

ARTICLE XIV - OFF-STREET LOADING AND/OR UNLOADING REGULATIONS

For all *buildings* and *structures* erected, altered, or extended, and all *uses* of land established as specified herein, after the effective date of this Ordinance, off-street loading and/or unloading facilities shall be provided as required by the regulations herein. However, where a *building permit* has been issued prior to the date of the adoption of this Ordinance, and provided that construction has not begun within ninety (90) days of such effective date, off-street loading and/or unloading facilities in the amounts required by this Ordinance, shall prevail.

SECTION 14.0 - GENERAL REQUIREMENTS:

A. Spaces Required:

1. Every *building* or part thereof, erected and occupied for *uses* permitted in *commercial* and *industrial zones*, including "*conditional uses*" permitted in *residential zones*, involving the receipt or distribution of vehicles, materials, or merchandise and having up to five thousand (5,000) square feet of *gross floor area* shall be provided with at least one loading and/or unloading space.

A study shall be prepared by the company or operator to determine the additional loading and/or unloading space needs over and above the first space required for the specific *use* proposed. In determining the number of spaces needed, the study shall take into consideration the following:

- a. Estimated and projected arrival and departure rates for scheduled and unscheduled (random) trucks.
- b. Estimated and projected length of truck stop duration for loading and/or unloading of each truck.
- c. Estimated number of trips by vehicle type (i.e., two axle vehicles, semi-tractor trailers, etc.) and size.

The Bellevue *Planning Commission* shall review the study of estimated and projected loading and/or unloading needs and make a determination if the number of spaces provided are adequate for the *use* proposed.

2. If it is determined by the Bellevue *Planning Commission*, based on existing conditions of the proposed site, the design of the *building*, and the completed needs study, that additional loading and/or unloading spaces are needed to accommodate the facilities than could be reasonably provided, the *Zoning Administrator* shall require that additional parking areas, properly designed, to handle the parking of necessary trucks, including the maneuvering of the trucks to and from the space, be provided for the storage of trucks waiting to be loaded and/or unloaded.
3. If after approval by the Bellevue *Planning Commission* of the number of spaces and any storage of truck parking needed to accommodate the loading and/or unloading of trucks for a specific *use*, a need exists, based on operation of the specific *use*, to provide

additional off-street loading and/or unloading spaces or storage of trucks than was previously determined, the *Zoning Administrator* may require that corrective action be taken to eliminate any deficiencies as follows:

- a. Limit the time and interval of arrival and departure of trucks, commensurate with the need; or
 - b. Require necessary additional loading and/or unloading spaces, or require that adequate parking areas be provided for the storage of trucks waiting to be loaded and/or unloaded.
- B. Additional Loading and/or Unloading Spaces to be provided whenever the intensity of any *use* of a *building* or premises is increased through addition of *gross floor area*, change of *use* or increased activity. Additional loading and/ or unloading spaces shall be provided in accordance with the requirements of Section 14.0 (A), above, if it is determined by the *Zoning Administrator* that the existing spaces are not adequate to serve such increase in intensity.
- C. Location of Off-Street Loading and/or Unloading Area - All loading and/or unloading spaces shall be located on the same *lot* as the *use* served. However, *permitted uses* located in *industrial zones* may provide parking areas for the storage of trucks waiting to be loaded and/or unloaded within three hundred (300) feet from each *lot* served, upon the approval of the *Zoning Administrator*, providing that said off-street storage of trucks are unable to be provided on the same *lot* or contiguous to the same *lot* as the *use* being served and further provided that said storage of trucks are located in the same *zone* as the *use* being served. Loading and/or unloading areas may be located in the *minimum side* and *rear yards*, provided that all loading and/or unloading facilities shall be set back a minimum of ten (10) feet from the *rear lot line* and *minimum side yard* clearances are maintained.
- D. *Driveways* not computed as Part of Required Loading and /or Unloading Area -Entrances, exits, or *driveways* shall not be computed as any part of a required loading and/or unloading space.
- E. Off-Street Loading and/or Unloading Space to be Used For Loading and/or Unloading Only - Any loading and/or unloading space shall be used for loading and/or unloading only. Any other *use* of such space, including repair work or servicing of any kind other than in an emergency, or the requirement of any payment for the *use* of such space, shall be in violation of the provisions of this ordinance.
- F. No *Building* to be erected in Off-Street Loading and/or Unloading Space - No *building* of any kind shall be erected in any off-street loading and/or unloading space.
- G. Off-Street Loading and/or Unloading Space Shall not be Reduced - The required parking spaces as set forth and designated in this ordinance, shall not be reduced, except as provided for in this ordinance.
- H. Loading and/or Unloading Plan Approval Required - Plans for all loading and/or unloading facilities shall be submitted to the Bellevue *Planning Commission* for review and for compliance with the provisions of this ordinance and such other pertinent ordinances of the legislative body.

Such plans shall show the number and location of loading and/or unloading spaces, including necessary maneuvering of trucks and dock and apron approach, and arrangements of access aisles, location of *access points* onto adjacent streets, provisions for truck circulation, location of curbs on or adjacent to the property, utilities, location of *signs*, typical cross-sections of pavement, including base and sub-base, proposed grade of *lot*, storm drainage facilities, location and type of light facilities and such other information or plans as the circumstances may warrant. Where such loading and/or unloading plans include provisions for *access points* to adjacent streets, then said plans shall also be prepared in accordance with the requirements of Section 13.3.

SECTION 14.1 - DESIGN AND LAYOUT OF OFF-STREET LOADING AND/OR UNLOADING AREAS:

- A. Size of Off-Street Loading and/or Unloading Space - Each off-street loading and/or unloading space shall be at least fourteen (14) feet in width and at least sixty (60) feet in length, exclusive of aisle and maneuvering spaces and shall have a vertical clearance of at least fifteen (15) feet; provided, however, that when it is demonstrated that a particular loading and/or unloading space will be used by shorter trucks, as provided for in Section 14.0 (A), the Bellevue *Planning Commission* may reduce the minimum length to not less than thirty-five (35) feet.
- B. Access - Each required off-street loading and/or unloading space shall be designed with direct access via an approved access drive, to a deeded right-of-way that offers efficient ingress, egress, and safety for trucks. Access drives or aisles shall be laid out with a width of at least twelve (12) feet for one-way circulation and at least twenty-two (22) feet for two-way circulation with intersection radii not to be less than fifty (50) feet.
- C. Other Design Features - Docks are to be designed to facilitate efficient loading and/or unloading. Platform heights should be 44 inches for light pickup and delivery trucks and 48-52 inches for heavy trucks and trailers. The dock area should be at least twice the total body floor area of the largest number of trucks that can be docked at one time. Minimum dock overhead clearance (including pipes, lights, etc.) should be twelve (12) feet.
- D. Paving of Off-Street Loading and/or Unloading Areas - All off-street loading and/or unloading areas, including spaces, maneuvering, and storage areas for truck parking shall be paved with asphalt concrete or portland cement concrete and shall be designed and constructed in accordance with Appendix "A".
- E. Lighting - Any lighting used to illuminate off-street loading and/or unloading areas shall not glare upon any right-of-way or adjacent property.
- F. Screening and Landscaping - All loading and/or unloading areas, including storage of parked trucks, shall be effectively screened on each side adjoining or fronting on any property situated in a *residential zone* as regulated by Section 9.17 of this ordinance. Ground cover, shrubs and trees shall be located and maintained so not to interfere with vehicular and pedestrian traffic on the property or with sight distance clearance at entrances and exits.