

Subd. F. Off-Street Loading.

1. **Purpose.** The purpose of regulating loading areas or berths is to alleviate or prevent congestion of the public right-of-way and 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 utilization of various parcels of land or structures.
2. **Location.**
 - a. All required loading areas/berths shall be off-street and shall be located on the same lot as the building or use to be served.
 - b. All loading areas/berths 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. Except for loading areas/berths required for multiple family, no loading berth shall be located closer than fifty (50) feet from a residential district unless within a structure.
 - d. Loading areas/berths located at the front or at the side of buildings on a corner shall meet the following conditions:
 - 1) Loading areas/berths shall not conflict with pedestrian movement.
 - 2) Loading areas/berths shall not obstruct the view of the public right-of-way from off-street parking access.
 - 3) Loading areas/berths shall comply with all other requirements of this section.
 - 4) Loading areas/berths shall maintain a setback of thirty (30) feet from any public street right-of-way.
 - e. Each loading area/berth shall be located with appropriate means of vehicular access to street or public alley in a manner which will cause the least interference with traffic.
3. **Loading Berth Number and Size Required.** In connection with any structure which is to be erected or substantially altered, any which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading space. The number of required off-street loading berths shall be as follows:

- a. Commercial or Industrial Uses.
 - 1) One (1) loading berth and one (1) additional berth for each additional one hundred thousand (100,000) square feet or fraction thereof. The first loading berth shall be not less than seventy (70) feet in length and additional berths required shall be not less than thirty (30) feet in length, and all loading berths shall be not less than ten (10) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space.
 - 2) Reduction in Size of Space. For commercial or industrial buildings seven thousand (7,000) square feet or less or buildings within the B-4 Zoning District, the size of the loading area may be reduced or the requirement may be waived upon administrative approval. To qualify for such exception, the following provisions must be met:
 - a) It must be demonstrated that the site cannot physically accommodate a loading berth to the size required.
 - b) It must be demonstrated that semi-trailer truck deliveries will not occur at the site or all deliveries will occur at such time as to not conflict with customer or employee access to the building and parking demand.
- b. Multiple Residential Type Uses. One (1) loading area shall be provided for each multiple family structure containing five (5) or more units and shall be exclusively reserved for loading and unloading. The space shall be at minimum thirty (30) feet in length and ten (10) feet in width. Said area may be parallel to a driveway aisle, but shall not serve to block the flow of traffic or parking spaces.
- c. Reuse of the building shall be held to the aforementioned condition if site is approved for loading area waiver.

4. **Size.** Loading areas/berths shall be of a size determined by the City as necessary to accommodate anticipated truck and service vehicles. Truck maneuvering radius shall be demonstrated on the site plan.
5. **Surfacing.** All loading berths and access ways shall be surfaced with a bituminous or concrete or other material approved by the City Engineer.
6. **Accessory Use.** Any space allocated as a loading berth or maneuvering areas so as to comply with the terms of this Ordinance shall not be used for the storage of goods, inoperable vehicles or to be included as a part of the space requirements necessary to meet the off-street parking requirements.

7. **Screening.** Except in the case of multiple dwellings, all loading areas shall be screened and landscaped from abutting and surrounding residential uses in compliance with Section 51.03, Subd. D.10 of this Ordinance.