

## **Chapter 21 LOADING AREAS**

### **SECTION:**

XX-21-1: Purpose

XX-21-2: Loading Area Required

XX-21-3: Location

XX-21-4: Construction Standards

XX-21-5: Screening

XX-21-6: Accessory Use, Parking, and Storage

**XX-22-1: PURPOSE:** The regulation of loading areas in this ordinance 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 loading and unloading from motor vehicles in accordance with the utilization of various parcels of land or structures. (Ord. 900-1, 3 Apr 23)

**XX-22-2: LOADING AREA REQUIRED:** Any structure erected or substantially altered for a use that requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, shall provide for loading areas as required for a new structure in accordance with the provisions of this chapter. (Ord. 900-1, 3 Apr 23)

### **XX-22-3: LOCATION:**

- A. All required loading areas shall be located on the same lot as the building or use to be served.
- B. It must be demonstrated that semitrailer truck deliveries will not occur at the site or all deliveries will occur at such a time as to not conflict with customer or employee access to the building or interfere with parking demand.
- C. All maneuvering for loading areas shall be accomplished on private property and the area required for maneuvering shall not use any of that portion of the site containing parking stalls or customer service areas.
- D. Access to loading areas from public roads shall comply with standards established by section XX-21-5 of this ordinance.
- E. Loading areas shall not occupy the front yards or the side yard of a corner lot abutting a public right-of-way in commercial and industrial districts except allowed by approval of a conditional use permit in accordance with chapter 4 of this ordinance, provided that:
  - 1. Loading areas shall not obstruct the view of the public right of way from on-site parking access.

2. Loading areas and associated staging areas shall be screened from the abutting public rights of way. Said screening shall consist of either a screening fence or a greenbelt planting strip as provided for by section XX-19-3 of this ordinance.

F. Setbacks:

1. Minimum setback required from property lines:
  - a. 15 feet of any public right-of-way.
  - b. 10 feet from interior side and rear lot lines.
  - c. 20 feet from an interior side or rear lot line abutting a rural district. (Ord. 900-1, 3 Apr 23)

**XX-22-4: CONSTRUCTION STANDARDS:**

- A. All loading areas shall be surfaced with asphalt or concrete.
- B. Loading areas shall be constructed in accordance with the following minimum tonnage standards, except as may be required or exempted by the town engineer:
  1. One and one-half inch wear course.
  2. Two inch base course.
  3. Six inch aggregate base (class 5).
  4. Subgrade subject to town engineer's approval.
- C. A minimum one lift of surface as required by this chapter shall be installed prior to issuance of a certificate of occupancy or a security deposited with the town to ensure completion of the improvement in accordance with section XX-9-6 of this ordinance. (Ord. 900-1, 3 Apr 23)

**XX-22-5: SCREENING:** All loading areas shall be screened and landscaped from abutting and surrounding residential uses and districts and public rights-of-way in compliance with section XX-19-3 of this ordinance. (Ord. 900-1, 3 Apr 23)

**XX-22-6: ACCESSORY USE, PARKING AND STORAGE:** Any space allocated as a required loading area or access drive so as to comply with the terms of this chapter 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 the parking requirements of chapter 21 of this ordinance. (Ord. 900-1, 3 Apr 23)