50 feet for spaces serving larger freight vehicles .

4. Surfacing

Each off-street loading space must be paved with a durable, all-weather material, such as concrete or asphalt.

5. Safe Design

Each loading space must be designed and located to minimize conflicts with other vehicular, bicycle, and pedestrian traffic.