

## ARTICLE XIII

### OFF-STREET LOADING AND/OR UNLOADING REGULATIONS

**SECTION 13.0:** For all buildings and structures erected, altered or extended, and all uses of land established as specified herein, after the effective date of this Ordinance, off-street loading and/or unloading facilities shall be provided as required by the regulations herein. However, when a building permit has been issued prior to the date of the adoption of this Ordinance, and provided that construction has not begun within ninety (90) days of such effective date, off-street loading and/or unloading facilities in the amounts required by this ordinance shall prevail.

**SECTION 13.1 OFF-STREET LOADING AND/OR UNLOADING – USE AND BULK REGULATIONS:** Off-street loading and/or unloading facilities shall be provided in accordance with the following regulations:

- A. **SPACES REQUIRED** – Every building structure, or part thereof, erected and occupied for manufacturing, storage, warehousing, department stores, wholesale stores, retail stores, market, hotel, hospital, laundry, dry cleaning, dairy, mortuary and other uses similarly involving the receipt of distribution of vehicles, materials, or merchandise and having up to 5,000 square feet of gross floor area shall be provided with at least one loading and/or unloading space. One additional loading and/or unloading space shall be provided for every additional 10,000 square feet, or fraction thereof, of gross floor area in the building.

If sufficient proof can be shown that less than these requirements (only that part which has to do with over five thousand (5,000) square feet) will be satisfactory for the operation in question, the Planning Commission may reduce these requirements.

- B. **Size of Off-Street Loading and/or Unloading Space** – Each off-street loading and/or unloading space shall be at least twelve (12) feet in width and at least forty-eight (48) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet; provided, however, that when it is demonstrated that a particular loading and/or unloading space will be used by shorter trucks, the Planning Commission may reduce the minimum length to thirty-five (35) feet.
- C. **Location** – All required loading and/or unloading spaces shall be located on the same zoning lots as the use served. No loading and/or unloading space for vehicles over two-ton capacity shall be closer than fifty (50) feet to any property in a residential zone unless completely enclosed by a fence, wall or screen as regulated by Article XI of this Ordinance. No loading and/or unloading space shall be located in any required yards except as herein provided.

- D. Access – Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way which offers satisfactory ingress and egress for trucks. Access drives or aisles shall be laid out with a width of at least twelve (12) feet for one-way circulation and at least twenty-four (24) feet for two-way circulation.

Off-street loading and/or unloading space shall be so designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the premises. Such off-street loading and/or unloading space shall be located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, road, highway or deeded right-of-way.

- E. Enlargement of Building – The off-street loading and/or unloading requirements, as listed in this article of the Ordinance, shall apply at any time any building is enlarged or increased in capacity by adding floor area.

- F. Design and Maintenance:

1. Surfacing – All open off-street loading and/or unloading spaces shall be paved subject to the provisions in Article XII Section 12.0 M., 3, of this Ordinance.
2. Lighting – Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential zone in such a way as not to create a nuisance.
3. Space allocated to any off street loading and/or unloading space – shall not be used to satisfy the space requirements for any off-street parking facilities or portion thereof.

- G. Off-Street Loading and/or Unloading Plan Approval Required – Plans for all loading and/or unloading facilities shall be submitted to the Zoning Administrator for review and for compliance with the provisions of this Ordinance and such other pertinent ordinances of the city of Highland Heights. Such plans shall show the exact proposed layout of all loading and/or unloading space, drives and accessories, entrances and exists, type of surface to be used, typical cross sections of pavement, base and subbase, location of lighting facilities, storm drainage facilities, proposed grade of off-street loading and/or unloading area, and such other information or plans as the circumstances may warrant.