

Off-Street Parking & Loading

**Chapter
1127**



Section 1127-1 Purpose

The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles in residential and non-residential zoning districts; to ensure by the provision of these regulations that adequate parking and access are provided in a safe and convenient manner; and to afford reasonable protection to adjacent land uses from light, noise, air pollution and other affects of parking areas.

Section 1127-2 General Requirements

- A. *Applicability of Parking Requirements.* For all buildings and uses established after the effective date of this code, off-street parking shall be provided as required by this chapter. In addition, the following shall also apply:
1. Whenever use of a building or lot is changed to another classification of use, off-street parking facilities shall be provided, as required by this chapter.
 2. If the intensity of use of any building or lot is increased, through the addition of floor area, increase in seating capacity, number of employees or other means, additional off-street parking shall be provided, as required by this chapter.
 3. Off-street parking facilities in existence on the effective date of this code shall not be reduced below the requirements of this chapter, nor shall nonconforming parking facilities that exist as of the effective date of this code be further reduced or made more nonconforming.
 4. An area designated as required off-street parking shall not be changed to another use, unless equal facilities are provided elsewhere in accordance with the provisions of this chapter.
- B. *Location.* Off-street parking facilities required for all uses other than single and two-family dwellings shall be located on the lot or within 300 feet of the building(s) or use they are intended to serve, as measured from the nearest point of the parking facility to the nearest public entry of the building(s) or use served. Off-street parking facilities required for single-and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage. All residential driveways shall meet City engineering standards. In the Old Hilliard District, parking facilities shall be located within 600 feet of the building or use to be served.
- C. *Shared/Common Parking.*
1. Two or more buildings or uses may share a common parking facility, provided the number of parking spaces available equals the required number of spaces for all the uses computed separately. Cumulative parking requirements for mixed-use developments or shared facilities may be reduced by the Planning and Zoning Commission where it can be determined that one or more of the factors listed in subsection D below apply.
 2. Parking facilities for a church or place of worship may be used to meet not more than 50 percent of the off-street parking for theaters, stadiums and other places of public assembly, stores, office buildings and industrial establishments lying within 600 feet of the church or

place of worship, as measured from the nearest edge of the parking area to the nearest public entry point of the building or use; provided, the church or place of worship makes the spaces available and there is no conflict between times when the uses are in need of the parking facilities.

D. *Modification of Parking Requirements.* The Planning and Zoning Commission may reduce the parking space requirements of this chapter for any use, based upon a finding that other forms of travel (such as transit, bicycle or pedestrian) are available and likely to be used and, in particular, the site design will incorporate both bicycle parking facilities and pedestrian connections. In addition, one or more of the following conditions shall also be met:

1. Shared parking is available to multiple uses where there will be a high proportion of multipurpose visits or where uses have peak parking demands during differing times of the day or days of the week and meeting the following requirements:
 - a. Pedestrian connections shall be maintained between the uses.
 - b. For separate lots, shared parking areas shall be adjacent to each other, with pedestrian and vehicular connections maintained between the lots.
 - c. Unless the multiple uses are all within a unified business center, office park or industrial park all under the same ownership, shared parking agreements shall be filed with the City Clerk after approval by the Planning and Zoning Commission.
2. Convenient municipal off-street parking or on-street spaces are located adjacent to the subject property.
3. Expectation of walk-in patrons is reasonable due to sidewalk connections to adjacent residential neighborhoods or employment centers. To allow for a parking space reduction, the site design shall incorporate pedestrian connections to the site and on-site pedestrian circulation, providing safe and convenient access to the building entrance.
4. Where the applicant has provided a parking study, conducted by a qualified traffic engineer, demonstrating that another standard would be more appropriate based on actual number of employees, expected level of customer traffic, or actual counts at a similar establishment.
5. The Planning and Zoning Commission may require a parking study to document that any one or more of the criteria 1 through 4 above would be met.

E. *Deferred Parking.*

1. Where a reduction in the number of parking spaces is not warranted, but an applicant demonstrates that the immediate parking requirements for a proposed use would be excessive, the Planning and Zoning Commission may defer some of the required parking. A site plan shall designate portions of the site for future construction of the required parking spaces, meeting the design and dimensional requirements of this chapter. Any area so designated shall be maintained in a landscaped appearance and not occupy required buffers, greenbelts or parking lot setbacks, or be used for any other purpose. Landscaping, such as parking lot trees, that would otherwise be required shall be installed within the deferred parking area.
2. The deferred parking shall meet the requirements of this chapter, if constructed. Construction of the additional parking spaces within the deferred parking area may be

initiated by the owner or required by the City, based on parking needs or observation, and shall require approval of an amended site plan which may be approved by the zoning inspector.

- F. *Temporary Parking.* It is recognized that there may be special events or situations that occur infrequently which would result in a temporary reduction in the availability of required parking spaces or create a need for temporary off-site parking. Such events could include outdoor vehicle sales, seasonal lawn and garden sales, festivals, fairs, church/school car washes or garage sales. In those instances, the zoning inspector may authorize the use of the required parking area for other purposes on a temporary basis or permit temporary off-site parking, upon a demonstration by the applicant that one or more of the following circumstances will mitigate the temporary loss of parking:
1. the loss of the required parking spaces may be off-set by requiring employees or customers to park elsewhere or that due to the time of year or nature of the on-site business, the required spaces are not needed;
 2. permission has been granted by neighboring property owners or operators to use their parking facilities;
 3. the duration of the special event is so short or of such a nature as to not create any parking problems for the normal operation of the existing on-site use;
 4. temporary off-site parking is located and designed to ensure safe and efficient circulation for both pedestrians and vehicles (a site plan may be required to demonstrate this); and
 5. the proposed special event satisfies all other applicable City regulations.
- G. *Maximum Allowed Parking.* In order to minimize excessive areas of pavement that detract from aesthetics, contribute to high rates of storm water runoff and generate reflective heat, the minimum parking space requirements of this section shall not be exceeded by more than 10 percent, unless approved by the Planning and Zoning Commission as part of site plan review. In approving additional parking space, the Planning and Zoning Commission shall determine that the parking is necessary, based on documented evidence, to accommodate the use on a typical day.
- H. *Old Hilliard Parking.* The minimum off-street parking spaces required for any non-residential use in the Old Hilliard District shall be reduced by 50 percent from the requirements of Table 1127-3. These requirements may be further reduced by the Planning and Zoning Commission in conformance with the provisions of Section 1127-2 D.
- I. *Bicycle Parking.* Accommodation for bicycle parking is encouraged in all districts, but especially in the *Old Hilliard District*. In order to promote the use of bicycles within the city as a viable and desirable alternative mode of travel, incentives are offered as follows:
1. The number of required vehicle parking spaces (excluding those required for persons with disabilities) may be reduced by one for each four designated bicycle parking spaces, up to a maximum of 20 percent of the required vehicle parking spaces.
 2. In order to qualify for the reduction credit, the following shall apply:
 - a. No fee shall be charged for bicycle parking;

- b. Bicycle parking shall be provided in designated spaces a minimum of four feet by six feet for each two bicycles; and
 - c. Each designated space shall contain approved secure bicycle racks or enclosed bicycle lockers.
3. This parking reduction provision shall not apply to the following uses: single and two-family dwellings, veterinary clinics and pet daycare, child daycare, vehicle wash establishments, vehicle service stations and vehicle repair establishments.

Section 1127-3 Required Off-Street Parking Spaces

The minimum number of required off-street parking spaces shall be provided and maintained on the premises or as otherwise allowed by this chapter, on the basis of the applicable requirements of Table 1127-3. As a condition of approval, the City Council may require that a performance guarantee be posted, in accordance with the provisions of Section 1141-5.

- A. When units or measurements determining the number of required parking spaces result in a fraction over one-half, a full parking space shall be required.
- B. In the case of a use not specifically mentioned the requirement for off-street parking facilities for a specified use which is most similar, as determined by the zoning inspector, shall apply.
- C. Each 24 inches of bench, pew, or similar seating facilities shall be counted as one seat, except if specifications and plans filed in conjunction with a building permit application specify a maximum seating capacity, that number may be used as the basis for required parking spaces.
- D. Where parking requirements are based upon maximum seating or occupancy capacity, the capacity shall be as determined by the building code and fire code.
- E. Unless otherwise indicated, floor area shall be usable floor area (UFA).

Table 1127-3 Parking Requirements by Use	
Use	Number of Parking Spaces
Residential Uses	
Accessory dwellings	1 space per dwelling unit
Bed and breakfast	2 for the owner/operator and 1 per leasable room.
Boarding or rooming house.	1 space per 2 beds, plus 2 additional spaces for owner or employees.
Dormitories, fraternities and similar student housing	1 per 3 occupants, plus 1 per 2 full-time equivalent employees
Group homes, juvenile and adult	1 per 4 occupants
Multiple-family residential dwellings	2 spaces per dwelling unit, plus one space for every five units to accommodate visitors; except in the OH, Old Hilliard, District 1.5 space per dwelling unit is required.
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply
Single- family and two-family dwellings	2 spaces per dwelling unit.
Institutional Uses	
Auditoriums, assembly halls, meeting rooms, theaters, and similar places of assembly	1 space per 3 seats, based on maximum seating capacity in the main place of assembly therein, as established by the City fire and building codes

Table 1127-3 Parking Requirements by Use		
Use	Number of Parking Spaces	
Child day care centers, nursery schools, and day nurseries; adult day care centers	1 per 350 sq. ft. of UFA, plus 1 per employee. Sufficient area shall be designated for drop-off of children or adults in a safe manner that will not result in traffic disruptions	
Churches and customary related uses	1 per 5 seats in the main unit of worship, plus spaces required for each accessory use such as a school	
Colleges and universities; business, trade, technical, vocational, or industrial schools	1 per classroom plus 1 per 3 students based on the maximum number of students attending classes at any one time	
Elementary and middle schools	1 per teacher, employee, or administrator, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium	
High schools; performing and fine arts schools	1 per teacher, employee, or administrator, and 1 for every 10 students, in addition to the requirements for places of assembly such as auditorium, gymnasium, or stadium.	
Hospitals and similar facilities for human care	1 per 2 beds, plus 1 per employee on the largest shift.	
Nursing and convalescent homes	1 per 3 beds or occupants and 1 space per staff member or employee on the largest shift.	
Post office	1 per 200 sq. ft. of UFA	
Public libraries and museums	1 per 800 sq. ft. of UFA, plus requirements for auditoriums, classrooms or other assembly rooms	
Office Uses		
Office	1 per 300 sq. ft. of UFA plus requirements for auditoriums, meeting halls or other assembly rooms	
Retail Uses		
Commercial uses except as otherwise specified herein	1 for every 250 sq. ft. of UFA.	
Multi-tenant shopping centers	with 60,000 square feet or less of commercial space	1 for every 250 sq. ft. of UFA.
	with over 60,000 square feet of commercial space	1 for every 220 sq. ft. of UFA.
	with restaurants	If more than 20% of the shopping center's floor area is occupied by restaurants or entertainment uses, parking requirements for these uses shall be calculated separately. Where the amount of restaurant space is unknown, it shall be assumed to be 20%.
Agricultural sales, greenhouses and nurseries or roadside stands	1 per employee plus 1 per 100 sq. ft. of actual permanent or temporary area devoted primarily to sales.	
Animal grooming, training, day care, and boarding	1 for every 300 sq. ft. of UFA.	
Farmers' markets	1 for every 150 sq. ft. of lot area used for sales or display.	
Furniture and appliance, household equipment, showroom of a plumber, decorator, electrician, hardware, wholesale and repair shop, or other similar uses	1 for every 800 sq. ft. of net UFA plus 1 additional space per employee.	
Grocery store/supermarket	1 for every 200 sq. ft. of UFA.	

Table 1127-3 Parking Requirements by Use

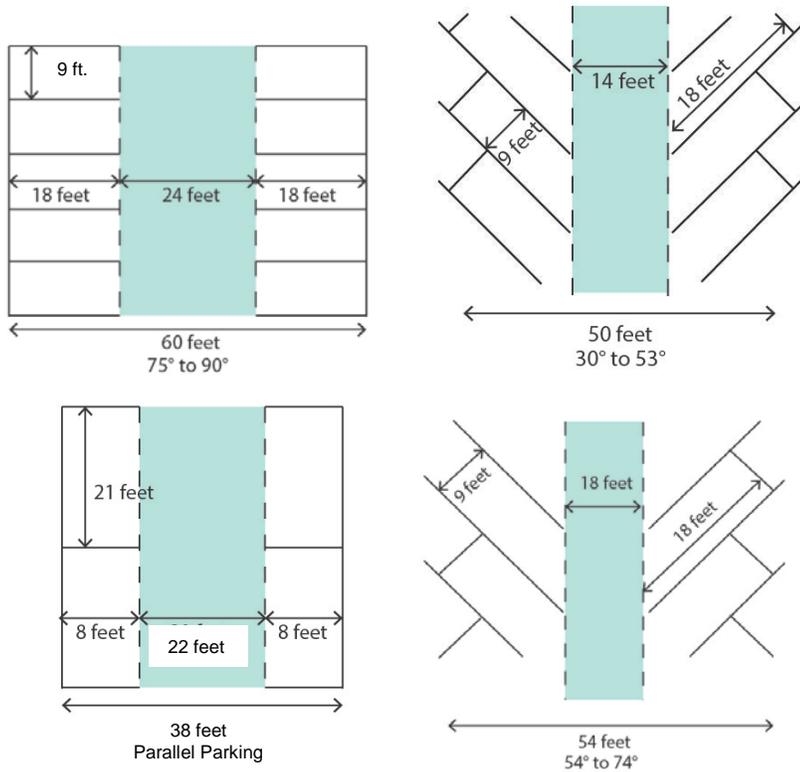
Use		Number of Parking Spaces
Home improvement centers		1 for every 300 sq. ft of UFA.
Open air businesses, except as otherwise specified herein		1 for every 500 sq. ft of lot area for retail sales, uses, and services.
Vehicle dealerships, including automobiles, RV's, motorcycles, snowmobiles, ATV's and boats		1 for every 300 sq. ft of show room floor space, plus 1 per automobile service stall, plus 1 per employee
Service Uses		
Motor vehicle service stations (gas stations and truck stops)		1 per employee, plus additional parking required for other uses within vehicle service station, such as the retail floor area, restaurants or vehicle repair stalls. Each automobile fueling position shall count as one space for the spaces required for other uses within an automobile service station.
Vehicle repair establishment, major or minor		2 per service stall, plus 1 per employee.
Vehicle quick oil change		2 stacking spaces per service stall, rack or pit plus 1 per employee.
Vehicle wash	Self-service (coin operated)	4 spaces plus 4 stacking spaces for every washing stall.
	Full-service	4 spaces, plus 1 per employee. 15 stacking spaces for every washing stall or line, plus a minimum 30 foot long drying lane to prevent water from collecting on street.
Banks and other financial institutions		1 per 200 sq. ft of UFA for the public. Drive-up windows/drive-up ATMs shall be provided with 3 stacking spaces per window or drive-up ATM.
Beauty parlor or barber shop		2 parking spaces per chair/station.
Dry cleaners		1 per 500 sq. ft of UFA
Laundromats		1 per washer-dryer pair, plus 1 space per employee.
Mortuary establishment, funeral home		1 per 50 sq. ft. of assembly room or parlor floor space.
Motel, hotel or other commercial lodging establishment		1.25 per guest unit. In addition, spaces required for ancillary uses such as lounges, restaurants or places of assembly shall be provided and determined on the basis of specific requirements for each individual use.
Restaurants, Bars and Clubs		
Standard sit-down restaurants with liquor license and brew pubs		1 per 50 sq. ft. of UFA.
Standard sit-down restaurants without liquor license		1 per 75 sq. ft. of UFA.
Carry-out restaurant (with no or limited seating for eating on premises)		6 per service or counter station, plus 1 per employee.
Open front restaurant/ice cream stand		6 spaces, plus 1 per employee and 1 per 4 seats.
Drive-through restaurant		1 per 30 sq. ft. UFA, plus 8 stacking spaces per food pickup window.
Bars, lounges, taverns, nightclubs (majority of sales consist of alcoholic beverages)		1 per 50 sq. ft. of UFA.
Private clubs, lodge halls, or banquet halls		1 for every 3 persons allowed within the maximum occupancy load as established by the City fire and building codes.

Table 1127-3 Parking Requirements by Use	
Use	Number of Parking Spaces
Recreation	
Athletic clubs, exercise establishments, health studios, sauna baths, martial art schools and other similar uses	1 per 3 persons allowed within the maximum occupancy load as established by City fire and building codes, plus 1 per employee.
Billiard parlors	1 per 3 persons allowed within the maximum occupancy load as established by City building and fire codes or 1 per 300 square feet of gross floor area, whichever is greater.
Bowling alleys	8 per bowling lane plus additional for accessory uses such as bars or restaurants.
Indoor recreation establishments including gymnasiums, tennis courts and handball, roller or ice-skating rinks, exhibition halls, dance halls, and banquet halls	1 space for every 3 persons allowed within the maximum occupancy load as established by the City fire and building codes.
Golf courses open to the public, except miniature or "par-3"	6 per 1 golf hole, plus 1 per employee, plus additional for any bar, restaurant, banquet facility or similar use.
Miniature or "par-3" courses	3 per 1 hole plus 1 per employee.
Stadium, sports arenas, sports fields (ball diamonds, soccer fields, etc.) or similar place of outdoor assembly	1 for every 3 seats or 1 for every 6 feet of bench, plus 1 per employee. For fields without spectator seating, there shall be a minimum of 30 spaces per field.

Section 1127-4 Off-Street Parking and Facility Design

- A. *Location and Setbacks.* Off-street parking lots shall meet the setback requirements applicable to parking, as specified in the zoning district or requirements which may be specified for individual uses.
- B. *Parking Construction and Development.* The construction of any parking lot shall require approval of a site plan, in accordance with Chapter 1131. Construction shall be completed and approved by the zoning inspector before a certificate of occupancy is issued and the parking lot is used.
1. Pavement. All parking lots and vehicle and equipment storage areas shall be paved with an asphalt or concrete binder, and shall be graded and drained so as to dispose of surface water which might accumulate. The Planning and Zoning Commission may approve alternative paving materials, such as permeable/grass pavers, for all or a portion of the parking areas, based upon credible evidence of the durability and appearance of the proposed materials. For storage areas, the Planning and Zoning Commission may approve a substitute for hard-surfaced pavement upon a determination that there are no adverse effects on adjoining properties.
 2. Drainage. Surface water from parking areas shall be managed in accordance with the City engineering standards. The City engineer shall determine the appropriate detention treatment.
 3. Dimensions. Parking space and aisle dimensions shall meet the applicable requirements specified in Table 1127-4.

- a. Angled parking between these ranges shall be to the nearest degree.
- b. Space length may be reduced by up to two feet if an unobstructed overhang, such as a landscaped area or sidewalk, is provided. A sidewalk shall have a minimum width of seven feet where abutting a parking area. There shall be a minimum distance of seven feet between the parking lot curb and building. Where curbing does not exist, bumper blocks shall be provided to protect pedestrian space adjacent to the building.
- c. All parking lots shall be striped and maintained showing individual parking bays, in accordance with the following dimensions:



Parking Pattern	Parking Space		Maneuvering Lane Width	Total One Row of Parking and Maneuvering Lane	Total Bay (Two Rows of Parking and Maneuvering Lane)
	Width	Length			
0°(parallel)	8	23	14 ¹	22	38 ²
30° to 53°	9	20	18	38	50
54° to 74°	9	20	18	38	54
75° to 90°	9	18	24	42	60

¹. Applies to one-way aisle. Two-way aisle shall be 22 feet.
². Two-way aisle and parking shall be 38 feet.

4. Stacking Spaces. Waiting/stacking spaces for drive-through uses (such as banks, restaurants, car washes, pharmacies, dry cleaners and oil change establishments) shall be

at least 24 feet long and 10 feet wide. Stacking spaces shall not block required off-street parking spaces. Where the drive-through waiting lane provides for a single lane for five or more vehicles an escape/by-pass lane shall be provided to allow vehicles to exit the waiting lane.

5. **Ingress and Egress.** Adequate vehicular ingress and egress to the parking area shall be provided by means of clearly limited and defined drives. All parking lots shall provide interior access and circulation aisles for all parking spaces. The use of public streets for maneuvering into or out of off-street parking spaces shall be prohibited. Ingress and egress to a parking lot in a non-residential zoning district shall not be through a residential district, except in instances where access is provided by means of an alley that forms the boundary between a residential and non-residential district.
6. **Driveway Spacing Standards.** The following minimum spacing requirements shall apply to all driveways within any “B” District, except the Old Hilliard District.
 - a. Spacing between a proposed driveway and a street intersection, either adjacent to or on the opposite side of the street, may be set on a case-by-case basis, but in no instance shall the spacing be less than the distances listed in Table 1127-4a. Measurements are from the near edge of the proposed driveway, measured at the throat perpendicular to the street, to the near lane edge of the intersecting street or pavement edge for uncurbed sections.

Table 1127-4a Minimum Commercial Driveway Spacing From Street Intersections		
Location of Driveway	Minimum Spacing for a Full Movement Driveway	Minimum Spacing for a Channelized Driveway Restricting Left Turns
Along arterial, intersecting street is an arterial	250 feet	125 feet
Along arterial, intersecting street is not an arterial	200 feet	125 feet
Along non-arterial streets	75 feet	50 feet

- b. Minimum spacing between two driveways on the same side of the street shall be determined based upon posted speed limits along the parcel frontage. The minimum spacing indicated in table 1127-4b shall be measured from centerline to centerline.
- c. To reduce left-turn conflicts, new driveways shall be aligned with those across the street, where possible. If alignment is not possible, driveways shall be offset from those on the opposite side of the street a minimum of 250 feet along arterial streets and 150 feet along collector and local streets. These standards may be reduced by the Planning and Zoning Commission where there is insufficient frontage and shared access with an adjacent site is not feasible. Longer offsets may be required depending on the expected inbound left-turn volumes of the driveways.
- d. In the case of expansion, alteration or redesign of an existing development where it can be demonstrated that preexisting conditions prohibit adherence to the minimum commercial driveway spacing standards, the Planning and Zoning Commission may modify the driveway spacing requirements. Modifications shall be the minimum relief necessary, but in no case shall spacing of a full-access driveway from another driveway be less than 60 feet, measured centerline to centerline.

Posted Speed Limit (MPH)	Minimum Driveway Spacing (In Feet)
25	125
30	125
35	150
40	185
45	230
50	275
55	350
60	450
65	550

7. Commercial Driveways Permitted.

- a. The number of driveways serving a property in any “B” District shall be the minimum number necessary to provide reasonable access and access for emergency vehicles, while preserving traffic operations and safety along the public street.
- b. Access shall be provided for each separately owned parcel. Access may be via an individual driveway, shared driveway or service drive. Additional driveways may be permitted for property only as follows:
 - i. One additional driveway may be allowed for properties with a continuous frontage greater than 300 feet, if the Planning and Zoning Commission determines there are no other reasonable access alternatives;
 - ii. The Planning and Zoning Commission determines additional access is justified without compromising traffic operations along the public street; and
 - iii. The minimum spacing requirements, specified in table 1127-4b can be met.

8. Curbing. A six inch concrete curb, or alternative as determined by the Planning and Zoning Commission, shall be provided around all sides of any parking lot of five or more spaces to protect landscaped areas, sidewalks, buildings, or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Curb openings are allowed for storm water drainage, as recommended by the city engineer. Plantings shall be set back two feet from curbs to allow for bumper overhang.

9. Landscaping. Off-street parking areas shall be landscaped and/or buffered, in accordance with the requirements of Chapter 1125.
 10. Lighting. Light fixtures used to illuminate off-street parking areas shall be arranged to deflect the light away from adjoining properties and adjacent streets. Lighting fixtures in parking areas adjacent to any residentially zoned or used property shall not exceed 20 feet in height. Fixtures in all other parking areas shall not exceed 35 feet in height. Light fixtures shall be designed to achieve 90 degree luminary cutoff.
 11. Fire Lanes. Fire lanes shall be designated on the site and posted with signage prior to occupancy. Vehicle circulation shall meet turning radius requirements set by the fire department.
- C. **Barrier Free Parking in Parking Lots**. Within each parking lot, signed and marked barrier free spaces shall be provided at a convenient location, in accordance with the Barrier Free Parking Space Requirements of the Ohio Department of Transportation and the Americans with Disabilities Act. Barrier free spaces shall be located as close as possible to building entrances. Where a curb exists between a parking lot surface and a sidewalk entrance, an inclined approach or curb cut with a gradient of not more than a 1:12 slope and width of a minimum four feet shall be provided for wheelchair access.
- D. **Maintenance**. All parking areas shall be maintained free of trash and debris. Surface, curbing, light fixtures and signage shall be maintained in good condition (see 1141-6 for penalty and enforcement).
- E. **Limitations on Use of Parking Lots**.
1. Off-street parking areas are intended only for temporary vehicle parking for public safety. Except when land is used as storage space in connection with the business of a repair or service garage, use of parking areas or open land is not permitted for the storage or parking of wrecked or junked cars, or for creating a junk yard or nuisance.
 2. Loading spaces, as required in Section 1127-5, and parking spaces, required in Section 1127-3, shall be considered separate and distinct requirements and shall be provided as individual components on the site. In no case shall one component be construed as meeting the requirements of the other.
 3. Parking lots and loading areas shall not be used for the long-term storage of trucks or trailers, except where such outdoor storage is specifically permitted in the zoning district. Overnight parking or storage of commercial vehicles shall be prohibited, except for uses and locations approved for vehicle storage. This shall not be construed to prohibit the parking overnight of commercial fleet vehicles or the short-term parking of trailers in loading bays or staging areas in Business or Industrial districts.
 4. It shall be unlawful to use a parking lot or open area to store or park any vehicle for the purpose of displaying vehicles for sale, except in an approved vehicle sales dealership.

Section 1127-5

Off-Street Loading Requirements

- A. *Uses Requiring Loading Area*. On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, retail sales, consumer services or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the

streets, alleys and parking spaces. This provision shall not apply to uses in the Old Hilliard District.

- B. *Loading Area Requirements.* Loading and unloading spaces shall be paved and, unless otherwise adequately provided for, shall be ten feet by 50 feet, with 15 foot height clearance, according to the following schedule:

Table 1127-5 Minimum Off-Street Loading Requirements	
Building Net GFA	Minimum Truck Loading Spaces
0—3,000 sq. ft.	None
3,001--20,000 sq. ft.	1 space
20,001--100,000 sq. ft.	1 space plus 1 space for each 40,000 sq. ft. in excess of 20,000 sq. ft.
100,001--500,000 sq. ft.	5 spaces plus one 1 space for each 40,000 sq. ft. in excess of 100,000 sq. ft.
Over 500,000 sq. ft.	15 spaces plus 1 space for each 80,000 sq. ft. in excess of 500,000 square feet.

- C. *Orientation of Overhead Doors.* Overhead doors for truck loading areas shall not face a public right-of-way and shall be screened to not be visible from a public street or an adjacent Residential District.
- D. *Residential Setback.* Loading and unloading spaces shall not be located closer than 50 feet to any Residential District boundary, unless the spaces are wholly within a completely enclosed building or completely screened from the Residential District by a solid, sight-obscuring wall or fence at least six feet in height and approved by the Planning and Zoning Commission.