

Section 21 - Off-Street Loading

Subdivision

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21.01 PURPOSE

The purpose of the regulation of loading spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way to promote the safety and general welfare of the public, by establishing minimum requirements for off-street loading and unloading from motor vehicles in accordance with the specific and appropriate utilization of various parcels of land or structure.

21.02 DESIGN

A. Dimensional Requirements;

1. Non-Residential Uses: Required off-street truck loading or unloading spaces for non-residential uses shall be at least twelve (12) feet in width, fourteen (14) feet in height, and sixty (60) feet in length, in accordance with the requirements of Subd. 21.02.2.B of this Ordinance. Where a loading space parallel to a building is to be utilized, such area shall not be less than twelve (12) feet in width nor less than sixty-five (65) feet in length. In no instance shall any designated side loading space encroach upon a fire lane or driving aisle or parking spaces.
2. Reductions: Reductions to loading space size may be granted by the Zoning Administrator upon demonstration of facility need.

B. All maneuvering for off-street loading shall be accomplished on private property.

C. In addition to the required loading space, all loading spaces shall include a maneuvering area. The maneuvering area shall not use any of that portion of the site containing parking stalls or customer service areas. Maneuvering areas shall be of such size as to permit the backing of truck tractors and coupled trailers into the loading space, without blocking the use of other loading spaces, drives, parking spaces, or maneuvering areas on public right-of-way.

D. The construction and setback standards listed in Section 20 of this Ordinance shall apply to all loading spaces.

E. Customers drop-off spaces shall not constitute off-street loading spaces as may be required by Section 20 of this Ordinance.

21.03 NUMBER OF LOADING SPACES REQUIRED

The number of required off-street loading spaces shall be as follows:

Gross Floor Area of Non-Residential Use (square feet)	Required Number of Loading Spaces*
Less than 10,000	1
10,001 to 20,000	2
20,001 to 50,000	3
50,001 to 75,000	4
75,001 to 100,000	5
For each additional 50,000 over 100,000	1

* Reductions to loading space quantity requirements may be granted by the Zoning Administrator upon determination of facility need.

21.04 LANDSCAPING AND SCREENING OF LOADING SPACES

Loading spaces shall be screened from all property lines. Said screening shall be accomplished by a solid wall or fence and be designed to be architecturally harmonious with the principal structure and conform with Section 15.06 of this Ordinance. Screening plantings may be substituted, provided they conform to Section 15.07 to this Ordinance.

21.05 LOCATION

- A. Off-Street: All required loading spaces for non-residential use shall be off-street and located on the same lot as the building or use to be served.
- B. Distance from Intersection: All loading space curb cuts shall be located at minimum fifty (50) feet from the intersection of two (2) or more street rights-of-way. This distance shall be measured from the property line.
- C. Distance from Residential Use: Loading areas established after 2024 shall be prohibited within three hundred (300) feet of residentially zoned or guided property excluding public rights-of-way, unless completely screened by an intervening building. Loading areas not requiring screening by an intervening building shall be screened from adjacent residentially zoned or property or property designated for such use by the Comprehensive Plan using berms, fences, or walls to provide one hundred (100) percent opacity to a height of at least ten (10) feet.
- D. Pedestrians: Loading spaces shall not conflict with pedestrian movement.
- E. Visibility: Loading spaces shall not obstruct the view of the public right-of-way from off-street parking access.
- F. General Compliance: Loading spaces shall comply with all other requirements of this section.
- G. Traffic Interference: Each loading space shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic.
- H. Accessory Use, Parking, and Storage: Required loading spaces shall not be used for the storage of goods, inoperable vehicles or snow and shall not be included as part of the space requirements to meet off-street parking requirements.