CHAPTER 17.30
OFF-STREET LOADING REQUIREMENTS

17.30.010 GENERAL REQUIREMENTS

A. LOCATION AND SCREENING. All required loading spaces shall be located on the same lot as the use served. Where parking areas for business, office or industry are abutting a residential district, an 8 foot obscuring masonry wall shall be constructed on the property line of such abutting districts. See Chapter 17.08 for further screenwall requirements. No loading space shall be located in a front yard.

B. SIZE. A required off-street loading space shall be at least 12 feet in width by 30 feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of 15 feet.

C. ACCESS. Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement.

D. SURFACING. All open off-street loading spaces shall be provided with pavement having asphaltic or Portland cement binder so as to provide a permanent, durable, dustless surface. All loading spaces shall be graded and drained so as to dispose of all surface water accumulated within the area prior to the issuance of an occupancy permit.

E. REPAIR AND SERVICE. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities.

17.30.020 SPECIFIC REQUIREMENTS

A. INSTITUTIONAL USES. Any institutional use, as described in Chapter 17.28 Parking, where the building floor area exceeds 10,000 square feet in area, shall provide a single off-street loading space.

B. COMMERCIAL USES. Any commercial use, as described in Chapter 17.28 Parking, where the building floor area exceeds 10,000 square feet in area, shall provide a single off-street loading space. In the floor area exceeds 20,000 square feet, 2 off-street loading spaces shall be required.

C. OFFICE USES. Any office use, as described in Chapter 17.28 Parking, where the building floor area exceeds 15,000 square feet in area, shall provide a single off-street loading space.

D. INDUSTRIAL USES. Any industrial use, as described in Chapter 17.28 Parking, where the building floor area exceeds 10,000 square feet in area, shall provide a single off-street loading space. If the floor area exceeds 20,000 square feet, 2 off-street loading spaces shall be required.