

Article 8. OFF-STREET LOADING REGULATIONS

Section 1.

Except as otherwise provided in this Ordinance, when any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 25 percent or more, or any building is hereafter converted, for the uses listed in Column 1 of the chart below, when such buildings contain the floor areas specified in Column 2, accessory off-street loading spaces shall be provided as required in Column 3 or as required in subsequent sections of this article.

Column 1	Column 2	Column 3
Use or Use category	Floor area as defined in article 13, in Square Feet	Loading Spaces Required
Retail store, department store, restaurant, wholesale house, warehouse, general service, manufacturing, or industrial establishment	2,000 – 10,000 10,000 – 20,000 20,000 – 40,000 40,000 – 60,000 Each 50,000 over 60,000	One Two Three Four One Additional
Apartment buildings, motel, hotel, offices, or office building, hospital or similar institutions, or places of public assembly.	5,000 – 10,000 10,000 – 100,000 100,000 – 200,000 Each 100,000 over 200,000	One Two Three One Additional
Funeral home or mortuary	2,500 – 4,000 4,000 – 6,000 Each 10,000 over 6,000	One Two One Additional

Section 2. Interpretation of the Chart

1. The loading space requirements apply to all districts but do not limit the special requirements which may be imposed in the district regulation.
2. The loading space requirements in this article do not limit special requirements which may be imposed in connection with special use exceptions which may be permitted under Article 11.
3. Under the provisions of Article 11, the Zoning Hearing Board may waive or reduce the loading space requirements whenever the character of the use is such as to make unnecessary the full provision of loading facilities, where provision is made for community loading facilities, or where provision of loading space requirements is impractical under certain conditions for uses which contain less than 10,000 square feet of floor area.

Section 3. Mixed Uses in One Building

Where a building is used for more than one use or for different uses, and where the floor area used for each use for which loading space is required is below the minimum for required loading spaces but the aggregate floor area used is greater than such minimum,

then off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required. In such cases, the Administrator may make reasonable requirements for the location of required loading spaces.

Section 4. Design Standards

1. Minimum Size For the purpose of these regulations, a loading space is a space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks, having minimum area of 540 square feet, minimum width of 12 feet, a minimum depth of 35 feet and vertical clearance of at least 14.5 feet.

2. Loading Space for Funeral Homes Loading spaces for a funeral home may be reduced in size to 10 by 25 feet and vertical clearance reduced to eight feet.

3. Drainage and Maintenance Off-Street loading facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys, and paved with concrete or blacktop in accordance with applicable town specifications. Off-street loading areas shall be maintained in a clean, orderly and dust free condition at the expense of the owner or lessee and not used for the sale, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.

4. Entrances and Exits Location and design of entrances and exits shall be in accord with applicable requirements of town traffic regulations and standards. Where the entrance or exits of a building designed to provide at least one off-street loading space.