

PART C

SECTION III PARKING AND LOADING REQUIREMENTS

Article 3 Accessory Off-Street Loading Requirements

1. Requirements:

Except as hereinafter provided, every building or part thereof hereafter erected which is arranged, intended or designed to be used for retail or wholesale purposes, hotel, hospital, and other institution, research or testing laboratory, creamery, bottling establishment, printing or engraving shop, or any similar use, loading berths shall be provided as follows:

a. <u>Gross Floor Area of Establishment</u>	<u>Required No. & Size of Berths</u>
5,000 to 10,000 sq.ft.	1 - (10 ft. x 25 ft.)
10,000 to 25,000 sq ft.	2 - (10 ft. x 25 ft. each)
25,000 to 40,000 sq.ft.	2 - (10 ft. x 50 ft. each)
40,000 to 100,000 sq.ft.	3 - (10 ft. x 50 ft. each)
100,000 to 250,000 sq.ft.	4 - (10 ft. x 50 ft. each)

For each additional 200,000 square feet of floor area or fraction thereof over 250,000 square feet of floor area, one additional loading berth shall be provided, such additional berth to be at least 10 feet in width by 50 feet in length.

b. For Office Buildings, loading berths shall be provided as follows:

10,000 to 100,000 sq.ft.	1 berth (10 ft. x 25 ft.)
100,000 to 500,000 sq.ft.	1 additional berth (10 ft. x 50 ft. each) per 100,000 sq.ft.
Over 500,000 sq.ft.	1 additional berth (10 ft. x 50 ft. each) per 100,000 sq.ft.

c. For buildings or parts thereof used for manufacturing, warehousing and storage purposes, loading berths shall be provided as follows:

35,000 to 40,000 sq.ft.	1 berth (10 ft. x 50 ft.)
40,000 to 100,000 sq.ft.	2 berths (10 ft. x 50 ft. each)
Over 100,000 sq.ft.	1 additional berth (10 ft. x 50 ft. each) per 100,000 sq.ft.

d. The minimum clear height of each berth, including access to it from the street, shall be 14 feet.

e. Such requirements as outlined above, shall not apply to any such building having less than the minimum square feet of aggregate gross floor area arranged, intended or designed for such use. Equivalent off-street loading space may be provided.

2. Enlargement or Replacement of Existing Structures:

The provisions of this Article shall not apply to replacement or enlargement of existing structures anywhere in the City. Provided, however, that in event the aggregate gross floor area of any building or structure shall be increased by more than 50%, loading space shall be provided to the extent of the additional requirements made necessary by such increase, above those which would be applicable to a conforming building of such size at the time of such increase.

- a. No building that is not arranged, intended or designed for use for the purposes specified above shall be hereafter used for such purposes unless truck loading or unloading berths as herein prescribed are provided.
- b. Where such loading space does not adjoin the street, convenient and adequate access, at least 12 feet in width, to such space shall be provided.

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