

CHAPTER 19.26 OFF-STREET LOADING STANDARDS

<u>Section</u>		<u>Page</u>
19.26.010	Purpose	III-19.26-1
19.26.020	Applicability	III-19.26-1
19.26.030	Number of Loading Spaces Required	III-19.26-1
19.26.040	Design Standards	III-19.26-2

19.26.010 PURPOSE

These provisions establish comprehensive standards to regulate the number, design, and location of off-street loading areas, in a manner which ensures the following:

1. Accessible, attractive, secure, and well-maintained loading and delivery facilities.
2. Reduced potential for traffic congestion and hazards.
3. Protection for adjacent parcels and surrounding neighborhoods from the effects of vehicular noise and traffic generated from the anticipated land use.
4. Loading and delivery services in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

19.26.020 APPLICABILITY

Every nonresidential land use shall have permanently maintained off-street loading areas pursuant to the following provisions.

19.26.030 NUMBER OF LOADING SPACES REQUIRED

Off-street freight and equipment loading spaces shall be provided for all offices, hospitals, institutions, hotels, senior group housing, schools, day care centers, and other commercial and industrial land uses.

The following minimum number of loading spaces shall be provided for each use:

Commercial, industrial, office, institutional, hospital, hotel, schools:

<u>Gross Floor Area</u>	<u>Spaces Required</u>
Less than 25,000 s.f. of gfa	1
25,001 + s.f.	1 + additional as required by the Director

Requirements for uses not specifically listed shall be determined by the Director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use, pursuant to Section 19.02.070(3)(Similar Uses Permitted).

19.26.040 DESIGN STANDARDS

Off-street loading spaces shall be provided in the following manner:

1. ACCESS

When the lot upon which the loading space is located abuts an alley, the loading space shall have access from the alley.

2. DIMENSIONS

Required freight and equipment loading spaces shall be not less than 15 feet in width, 19 feet in length, or as determined by the Review Authority, with 14 feet of vertical clearance. (MC 888 1/6/94)

3. LIGHTING

Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.

4. LOCATION

Loading spaces shall be located and designed as follows:

- A. Adjacent to, or as close as possible to, the main structure.
- B. Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public rights-of-way, or other traffic areas on-site.
- C. Situated to ensure that all vehicular maneuvers occur on-site.

5. PASSENGER LOADING

Passenger loading spaces shall be provided in addition to any required freight and equipment loading spaces whenever required by a Development Permit. Passenger loading spaces shall be not less than 10 feet wide and 20 feet long, shall be located in close proximity to the structure entrance, and shall not require pedestrians to cross a driveway, parking aisle, alley, or street in order to reach the structure entrance. Required spaces shall not count as required parking spaces.

6. SCREENING

All loading areas abutting residentially designated property shall have a 6 foot high solid architecturally treated decorative masonry wall approved by the Director. All wall treatments shall occur on both sides. In addition, adequate area shall be provided adjacent to public rights-of-way to accommodate a required three-foot high permanently maintained and irrigated landscaped berm.

7. SECURITY

All loading facilities shall be designed, constructed, and maintained with security as a priority to protect the safety of the users.

8. STRIPING

Loading areas shall be striped indicating the loading spaces and identifying the spaces for loading only. The striping shall be permanently maintained in a clear and visible manner.

9. SURFACING

Loading areas shall be surfaced with a minimum thickness of 4 inches of asphaltic concrete over a minimum thickness of 6 inches of an aggregate base material or an equivalent structural section to be approved by the City Engineer.

10. WHEEL STOPS/CURBING

Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for all loading spaces, and shall be set at least 3 feet from any wall, fence, property line, walkway or structure.

Intentionally Blank