

55-174. MINIMUM LOADING REQUIREMENTS.

Adequate off-street loading and maneuvering space shall be provided for every retail or wholesale commercial and/or industrial use. The following standards shall be applied:

- A. There shall be *a.* minimum of one (1) space per retail or wholesale commercial and/or industrial use, except that where more than one (1) use shall be located in one (1) building or where multiple uses are designed as part of a shopping center or similar self-contained complex, the number of loading spaces shall be based on the

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cumulative number of loading spaces based on the number of square feet within the building or complex, shall be dispersed throughout the site to best serve the individual uses, and shall have site plan approval.

- B. There shall be a minimum of one (1) trash/garbage pickup location separate from the parking and loading areas and located either within or outside a building in steel-like, totally enclosed container(s) located and screened to be obscured from view from parking areas, streets and adjacent residential uses or residential zoning districts. If located within the building, the doorway(s) may serve both the loading and trash/garbage collection functions. If a container used for trash/garbage collection functions is located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container(s) in no way interfere(s) with or restrict the loading and unloading functions.
- C. Where any use is located on a tract of at least fifty (50) acres and no portion of a loading area, including maneuvering areas, is closer than two hundred (200) feet to any property line and where the length of the driveway connecting the loading area to the street is at least three hundred (300) feet, the number of off-street loading spaces may be less than the number required by the below schedule, provided that the applicant, as part of the site plan, shall document to the approving authority how the number of spaces to be provided will be adequate to meet the needs of the specific use proposed.
- D. *Required Number of Off-street Loading Spaces.* The required number of off-street loading spaces shall be as follows:
 - (1) School: one (1) loading space.
 - (2) Hospital with a gross floor area under ten thousand (10,000) square feet: one (1) loading space; from ten

thousand (10,000) to thirty thousand (30,000) square feet of gross floor area: two (2) loading spaces.

- (3) Funeral home: one (1) loading space.
- (4) Office, hotel retail service, wholesale, warehouse, manufacturing or processing or repairing uses with

a gross floor area under ten thousand (10,000) square feet: no loading spaces required; from ten thousand (10,000) to twenty-five thousand (25,000) square feet of gross floor area: two (2) loading spaces; from forty thousand one (40,001) to sixty thousand (60,000) square feet of gross floor area: three (3) spaces; from sixty thousand one (60,001) to one hundred thousand (100,000) square feet of gross floor area: four (4) loading spaces.

- (5) Off-street loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use, and provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to and that no accessory space or portion thereof shall serve as a required space for more than one (1) use.
- E. Access to truck standing, loading and unloading areas may be provided directly from a public street or alley or from any right-of-way that will not interfere with public convenience and will permit orderly and safe movement of truck vehicles.
- F. Unless otherwise permitted, fire zones shall not be used as standing, loading or unloading areas.
- G. Loading areas, as required under this section, shall be provided in addition to off-street parking spaces and shall not be considered as supplying off-street parking spaces.
- H. No off-street loading and unloading area shall be permitted in any required front yard area.