

**ORDINANCE NO. 2018-007**

**AN ORDINANCE OF THE CITY COUNCIL OF CASTROVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING THE EXISTING ARTICLE V “OFF-STREET PARKING, STACKING, AND LOADING REQUIREMENTS” AND REPLACING WITH A NEW ARTICLE V “OFF-STREET PARKING, STACKING AND LOADING”; PROVIDING FOR SEVERABILITY; PROVIDING A CUMULATIVE CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Castroville is authorized to regulate zoning pursuant to Texas Local Government Code Chapter 211; and

**WHEREAS**, pursuant to such statutory authority the City Council has adopted the Comprehensive Zoning Ordinance, which is published by the City as a separate document from the Code of Ordinances published by the Municode Corporation, and

**WHEREAS**, City Council deems it appropriate to amend the Comprehensive Zoning Ordinance, by repealing the existing Article V, *Off-Street Parking, Stacking and Loading Requirements*, and replacing it with a new Article V, *Off-Street Parking, Stacking and Loading Requirements*; and

**WHEREAS**, on the 11<sup>th</sup> day of October, 2017, the Planning and Zoning Commission conducted a properly advertised public hearing to receive citizen comments and testimony; and

**WHEREAS**, on the 10<sup>th</sup> day of January, 2018, the Planning and Zoning Commission made a recommendation to approve the amendment to the Comprehensive Zoning Ordinance; and

**WHEREAS**, on the 27<sup>th</sup> day of March, 2018, the City Council conducted a properly advertised public hearing to receive citizen comments and testimony regarding the proposed amendment.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, THAT:**

**Section one.** Recitals adopted. City Council finds the above stated recitals to be true and correct and said recitals are adopted herein for all purposes.

**Section two.** Repeal. Article V (entitled “*Off-Street Parking, Stacking and Loading*”) of the Comprehensive Zoning Ordinance is hereby repealed in its entirety.

**Section three.** Adoption of new Article V. A new Article V (entitled “*Off-Street Parking, Stacking and Loading*”) is hereby adopted by inclusion of the substantive language as attached in **Exhibit “A”**, hereto, which is incorporated by reference herein for all purposes.

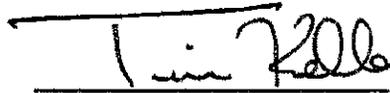
**Section four.** Directive to the City Secretary. The City Secretary is hereby directed and authorized to revise and republish the Comprehensive Zoning Ordinance to include **Exhibit “A”** hereto.

**Section five. Cumulative and Conflicts.** This Ordinance shall be cumulative of all provisions of ordinances of the City of Castroville, Texas, except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Any and all previous versions of this Ordinance to the extent that they are in conflict herewith are repealed.

**Section six. Severability.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section seven. Effective Date.** This Ordinance shall become effective immediately upon its passage, approval and publication as provided by law.

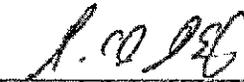
**PASSED AND APPROVED THIS 27th DAY OF March, 2018.**

  
\_\_\_\_\_  
TIMOTHY KELLEY, MAYOR

**ATTEST:**

  
\_\_\_\_\_  
DEBRA HOWE, CITY SECRETARY

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
DNRBH&Z PC

**ARTICLE V****OFF-STREET PARKING, STACKING AND LOADING**Section 1: Applicability, Review and Approval

- A. *Applicability.* Parking, stacking and loading requirements shall apply to all development within the City limits or where provided for in a development agreement, in the City's extraterritorial jurisdiction. This Article shall supersede any conflicting provision of Castroville Zoning Ordinance Article IV, Section 3B (entitled "Design Criteria for Commercial Properties in CH Districts").
- B. *Review and Approval.* Applications for building permits and certificates of occupancy shall include parking plans showing the design of off-street parking areas, including the layout of spaces, aisles, stacking lanes and the location of ingress and egress points. Parking plans shall be approved by the City Administrator or their designee in accordance with the provisions of this section. Submission of a parking plan may be waived when it is not necessary to determine compliance with these requirements.
- C. *Definitions:*
1. Drive-through. A use that provides a drive-through lane which permits a person to receive a product or service without leaving their vehicle.
  2. Loading space. A space logically and conveniently located for pickups, deliveries, loading or unloading, for delivery vehicles expected to be used and accessible to such vehicles separate from any other off-street parking space.
  3. Native trees. Trees identified as Texas native in Appendix A, Table 1.
  4. Occupiable. A land use, building, structure, room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, engaged in labor, or a space in a building for living, sleeping, eating or cooking, and which is equipped with means of egress and light and provides for mechanical or non-mechanical ventilation facilities.
  5. Off-street parking. Parking area for motor vehicles located on a lot, and not on a street or alley.
  6. Parking lot, also Parking area or Surface Parking. An off-street, ground-level open area improved and designed for the temporary storage of motor vehicles, which may include parking spaces or stalls, driveways, aisles, walkways, paths, landscaping or other similar elements.
  7. Parking space, also Parking stall. An area measuring at least nine (9) feet wide and eighteen (18) feet long, connected to a public street or alley by a driveway, and so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space.

8. Pervious pavement. A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. Examples of a permeable pavement system include porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place.
9. Stacking lane. An area located on a parking lot delineated by marking for the purpose of queuing of motor vehicles at a drive-through facility.
10. Structured parking. A structure used exclusively for the temporary storage of motor vehicles.

## Section 2: General Requirements

- A. *Parking Required.* Off-street parking, stacking, and loading shall be provided, in all zoning districts, in conformance with these regulations, unless otherwise provided in this Article. Required spaces shall be on the building site of the use for which they are provided, unless otherwise permitted, and may be provided in either surface parking areas or garages. No building permit or certificate of occupancy shall be issued, unless the off-street parking, stacking and loading spaces have been provided in the amount and maintained in the manner specified by these regulations. Activities subject to regulations:
  1. The placement or construction of a new occupiable building.
  2. When a change in use requires additional spaces, the additional spaces shall be provided on the basis of the increased requirement to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
  3. When there is an expansion of an occupiable building or area that results in an increase in floor area or in any other unit of measurement used to determine the requirements for off-street parking spaces, additional spaces shall be provided on the basis of the increased requirement to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
  4. When a new parking area is constructed or when an existing parking area is increased, additional spaces shall be provided to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
- B. *Use of Required Spaces.* In all zoning districts, except for one- and two-family dwellings, required off-street parking, stacking and loading spaces shall be used only for their respective purposes; however, occasional use of required spaces for storage or display of vehicles or trailers for sale or rent, dismantling or servicing of vehicles or equipment, the storage or display of other goods, materials or products or the location for refuse containers is permitted provided that there is sufficient parking for employees, customers, and occupants. Except for one- and two-family dwellings, no required parking space may be placed in front of an access gate or within a driveway entrance or exit.

- C. *Special Provisions for C-G (Historic) Central Business District, C-H Central Commercial District, Historic Districts, and Historic Landmarks.* Properties within the C-G (Historic) Central Business District, within the C-H Central Commercial District, within a designated Historic District, or designated as Historic Landmarks are unique in terms of parking and:
1. Are exempt from Section 3: Off-Street Parking – Design and Construction Standards, J. Landscaping;
  2. Are exempt from Section 8: Off-Street Loading Requirements for Non-Residential Properties;
  3. Receive a reduction of up to ten (10) of the minimum required off-street parking spaces referenced in Section 7, Table 5-2 Table of Parking Requirements.
- D. *Tree credit.* A credit shall be provided for the minimum required parking spaces on which one or more protected trees or native trees will be preserved based on a ratio of one parking space to one tree, not to exceed a total of five (5) of the minimum required parking spaces. A variance may be sought if additional relief is requested.
- E. *Off-Street Parking Calculations, Minimum Requirements and Standards.* Unless otherwise provided in this Article, the following requirements apply to off-street parking and computing the minimum parking requirement.
1. Required off-street parking shall be located on the same lot or tract as the principal use being served by the parking area, and within the same zoning classification of the use; provided, however, when the size or shape of the parcel of land, or a non-conforming building or structure presently existing on the parcel of land prevents the establishment of such facilities on the same lot or parcel, the parking may be provided off-site on a properly zoned lot or parcel within two hundred (200) feet of the premises it intends to support. The following shall be submitted with an application for a certificate or occupancy or building permit:
    - a. Should parking be provided on-site or off-site, a parking plan for said lot shall be provided.
    - b. Should said off-site parking be under separate ownership, a notarized agreement between the parties allowing use of the off-site parking for the life of such uses shall be provided.
    - c. If parking is joint use, all documents listed in Section 4(A) shall be provided.
  2. When a building site is used for a combination of uses, the parking requirement shall be the sum of the requirements for each use, i.e. mixed-use developments.
  3. Floor area shall mean gross square footage.
  4. In the case of office and retail type uses, the square footage of areas used for nonpublic purposes, such as storage, incidental repair, processing or packaging, show windows, offices incidental to management or maintenance, restrooms or utility rooms, may be deducted in the calculation of required spaces.

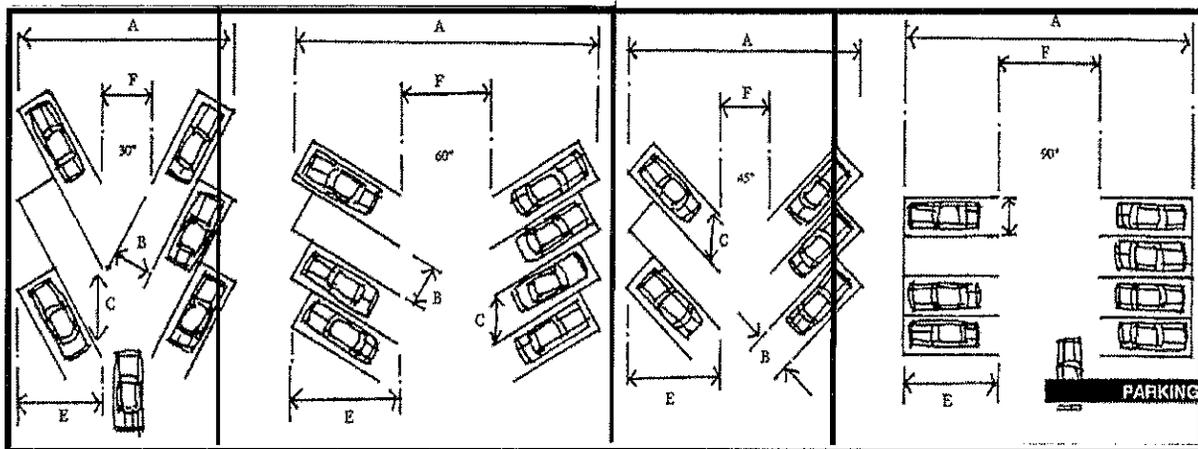
5. When seating is provided on benches or pews, each twenty-four (24) inches of seating shall be counted as one seat for the purposes of calculating the parking requirement.
6. When a calculation results in the requirement of a fractional space, a fraction of less than one-half shall be disregarded and a fraction of one-half or greater shall require one parking space.
7. A public street shall not be classified as off-street parking in computing the parking requirements for any use.
8. Parking spaces designed specifically for the parking of commercial trucks or buses shall not be counted toward meeting the minimum required parking.
9. Parking for the handicapped and disabled shall be provided as part of the required parking in accordance with the requirements of the American with Disabilities Act and the Texas Accessibility Standards Guidelines.

### Section 3: Off-Street Parking – Design and Construction Standards

Every lot or tract of land hereafter used as a public or private parking area, in all zoning districts, including commercial parking lots and vehicular/boat display, storage or sales lots, shall be developed and maintained in accordance with the following requirements.

- A. *Minimum Size and Setbacks.* Each parking space shall be a minimum of nine (9) feet by eighteen (18) feet, exclusive of access drives and aisles. No space shall overhang a property line, a right-of-way or a landscape area which is part of the minimum landscape requirement except that the eighteen (18) foot depth may include a two (2) foot overhang over a paved, stoned, mulched or grassy area which is free of obstructions or over a sidewalk, provided at least three (3) feet of sidewalk remains unobstructed for pedestrian movement. Every space shall be at least five (5) feet from the curb line of a public or private street.
- B. *Wheel Stops.* In any parking space that faces toward a property line along the perimeter of the property, toward a sidewalk, or toward a building, a wheel stop and/or curb shall be provided which prevents a vehicle from extending across the property line or hitting a sidewalk or building. This standard does not apply to one-family and two-family dwellings. Wheel stops may be made of concrete, rubber, plastic, landscape timbers, railroad ties, or other similar materials.
- C. *Parallel Parking.* The minimum paved dimension for a parallel parking space shall be ten (10) feet by twenty-two (22) feet.
- D. *Parking Dimensional Standards.* The minimum parking space dimensions and aisle widths are provided and illustrated in Table 5-1.

Table 5-1: Parking Space Dimensions						
Dimension Indicator	Description	Stall Angle				
		0°	30°	45°	60°	90°
A1	Overall module width					
	One-way	35	49	56	59	60
A2	Two-way	40	55	60	63	60
B	Stall width	10	9	9	9	9
C	Stall width parallel to aisle or curb	22	18	12.5	10.4	9
D	Length of parking stall	22	18	18	18	18
E	Stall depth to wall or curb	10	17.5	20	20.5	18
F1	Aisle width					
	One-way	15	14	16	18	24
F2	Two-way	20	20	20	22	24



E. *Development Standards for One-Family and Two-Family Dwellings in Residential Districts (R-A, R-C, H-E, P-D, M-H).* These regulations apply to One-Family and Two-Family Dwellings to provide for the size and placement of off-street parking areas.

1. *Required parking.* Required parking spaces may be located in required front, side, street-side, and rear yards, provided they are not located within the first three (3) feet from a lot line, or five (5) feet from the lot line if abutting a sidewalk. Parking spaces may be incorporated into a driveway, carport, or garage.
2. *Parking space and driveway dimensions.*
  - a. A parking space must be at least nine (9) feet by eighteen (18) feet.
  - b. The minimum driveway width on a lot is nine (9) feet.
  - c. Shared driveways may extend across a property line onto abutting private properties if the width of the shared driveway is at least nine (9) feet, and there is a recorded easement guaranteeing reciprocal access and maintenance for all affected properties.

F. *Access.* There shall be adequate provisions for safe, efficient ingress and egress to all off-street parking spaces. Except for one-family and two-family residential uses, no parking space may require the use of a public right-of-way or a private street for the maneuvering of a vehicle in entering or leaving the space except as provided in this section.

1. Off-street parking spaces shall be accompanied by an adequate vehicle maneuvering area permitting full and direct ingress and egress to such parking spaces, the maneuvering area shall be located entirely upon private property provided that, if an off-street parking space was constructed prior to the adoption of this ordinance that requires street right-of-way to maneuver entering or leaving a space, the parking space may continue to be utilized.
2. Off-street parking spaces shall be located entirely on the property. No off-street space shall encroach into the street.
3. When a parking aisle is also serving as a required fire lane, then the aisle must meet the minimum width, radius and construction standards for a fire lane, if these are greater than the requirements for a parking aisle.
4. No access from a nonresidential use shall be permitted to an alley serving a residential district.

G. *Off-Street Stacking Required for Drive-Through Facilities.* Any facility offering drive-through service shall provide stacking lanes which are minimum eight (8) feet in width and provide direct forward access to each service window, station or other point of service. Such stacking lane shall be marked and shall be separate from any other driveway, parking space or aisle. Stacking lanes shall be measured from the point of service and shall provide twenty (20) feet per vehicle. Common stacking lanes for several service points may be used for financial and restaurant uses, provided that separate stacking lanes for at least three (3) vehicles is provided for each point of service before stacking is merged into a common lane.

1. Unless otherwise specified below, retail operations with drive-through services shall provide at each service point a stacking lane for a minimum of three (3) vehicles.
2. Additional requirements for financial institution and restaurant uses. The following provisions are required for Drive-Through financial institutions and restaurant uses, with the exception of Drive-Through facilities in the C-G (Historic) Central Business District, C-H Central Commercial District, and C-H West Commercial District which will require a stacking lane for a minimum of three (3) vehicles:
  - a. Each teller station at a drive-through financial institution shall provide a stacking lane for a minimum of five (5) vehicles.
  - b. At the initial interaction point, whether at a remote ordering station or service window, a restaurant with drive-through service shall provide a stacking lane for a minimum of five (5) vehicles.

#### H. *Surface and Marking.*

1. All parking areas and driveways shall be paved with concrete, asphalt, porous concrete, porous asphalt, or chip seal, with the following exceptions:
    - a. *C-G (Historic) Central Business District, H-E Historical District, Historic Districts, and Historic Landmarks.* Alternative pavement materials of crushed granite or paving blocks of concrete or clay brick may be utilized for off-street parking areas and driveways.
    - b. *One-Family and Two-Family Dwellings.* If, as of March 27, 2018, an alternate material other than what is allowed by this ordinance is being utilized for a parking area or driveway on a one-family or two-family dwelling property, then that specific material type may be used for future extensions of parking areas and driveways on that property.
    - c. In all districts, pavement materials other than those listed above may be utilized upon recommendation from the Planning and Zoning Commission and approval from the City Council. Any alternate material must be designed in accordance with City Code Chapter 100, Section 100-115 (Standards for alternate pavement designs), in accordance with the minimum pavement load standards for a minor street.
  2. All required or provided off-street parking areas shall be paved and maintained with products and underlying drainage material installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation and in accordance with applicable City of Castroville Code of Ordinances.
  3. *Marking.* Except for one- and two-family dwellings, all parking areas shall be marked and/or striped on the surface or with signage, paver patterns, or other means that clearly depicts parking spaces and pedestrian crosswalks. Areas used solely for display of vehicles for sale or rental are not required to have delineated parking spaces.
- I. *Lighting.* Except for one- and two-family dwellings, all parking areas which are used after dark, shall be illuminated beginning one-half hour after sunset, continuing throughout the hours of use. If only a portion of the parking area is offered for use after dark and is clearly marked, then only that part is required to be illuminated in accordance with these standards. Any lighting used to illuminate any off-street parking area shall be designed and constructed to be reflected downward and away from any adjoining property or street.
- J. *Landscaping.* The minimum extent of landscaping required shall be as follows:
1. Green space, non-paved areas with vegetation and plantings, shall constitute fifteen percent (15%) of the lot area.
  2. Landscaping strips at least ten (10) feet in width are required along adjacent streets except at driveway openings.

3. Canopy-type trees are required for every 300 square feet of street yard with a minimum of one tree per street yard and a minimum of one tree per fifty linear feet to accomplish canopy coverage.
  4. Side and rear yard plantings shall be a minimum of one tree per side and rear yard.
  5. Existing protected trees or native trees may count towards the planting requirements on a one to one basis.
  6. All landscaping shall be maintained in good condition.
- K. *Drainage.* Parking areas shall be properly graded for drainage and surfaced so as not to cause any nuisance or damage to adjacent property, easements, or public right-of ways.

#### Section 4: Special Provisions for Certain Uses

- A. *Joint Use Parking.* Joint use parking shall mean that required spaces provided for one use may also be credited as required spaces for a complementary use. To qualify for joint use, a parking plan that shows the allocation of parking spaces, percentage to be shared, and time periods in accordance with A. 1 and A. 2 of this section shall be submitted with the application for a building permit or certificate of occupancy. For off-site joint use under separate ownership, a notarized agreement between the parties permitting joint use of the parking facilities for the life of such uses shall be recorded in Medina County records and attached to the application for a building permit or certificate of occupancy. The document must specify that the agreement runs with the land, and shall include a parking plan in accordance with A.1 and A.2 of this section.
1. The complementary uses which generally operate at different time periods, so that one use is inactive when the other is active.
  2. The joint use percentage is the percentage or number of spaces which is allowed to be shared should be related to the proportion or number of spaces which will be available during the period of relative inactivity.
- B. *Parking Reduction for Manufacturing and Warehousing.* A reduction of up to 25% of required parking for manufacturing and/or warehousing uses is permitted provided that one space is provided per employee, visitor or customer per shift or per the maximum number of employees, visitors, or customers projected to park at the site.
- C. *Parks and Special Events Parking.* Parking that accommodates vehicle parking requirements in excess of those currently provided is permitted on non-paved surfaces for:
1. Properties that are parks or recreational activities owned by public entities or not-for-profit groups such as Koenig Park, Lion's Sports Complex, Castroville Regional Park, and MVYBA Baseball Complex at the Airport.
  2. Occasional or seasonal city-sponsored or sanctioned special events.

#### Section 5: New and Unlisted Uses

When a proposed land use is not classified, the parking requirement will be based on the minimum standard which applies to a specified use which is most closely related to the proposed land use, as determined by the City Administrator or their designee.

Section 6: Non-Conforming Uses and Structures

Any use of property existing at the time of adoption of these regulations and standards that do not conform to the regulations and standards prescribed in this article shall be deemed a non-conforming use and subject to the terms and conditions of Article VI of this Ordinance. When a non-conforming structure is structurally altered or the use changed, as stated in Article VI, Section 3.2, adequate parking spaces which meet the requirements of the regulations and standards adopted in this section shall be required for the entire structure and use.

Section 7: Table of Off-Street Parking Requirements

Table 5-2 entitled Table of Parking Standards establishes the minimum number of parking spaces required for the uses indicated.

Table 5-2: Table of Parking Standards	
Use Category	Minimum
Residential:	
Bed/Breakfast Facilities	One space per guest room, plus one space for owner/operator.
Dormitories	One space per bed, plus the specified spaces for office, dining facility, assembly space, etc.
Group Home	One space per four (4) beds in the facility.
Hotel/Motel	One space per room, plus specified requirements for office, restaurant, meeting rooms and related facilities.
Mobile Home Park	Two (2) spaces per lot or space.
Multifamily (Apartments)	One and one-half (1.5) spaces per dwelling unit, plus the specified spaces for office, club house uses, meeting rooms, etc.
RV Park	One space per lot or space.
Single Family-Attached (duplexes, condo's, townhouses)	Two (2) spaces per dwelling unit.
Single Family-Detached	Two (2) spaces per dwelling unit.
Non-Residential:	
Auto and Vehicle Sales	One (1) space per 500 sf FA.
Bowling Alleys	Three (3) spaces per lane.
Churches	One space per 5 seats in the sanctuary, plus one space per 250 sf of floor area of classrooms.
Cultural	One space per 500 sf of FA. (Museum, Library, Art Gallery, etc.)

Day Care Child/Adult (Commercial)	One space per employee, plus one space per 500 sf FA.
Funeral Home/Mortuaries	One space per 300 sf FA exclusive of chapel, one space per 4 seats in the chapel.
Hospitals	One space per 400 sf FA.
Indoor Recreational Facility	One space per 100 sf FA.
Laundry/Dry Cleaning	One space per 500 sf FA.
Manufacturing and Industrial	One (1) space per 1500 sf FA.
Medical Clinics	One space per 400 sf FA. (Same requirement for Dental Offices)
Nursing/Residential Care Facilities	One space per 4 beds. (Assisted Living, etc.)
Office	One space per 300 sf. FA (General and Medical offices)
Office – Warehouse	One space per 250 sf of office/display area plus one space per 2000 sf of warehouse/storage area unless otherwise discounted in accordance with Section 4(B) of this Chapter. In the calculation of the minimum parking, the proportion of floor area occupied by machinery, equipment and storage may be discounted provided that the potential impact of conversion to a more employee-intense use in the future is considered prior to permitting such a reduction.
Outdoor Sales/Display Lots	One space per 2000 sf of site area, plus specified requirements for office and service areas.
Personal Services	One space per 300 sf. FA (beauty shops, shoe repair, nail salons, tattoo parlors, etc.)
Public Assembly (fixed seats)	One space per 6 seats. (Theater, Concert Hall). For sports or recreational establishments, one space per 200 sf of FA involved in use.
Public Assembly (without fixed seats)	One space per 50 sf of assembly area. For sports or recreational establishments, one space per 200 sf of FA involved in use.
Restaurants	1 space per 100 sf inside FA; 1 space per 200 sf FA for outdoor dining. (Same requirement for drinking establishments)
Retail (General)	One space per 300 sf FA for stores less than 10,000 sf; one per 400 sf for stores larger than 10,000 sf.
Retail (Large Item)	One space per 400 sf. FA (furniture, appliance, carpet or similar stores)
Schools Public/Private:	One (1) space per 50 sf of classroom area for schools other than high schools; one (1) space for each classroom plus one (1) space for each five (5) students for high schools
Self-Storage Facilities	One space per 1,000 sf of storage, plus specified requirements for office and on-site apartment.
Taxidermist	One space per 500 sf FA.
University/College/Trade School	One space per classroom, plus one per 4 students.
Vehicle Repair/Service	One space per 500 sf FA, but not less than one space per service bay.
Vehicle Repair/Service (Large Vehicle)	One space per 500 sf FA, plus one space per service bay.
Veterinary Services	One space per 300 sf FA.



Section 8: Off-Street Loading Requirements for Non-Residential Properties

- A. For non-residential properties requiring the receipt or distribution by commercial truck of materials or merchandise, except where otherwise exempted by this Chapter, Off-street loading space shall be provided and maintained, on the same lot with such building, in accordance with the following schedule:

Floor Area of Building	Number of Spaces
Less than 10,000	1
Over 10,000 to 20,000	1
Over 20,000 to 40,000	2
Over 40,000 to 60,000	3
Over 60,000 to 80,000	4
Over 80,000 to 100,000	5

- B. Where the floor area of the building exceeds one hundred thousand (100,000) square feet, the number of off-street spaces shall, in addition to the above, provide one space for each additional one hundred thousand (100,000) square feet of floor area.
1. *Dimensions.* Each loading space shall be not less than twelve (12) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height.
  2. *Location.* Such space may occupy all or any part of any required side or rear yard except the side yard along a side street in case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space.
  3. *Distance.* No such space shall be closer than fifty (50) feet to any other lot located in any residential district, unless wholly within a completely enclosed building or unless enclosed on all sides by a masonry wall not less than six (6) feet in height.
  4. *Lighting.* Lighting shall be so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.
  5. *Pavement.* Loading areas shall be surfaced with concrete, asphaltic concrete, or asphalt.
  6. *Plan.* Buildings or uses requiring off-street loading facilities under the provisions of this Article shall clearly indicate the location, dimensions, clearance and access of all such required off-street loading facilities on the projects parking plan.
- C. Off-street loading facilities provided to meet the needs of one use shall not be considered as meeting the off-street loading needs of any other use.
- D. No area or facility provided to meet the required off-street parking facilities for a use shall be utilized for or deemed to meet the requirements of this Article for off-street loading.