

### 33.266.310 Loading Standards – Issues and Requests List

- **C. Number of loading spaces.**
  - Issue with current requirement: Building owners/manager are not seeing the level of need aligning with the loading size requirements currently required in the code, as such they are forced to work through modifications to reduce the required loading spaces. Many smaller projects also end up in lengthy review conversations with the Design Commission around oversized loading spaces being “dead” areas on the street façade in active areas of the city.
  - Request: Revise the square footage triggers for Standard B, and single versus double Standard A loading spaces to better align with building usage/needs.
    1. Proposed revisions;
      - a) Buildings with any amount of net building area in Household Living and with less than (~~20,000~~) **50,000** square feet of floor area in uses other than Household Living are subject to the standards in C.1. above.
      - b) One loading space meeting Standard A is required for buildings with at least (~~20,000~~) **50,000** and up to (~~50,000~~) **100,000** square feet of net building area in uses other than Household Living.
      - c) Two loading spaces meeting Standard A are required for buildings with more than (~~50,000~~) **100,000** square feet of net building area in uses other than Household Living.
  
- **E. Placement, setbacks and landscaping**
  - Issue with current requirements: Recessing the loading area back 5-10 feet creates an area adjacent to the ROW that becomes unused space that becomes a trash collection or resting area that requires added maintenance/monitoring. It also adds to the “dead” zone at street façade/sidewalk that’s not pedestrian friendly.
  - Request: Revise the setback requirements for loading area.
    1. Proposed revisions;
      - a) Eliminate the required minimum 5-10 foot setback for loading areas within the building.
  
- **F. Forward motion.**
  - Issue with current requirements: The amount of space necessary to have loading vehicles pull through the building, in a forward only motion, within the typical City block dimensions eliminates a very large portion of the usable ground floor space. It is also challenging to accommodate multiple loading space curb cuts on opposing sides of a block/building. This becomes an even larger issue with buildings that are half or quarter block size developments. This code requirement is a modification on a multitude of projects coming through the City and shouldn’t require the extra process when it really doesn’t work within the City’s development structure.
  - Request: Eliminate the requirement for forward motion into and out of the loading spaces.
    1. Proposed revision;
      - a) Provide allowance for pull in and back out motion without a modification.
      - b) Truck turning radius could be requested within designed loading configuration to prove necessary maneuvering clearances are met.