

## **SECTION 22. OFF-STREET LOADING**

Subd. 1. Purpose. The regulation of loading spaces in these zoning regulations is to alleviate or prevent congestion of the public right-of-way and so 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.

Subd. 2. Location.

- A. All required loading berths shall be off-street and located on the same lot as the building or use to be served.
- B. With the exception of properties located within the “Village Boundary Area” as identified in the Comprehensive Plan, there shall be no separate curb cuts onto a public roadway to solely serve a loading berth.
- C. Except for loading berths required for apartments, no loading berth shall be located closer than fifty (50) feet from a residential district unless within a structure.
- D. Loading berths shall not occupy the front yard setbacks.
- E. Loading berths located at the front or at the side of buildings on a corner lot shall require a Conditional Use Permit.
  - 1. Loading berths shall not conflict with pedestrian movement.
  - 2. Loading berths shall not obstruct the view of the public right-of-way from off-street parking access.
  - 3. Loading berths shall comply with all other requirements of this Section.
- F. Each loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will cause the least interference with traffic.

Subd. 3. Surface. All loading berths and access ways shall be improved to control the dust and drainage according to a plan submitted to and subject to the approval of the City Council.

Subd. 4. Accessory Use, Parking and Storage. Any space allocated as a required loading berth or access drive so as to comply with the terms of these zoning regulations 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 off-street area.

Subd. 5. 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 19, Subd. 7 of this Ordinance.

Subd. 6. Size. Unless otherwise specified in these zoning regulations, 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.

Subd. 7. Number of Loading Berths Required. The number of required off-street loading berths shall be as follows:

A. Non-Residential Buildings and Uses. For such a building five thousand (5,000) to one hundred thousand (100,000) square feet of floor area, one (1) loading berth and one (1) additional berth for each additional one hundred thousand (100,000) square feet or fraction thereof.

B. Multiple-Family Dwellings. Where such building has ten (10) or more dwelling units, one (1) loading berth per structure.