

ARTICLE 9

OFF-STREET LOADING AND/OR UNLOADING REGULATIONS

SECTION 9.0 OFF-STREET LOADING AND/OR UNLOADING REGULATIONS: For all buildings and structures erected, altered or extended, and all uses of land established as specified therein, after the effective date of this Ordinance, off-street loading and/or unloading facilities shall be provided as required by the regulations herein. However, where a building permit has been issued prior to the date of the adoption of this Ordinance, and provided that construction has not begun within one hundred and eighty (180) days of such effective date, off-street loading and/or unloading facilities in the amounts required by this Ordinance shall prevail.

SECTION 9.1 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, wholesale stores, retail stores, market, hotel, hospital, laundry, dry cleaning, mortuary and other uses similarly, including conditional uses as approved by the Board of Adjustment in the Rural zone involving the receipt or distribution of vehicles, materials, or merchandise and having up to 10,000 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. The Zoning Administrator may reduce these requirements if sufficient proof can be shown that less than these requirements will be satisfactory for the operation in question, or that such use will share common loading/unloading with an adjacent use.

- 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 sixty (60) feet in length, exclusive of aisle and maneuvering spaces 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 Zoning Administrator may reduce the minimum length to not less than thirty-five (35) feet.

- C. **LOCATION:** All required loading and/or unloading spaces shall be located on the same zoning lot 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 the Rural zone. No loading and/or unloading space shall be located in any required yards. except as herein provided.

- D. DRIVEWAYS NOT COMPUTED AS PART OF REQUIRED LOADING AND/OR UNLOADING AREA: Entrances, exits, or driveways shall not be computed as any part of a required loading and/or unloading space.
- E. 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 feet for one-way circulation and at least twenty-two (22) 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 spade shall be so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street, road, highway or deeded rights-of-way.
- F. ENLARGEMENT OF BUILDINGS: The off-street loading and/or unloading requirements, as listed in this article of this Ordinance, shall apply at any time any building is enlarged or increased in capacity by adding floor area.
- G. DESIGN AND MAINTENANCE:
 - 1. Surfacing - All open off-street loading and/or unloading spaces shall be paved with asphalt paving or Portland Cement concrete. EXCEPTION: Upon written application to the Zoning Administrator, waiver of the paving requirement may be temporarily or permanently granted by the Zoning Administrator for off-street loading and/or unloading spaces to be used as follows: (1) when the following conditions are met: (a) only by owners, operators and employees of the business, and not customers or consumers, (b) only when the parking facility will service limited or minimal quantities of traffic, and (c) only in remote or rural areas not easily visible to the general or traveling public; or (2) for the annual Woolfest and for parking at athletic fields located in flood plains.
 - 2. Lighting - Any lighting used to illuminate off-street loading and/or unloading areas shall be directed away from property in any residential zone and roadways 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.

H. 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 legislative body. Plans for all loading and/or unloading facilities shall be submitted as part of a Stage II Development Plan. Such plans shall show the exact proposed layout of all loading and/or unloading areas, drives and accessories, entrances and exits, 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. Where such loading and/or unloading plans include provisions for access points to adjacent streets, then said plans shall also be prepared in accordance with the requirements of Section 8.3.