

PROPOSED CHANGES TO TITLE 17 OFF-STREET PARKING AND LOADING REGULATIONS

Existing Code	Proposed Changes	Explanation
<p>Sections:</p> <p>18.105.010 General off-street parking regulations.</p> <p>18.105.020 Computation of off-street parking requirements.</p> <p>18.105.030 Measurements of off-street parking space.</p> <p>18.105.040 Location of required off-street parking.</p> <p>18.105.050 Methods of providing required off-street parking.</p> <p>18.105.060 Schedule of required off-street parking.</p> <p>18.105.070 Parking lot placement regulations.</p> <p>18.105.080 Off-street loading requirements.</p> <p>18.105.090 Plans required for off-street parking and loading spaces.</p> <p>18.105.010 General off-street parking regulations.</p> <p>In all zoning districts, off-street parking facilities shall be provided in an amount not less than that hereinafter specified, for the parking of self-propelled motor vehicles, for the use of occupants, employees, patrons, members and clients of buildings and uses erected or established after the effective date of these regulations, and of existing buildings and uses which are extended, enlarged or changed thereafter.</p> <p>Buildings and uses in existence at the effective date of these regulations shall be exempt from parking requirements hereinafter specified; provided, however, that whenever the usable floor area of such an existing building is changed, or an existing use of premises is extended, off-street parking for the increased floor area or use shall be provided in the minimum amount hereinafter specified for that kind of use.</p>	<p>Sections:</p> <p>18.105.010 General off-street parking regulations.</p> <p>18.105.020 Computation of off-street parking requirements.</p> <p>18.105.030 Measurements of off-street parking space.</p> <p>18.105.040 Location of required off-street parking.</p> <p>18.105.050 Methods of providing required off-street parking.</p> <p>18.105.060 Schedule of required off-street parking.</p> <p>18.105.070 Parking lot placement regulations.</p> <p>18.105.080 General Parking Lot Design Requirements</p> <p>18.105.090 Off-street loading requirements.</p> <p>18.105.100 Plans required for off-street parking and loading spaces.</p> <p>18.105.010 General off-street parking regulations.</p> <p>In all zoning districts, off-street parking facilities shall be provided in an amount not less than that hereinafter specified, for the parking of self-propelled motor vehicles, for the use of occupants, employees, patrons, members, and clients of buildings and uses erected or established after the effective date of these regulations, and of existing buildings and uses which are expanded, enlarged or changed thereafter.</p> <p>A. Required parking shall be available for the parking of operable automobiles for residents, customers, and employees. A required loading space shall not be used for any other purpose than the immediate loading or unloading of goods.</p> <p>B. Buildings and uses in existence at the effective date of these regulations shall be exempt from parking requirements hereinafter specified; provided, however, that when such an existing building is remodeled so that it increases the usable floor area of the building, or an existing use of the premises is expanded, or whenever there is a change of use, or a new business license is required for a property, off-street parking shall be provided in the minimum amount hereinafter specified for that kind of use. The requirement for the parking to be hard-surface pavement would be as follows:</p>	<p>New Heading Required, with new numbering necessary</p> <p>Word changed for more clarity</p> <p>Added wording for better clarity</p> <p>Additional wording to provide clarity when additional parking would be required for an existing building.</p>

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<p>The owner or occupant of any building or use subject to off-street parking requirements under these regulations shall not discontinue or reduce any existing required parking lot without first having established other parking space in replacement therefor, which replacement space meets all requirements of these regulations</p> <p>The use of off-street parking space as required under these regulations, for the storage of merchandise, vehicles for sale or rent, or repair of vehicles, shall be expressly prohibited.</p> <p>18.105.020 Computation of off-street parking requirements.</p> <p>When a principal building or use includes several different types of activities which generate different levels of parking need, according to the schedule set forth in this section, the minimum required number of off-street parking spaces shall be the sum of individual requirements for the several uses computed separately.</p>	<p>a. If current parking is hard surface, any additional parking required shall also be of comparable hard-surface material.</p> <p>b. If current parking is not of hard surface, hard surface parking would be required to meet the minimum number of parking spaces for ADA only.</p> <p>c. If no parking exists for the property, hard surface parking would be required to meet the minimum number of parking spaces for ADA only.</p> <p>C. The owner or occupant of any building or use subject to off-street parking requirements under these regulations shall not discontinue or reduce any existing required parking lot without first having established other parking space in replacement therefor, which meets all requirements of these regulations.</p> <p>D. The use of off-street parking space as required under these regulations, for the storage of merchandise, vehicles for sale or rent, or repair of vehicles, shall be expressly prohibited.</p> <p>E. The owner or occupant of any building or use for which a parking area is being provided shall be responsible for the maintenance of the parking area. Failure to maintain the surface, lighting, and landscaping of the parking facility shall constitute a violation of these regulations.</p> <p>F. No occupancy permit shall be granted for any structure until the parking areas intended for use by occupants of the building has been completed.</p> <p>18.105.020 Computation of off-street parking requirements.</p> <p>A. When a principal building or use includes several different types of activities which generate different levels of parking need, the parking spaces for each use shall be computed separately and the sum of each use shall determine the minimum number required for off-street parking spaces.</p>	<p>This was added to provide clarity when hard-surface parking spaces would be required at an existing building. The intent is to not place undue burden on property owners.</p> <p>Removal of unnecessary wording</p> <p>Added wording for better clarity</p> <p>Added wording for better clarity</p> <p>Rewording for better clarity</p>

PROPOSED CHANGES TO TITLE 17 OFF-STREET PARKING AND LOADING REGULATIONS

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<p>When used in computation of off-street parking requirements, the term “employees” shall include proprietors and administrative personnel as well as all other personnel engaged on the premises in the use of a building, structure, or lot. The “number” of employees shall be the greatest number on duty on the premises at any one time, day or night.</p> <p>When computation of parking requirements results in a fractional requirement, any fraction of one half or less shall be disregarded, and any fraction over one half shall be counted as one space.</p> <p>18.105.030 Measurements of off-street parking space.</p> <p>Every required off-street parking space, except as hereinafter provided, shall have a minimum width of nine feet and a length of 20 feet, exclusive of access drives and aisles. When used as a unit of measurement of unmarked parking lots, each required space shall constitute an area of not less than 280 square feet which shall include drives and aisles.</p> <p>Since two-wheel and three-wheel motor vehicles are becoming an accepted part of the transportation scene, provision is hereby made for determining the size and number of spaces allocated to this type vehicle in any parking lot. The size of a space for parking a two- or three-wheel motorcycle shall be one-half the size of that required herein for a conventional four-wheel vehicle, that is 140 square feet per space in an unmarked parking lot. In parking lots with marked spaces, the size of the space shall be no less than four and one-half feet wide and 20 feet in length, provided these spaces are aligned in the same row with spaces of four-wheel vehicles. If the parking spaces for motorcycles are separated from those allocated to four-wheel vehicles or not in the same line, the size of the motorcycle space shall be not less than four and one-half feet in width and 10 feet in length. In either case, the number of motorcycle spaces shall be counted in the total number of spaces required for an authorized use; provided, that not more than five percent of the total number of spaces are allocated to motorcycles.</p>	<p>B. When used in computation of off-street parking requirements, the term “employees” shall include proprietors and administrative personnel as well as all other personnel engaged on the premises in the use of a building, structure, or lot. The “number” of employees shall be the greatest number on duty on the premises at any one time, day or night.</p> <p>C. When computation of parking requirements results in a fractional requirement, any fraction shall be counted as one space.</p> <p>D. If a use is not specifically mentioned, the requirements for off-street parking facilities shall be the same as the use which, as determined by the Town, is most similar to the use not specifically mentioned.</p> <p>18.105.030 Measurements of off-street parking space.</p> <p>A. Every required off-street parking space, except as hereinafter provided, shall have a minimum width of nine feet and a length of 20 feet, exclusive of access drives and aisles. When used as a unit of measurement of unmarked parking lots, each required space shall constitute an area of not less than 280 square feet which shall include drives and aisles.</p> <p>B. Motorcycle spaces may be counted towards the total number of parking spaces required for an authorized use, provided that not more than five percent of the total number of spaces are allocated to motorcycles.</p> <ol style="list-style-type: none"> 1. The size of a space for parking a two- or three-wheel motorcycle shall be one-half the size of that required herein for a conventional four-wheel vehicle, that is 140 square feet per space in an unmarked parking lot. 2. In parking lots with marked spaces, the size of the space shall be no less than four and one-half feet wide and 20 feet in length, provided these spaces are aligned in the same row with spaces of four-wheel vehicles. 3. If the parking spaces for motorcycles are separated from those allocated to four-wheel vehicles or not in the same line, the size of the motorcycle space shall be not less than four and one-half feet in width and 10 feet in length. 	<p>All fractions shall be counted as 1</p> <p>Wording added for better clarity</p> <p>Wording changed for better clarity</p> <p>This wording was moved above</p>

PROPOSED CHANGES TO TITLE 17 OFF-STREET PARKING AND LOADING REGULATIONS

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<p>18.105.070 Parking lot placement regulations.</p> <p>A. Setback from a Street. Where a parking lot abuts a residential district across a street, a three-foot opaque obstruction to the lights from the parking automobiles must be provided between the parking lot and the street line. This may be by the use of a masonry wall or earth berm or depressed grade or any other method that achieves the same purpose. Where a parking lot abuts a residential district on the same side of a street and in the same block, no part of the parking lot shall be closer to the street line than the minimum required front setback for residential properties in the same block. Regardless of the district in which it is located, every part of a parking lot shall be set back from every lot line a sufficient distance to ensure that no part of any parked vehicle will project over any lot line.</p> <p>B. Setback from an Interior Lot Line. Where a parking lot abuts a residential district along its interior side lot line, and is not separated therefrom by an alley, no part of the parking lot shall be closer than three feet to said lot line.</p> <p>C. Rear Setback. Where a parking lot abuts a residential district along its rear lot line and is not separated therefrom by an alley, no part of the parking lot shall be closer than three feet to said lot line. Where the rear lot line is contiguous to an alley, no setback is required.</p> <p>D. Access to Parking from an Alley. Any parking lot may use an abutting alley for direct access to parking spaces; provided, that the full width of the alley is dedicated to the public and fully improved with a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Medical and dental office</td> <td style="padding: 2px;">1 space per 200 square feet of office floor area plus 1 space per 3 employees</td> </tr> <tr> <td style="padding: 2px;">Primary and middle schools</td> <td style="padding: 2px;">1space per employee plus a bus loading area to be determined by a site plan review</td> </tr> <tr> <td style="padding: 2px;">High school, college</td> <td style="padding: 2px;">1 space per employee plus one space for every 3 students</td> </tr> </table> <p>18.105.070 Parking lot placement regulations.</p> <p>A. Setback from a Street. Every part of a parking lot shall be set back from every lot line a sufficient distance to ensure that no part of any parked vehicle will project over any lot line.</p> <ol style="list-style-type: none"> 1. Where a parking lot abuts a residential district across a street, a three-foot opaque obstruction to the lights from the parking automobiles must be provided between the parking lot and the street line. This shield may be in the form of a masonry wall, earth berm, or depressed grade or any other method that achieves the same purpose and approved by the Building Official. 2. Where a parking lot abuts a residential district on the same side of a street and in the same block, no part of the parking lot shall be closer to the street line than the minimum required front setback for residential properties in the same block. <p>B. Setback from an Interior Lot Line. Where a parking lot abuts a residential district along its interior side lot line, and is not separated therefrom by an alley, no part of the parking lot shall be closer than three feet to said lot line.</p> <p>C. Rear Setback. Where a parking lot abuts a residential district along its rear lot line and is not separated therefrom by an alley, no part of the parking lot shall be closer than three feet to said lot line. Where the rear lot line is contiguous to an alley, no setback is required.</p> <p>D. Access to Parking from an Alley. Any parking lot may use an abutting alley for direct access to parking spaces; provided, that the full width of the alley is dedicated to the public and fully improved with a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.</p>	Medical and dental office	1 space per 200 square feet of office floor area plus 1 space per 3 employees	Primary and middle schools	1space per employee plus a bus loading area to be determined by a site plan review	High school, college	1 space per employee plus one space for every 3 students	<p>This wording was relocated above</p>
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<p>E. Access to Parking from a Street. Access to a parking lot from a street shall be limited to driveways and there shall be no direct access to any off-street parking space from a street.</p> <p>F. Ingress and Egress. No entrance or exit to a parking lot shall be located closer to an abutting residential district than 15 feet.</p> <p>G. Lanes and Aisles. Lanes and aisles in parking lots shall be as follows:</p> <ol style="list-style-type: none"> 1. Between two rows of parking spaces oriented perpendicular to the lane or aisle, the minimum width of the lane or aisle shall be 24 feet. 2. Between two rows of angled parking, the minimum width of the lane or aisle shall be 20 feet. 3. Between one row of perpendicular parking and one row of angled parking, the minimum width of the lane or aisle shall be 20 feet. 4. Between one row of perpendicular parking and a curb, building, or other structure, the minimum width of the lane or aisle shall be 20 feet. 5. Between one row of angled parking and a curb, building or other structure, the width of the lane or aisle shall be 20 feet. 	<p>E. Access to Parking from a Street. Access to a parking lot from a street shall be limited to driveways and there shall be no direct access to any off-street parking space from a street.</p> <p>F. Ingress and Egress. No entrance or exit to a parking lot shall be located closer to an abutting residential district than 15 feet. Except for single- or two-dwelling structures, lots with more than three parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner.</p> <p>G. Lanes and Aisles. Lanes and aisles in parking lots shall be as follows:</p> <ol style="list-style-type: none"> 1. Between two rows of parking spaces oriented perpendicular to the lane or aisle, the minimum width of the lane or aisle shall be 24 feet. 2. Between two rows of angled parking, the minimum width of the lane or aisle shall be 20 feet. 3. Between one row of perpendicular parking and one row of angled parking, the minimum width of the lane or aisle shall be 20 feet. 4. Between one row of perpendicular parking and a curb, building, or other structure, the minimum width of the lane or aisle shall be 20 feet. 5. Between one row of angled parking and a curb, building or other structure, the width of the lane or aisle shall be 20 feet. 	<p style="text-align: center;">Wording added for better clarity</p>
<p>H. Required Improvements and Maintenance.</p> <p>I. Surfacing.</p> <p>a. All required primary parking lots for new developments shall be hard surface, paved with asphalt or concrete materials and must meet all ADA parking requirements.</p>	<p>18.105.080 General Parking Lot Design Requirements</p> <p>A. Surfacing.</p> <ol style="list-style-type: none"> 1. Hard surface parking is required for all new developments. 2. Required hard surface primary parking lots, driveways, and drive aisles shall be paved with 2" of asphalt over 4" of aggregate base course or reinforced concrete material over a compacted sub-base. 	<p style="text-align: center;">Heading name was changed</p> <p style="text-align: center;">Wording added for better clarity</p> <p style="text-align: center;">Wording changed for better clarity</p>

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<p>Secondary paved areas (such as overflow parking lots, on-site sidewalks, patios) can use alternate materials such as asphalt chip seal or decomposed granite upon approval from the building official.</p> <p>b. Existing parking lots are permitted to retain their present surfacing, provided no remodeling occurs that changes the exterior character of the building, there is no change of use, or there is no new business license required for the property. If any of these changes occur, then the property is subject to ADA parking lot requirements. This would require the installation of hard surface for the ADA portion of the parking lots. The remainder of the parking lot surface may remain, provided, that it is in good condition. If maintenance is required, it can be maintained with present materials; however, if replacement is required, it must conform to the requirements for subsection (H)(1)(a) of this section. If a request is made to pave a previously existing unpaved parking lot, it must conform to the requirements for subsection (H)(1)(a) of this section.</p> <p>e. Every parking lot shall be subject to approval by the building official.</p> <p>d. Existing parking lots using chip and seal materials may be granted an annual exception by the building official; provided, that the lot is stabilized and maintained to acceptable standards so that neither a hazard nor a nuisance is created, and the existing parking lot meets all applicable regulations and standards for accessibility established by the ADA. If a hazard or nuisance is noted by the building official, the parking lot shall be required to be repaired to acceptable standards or replaced to conform to requirements for subsection (H)(1)(a) of this section.</p>	<p>3. Secondary paved areas (such as overflow parking lots, on-site sidewalks, patios) can use alternate materials such as asphalt chip seal or decomposed granite upon approval from the building official.</p> <p>4. Existing parking lots are permitted to retain their present surfacing, except as outlined in Section 18.105.010B. If maintenance is required, it can be maintained with present materials; however, if replacement is required, it must conform to the requirements outlined in this Section. If a request is made to pave a previously existing unpaved parking lot, it must conform to the requirements outlined in this Section.</p> <p>5. Every parking lot shall be subject to approval by the building official.</p> <p>6. Existing parking lots using chip and seal materials may be granted an annual exception by the building official; provided, that the lot is stabilized and maintained to acceptable standards so that neither a hazard nor a nuisance is created, and the existing parking lot meets all applicable regulations and standards for accessibility established by the ADA. If a hazard or nuisance is noted by the building official, the parking lot shall be required to be repaired to acceptable standards or replaced to conform to the requirements outlined in this Section.</p> <p>7. Exceptions for swap meet and flea market type business uses. Such uses shall be required to meet parking requirements to the satisfaction of the Zoning Administrator; however, hard surface paving shall not be required.</p>	<p>Wording changed for better clarity. Some wording was moved to Section 18.105.010B.</p> <p>Wording changed because previous subsection no longer exists</p> <p>Exception provided for swap meet or flea market type businesses</p>

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<p>2. Drainage. All parking lots must be graded in such a manner as to allow for property drainage and to prevent the impoundment of surface water.</p>	<p>B. Drainage. All parking lots must be graded in such a manner as to allow for property drainage and to prevent the impoundment of surface water. Adequate drainage shall be provided to manage the run-off generated by the impervious surface area of the parking lot.</p>	<p>Added wording for better clarity</p>
<p>3. Screening. Where the interior side lot line or rear lot line of a parking lot, located in business or industrial districts, abuts a residential district and is not separated therefrom by an alley, a solid, unpierced, masonry screen wall not less than six feet in height above grade shall be erected abutting the lot line; provided, however, that in no case shall a screen wall extend closer to a street line than the minimum required setback for residential properties on the same block.</p>	<p>C. Screening. Where the interior side lot line or rear lot line of a parking lot, located in business or industrial districts, abuts a residential district and is not separated therefrom by an alley, a solid, unpierced, masonry screen wall not less than six feet in height above grade shall be erected abutting the lot line; provided, however, that in no case shall a screen wall extend closer to a street line than the minimum required setback for residential properties on the same block.</p>	
<p>4. Landscaping. The area between the street line and the parking lot shall be suitably landscaped and maintained by the owner or operator of the parking lot.</p>	<p>D. Landscaping. The area between the street line and the parking lot shall be suitably landscaped and maintained by the owner or operator of the parking lot.</p>	
<p>5. Lighting. Parking lots used during hours of darkness shall be lighted. The overall height of lighting fixtures shall not exceed 27 feet above the grade, including base, and fixtures shall be so constructed and arranged to reflect light away from any adjacent residential district. Lighting less than 13 feet and six inches shall be protected against vehicular and pedestrian traffic.</p>	<p>E. Lighting. Parking lots used during hours of darkness shall be lighted. The overall height of lighting fixtures shall not exceed 27 feet above the grade, including base, and fixtures shall be so constructed and arranged to reflect light away from any adjacent residential district. Lighting less than 13 feet and six inches shall be protected against vehicular and pedestrian traffic. All lighting must also meet the requirements of Chapter 18.125.</p>	<p>Wording added to direct attention to the Lighting requirements in Code. This portion of the Code will be reviewed at a later time.</p>
	<p>F. Striping and signage. All hard-surface parking areas shall be striped and appropriate signage installed.</p>	<p>Additional wording added for better clarity</p>
	<p>G. Handicapped parking. All parking areas and spaces shall conform to the standards specified in the Americans with Disabilities Act Accessibility Guidelines and amendments. The handicapped parking space shall be appropriately striped, with a parking space sign permanently placed in front of the space. All handicapped spaces shall be located as close to the entrance as possible.</p>	

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<p>18.105.080 Off-street loading requirements. In all zoning districts, for every building or part thereof, erected or enlarged after the effective date of these regulations, which is occupied or to be occupied by a manufacturing plant, storage warehouse, wholesale establishment, retail establishment, freight terminal, hospital, laundry, dry cleaning, mortuary, or similar use requiring receipt or distribution of materials or merchandise by motor truck, there shall be provided and maintained, on the same premises as the building or use, adequate off-street loading space meeting the minimum requirements hereinafter specified. Loading space as hereinafter required shall not be considered as satisfying requirements for off-street parking space.</p> <p>A. Schedule of Loading Space Requirements.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 50%; text-align: center;">Total Floor Area of Building</th> <th style="width: 50%; text-align: center;">Number of Loading Spaces Required</th> </tr> </thead> <tbody> <tr> <td>1,000 – 10,000 square feet</td> <td style="text-align: center;">1</td> </tr> <tr> <td>10,000 – 30,000 square feet</td> <td style="text-align: center;">2</td> </tr> <tr> <td>30,000 – 50,000 square feet</td> <td style="text-align: center;">3</td> </tr> <tr> <td>For each additional 100,000 square feet</td> <td style="text-align: center;">1 additional</td> </tr> </tbody> </table> <p>B. Location of Loading Space. Required off-street loading space may occupy all or any part of a required rear yard, except as provided elsewhere in these regulations, and may be partially or entirely enclosed within a building. Where a side yard abuts an alley in a nonresidential district, loading space may be located in that side yard.</p> <p>C. Use of Alley for Maneuvering Space. Where a building or use in a nonresidential district requiring off-street loading space abuts an alley, such alley may be used for maneuvering space for loading and unloading spaces; providing, however, that no alley abutting any residential district may be so used.</p>	Total Floor Area of Building	Number of Loading Spaces Required	1,000 – 10,000 square feet	1	10,000 – 30,000 square feet	2	30,000 – 50,000 square feet	3	For each additional 100,000 square feet	1 additional	<p>18.105.090 Off-street loading requirements. In all zoning districts, for every building or part thereof, erected or enlarged after the effective date of these regulations, which is occupied or to be occupied by a manufacturing plant, storage warehouse, wholesale establishment, retail establishment, freight terminal, hospital, laundry, dry cleaning, mortuary, or similar use requiring receipt or distribution of materials or merchandise by motor truck, there shall be provided and maintained, on the same premises as the building or use, adequate off-street loading space meeting the minimum requirements hereinafter specified. Loading space as hereinafter required shall not be considered as satisfying requirements for off-street parking space.</p> <p>A. Schedule of Loading Space Requirements.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 50%; text-align: center;">Total Floor Area of Building</th> <th style="width: 50%; text-align: center;">Number of Loading Spaces Required</th> </tr> </thead> <tbody> <tr> <td>1,000 – 10,000 square feet</td> <td style="text-align: center;">1</td> </tr> <tr> <td>10,000 – 30,000 square feet</td> <td style="text-align: center;">2</td> </tr> <tr> <td>30,000 – 50,000 square feet</td> <td style="text-align: center;">3</td> </tr> <tr> <td>For each additional 100,000 square feet</td> <td style="text-align: center;">1 additional</td> </tr> </tbody> </table> <p>B. Location of Loading Space. Required off-street loading space may occupy all or any part of a required rear yard, except as provided elsewhere in these regulations, and may be partially or entirely enclosed within a building. Where a side yard abuts an alley in a nonresidential district, loading space may be located in that side yard. In all cases, the off-street loading space shall be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements.</p> <p>C. Use of Alley for Maneuvering Space. Where a building or use in a nonresidential district requiring off-street loading space abuts an alley, such alley may be used for maneuvering space for loading and unloading spaces; providing, however, that no alley abutting any residential district may be so used.</p>	Total Floor Area of Building	Number of Loading Spaces Required	1,000 – 10,000 square feet	1	10,000 – 30,000 square feet	2	30,000 – 50,000 square feet	3	For each additional 100,000 square feet	1 additional	<p>Added wording for better clarity</p>
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<p>D. Measurement of Loading Space. Every required off-street loading space shall have a minimum width of 12 feet, a minimum length of 45 feet and a minimum height of 14 feet, exclusive of access aisles and maneuvering space.</p> <p>18.105.090 Plans required for off-street parking and loading spaces. Plans shall be submitted to and approved by the zoning inspector showing how the required parking and loading spaces are to be arranged in the area provided for the purpose. Such plans shall show access streets, alleys and drives, location of all points of ingress and egress, parking spaces, loading spaces, aisles and maneuvering space, and location and design of all screen walls, landscaping and lighting. Before issuance of a zoning compliance certificate, the zoning inspector may obtain the approval of the public works director.</p>	<p>D. Measurement of Loading Space. Every required off-street loading space shall have a minimum width of 12 feet, a minimum length of 45 feet and a minimum height of 14 feet, exclusive of access aisles and maneuvering space.</p> <p>E. Manner of using loading areas. No loading space shall be located so that a vehicle using the loading space projects into a public street. Loading space should be provided with access to an alley or, if no alley adjoins the lot, with access to the street. Any required front yard may not be used for loading.</p> <p>18.105.100 Plans required for off-street parking and loading spaces. Plans shall be submitted to and approved by the zoning administrator showing how the required parking and loading spaces are to be arranged in the area provided for the purpose. Such plans shall show access streets, alleys and drives, location of all points of ingress and egress, parking spaces, loading spaces, aisles and maneuvering space, and location and design of all screen walls, landscaping and lighting. Before issuance of a zoning compliance certificate, the zoning administrator may obtain the approval of the building official and/or public works director.</p>	<p>Added wording for better clarity</p> <p>Wording changes for better clarity</p>