

## 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.