
DIVISION 4. OFF-STREET LOADING

SECTIONS:

- 3.4.1 PURPOSE**
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- 3.4.1 PURPOSE.** This Division establishes requirements for the safe receipt or distribution of materials or merchandise by vehicle to provide for:
- 3.4.1.1 Expediting moving traffic and lessening street congestion by minimizing traffic conflicts between streets and the loading and unloading of merchandise or materials for various land use activities.
 - 3.4.1.2 Adequate off-street loading facilities for new land uses and for expansion of existing land uses.
 - 3.4.1.3 A safer pedestrian environment by providing separate and distinct spaces from the pedestrian areas for loading and unloading activities.
 - 3.4.1.4 Safe, convenient, and efficient ingress-egress for loading and unloading.
 - 3.4.1.5 Safe and efficient on-site vehicular circulation systems by providing separate loading areas from the vehicular traffic lanes.
 - 3.4.1.6 The visual enhancement of the city by promoting the screening and landscaping of loading and unloading facilities when visible from adjacent properties or streets.
- 3.4.2 APPLICABILITY.** The provisions of this Division apply to:
- 3.4.2.1 New development.
 - 3.4.2.2 New land uses locating in existing development, as required in Sec. [3.4.3.6](#).
 - 3.4.2.3 Any expansion of an existing land use or any addition of a new use to an existing development, as required in Sec. [3.4.3.7](#).
- 3.4.3 GENERAL PROVISIONS.**
- 3.4.3.1 Land Use Groups and Land Use Classes. The specific Land Use Groups and Land Use Classes listed in Sec. [3.4.5](#) are defined in Article VI.
 - 3.4.3.2 Areas that May Not be Used for Loading Spaces. Areas that may not be used for loading spaces include motor vehicle parking spaces or travel lanes, motor vehicle service bays, drive through lanes or their stacking areas, car wash bays or their stacking areas, and any other vehicular use area specifically allocated for another purpose.

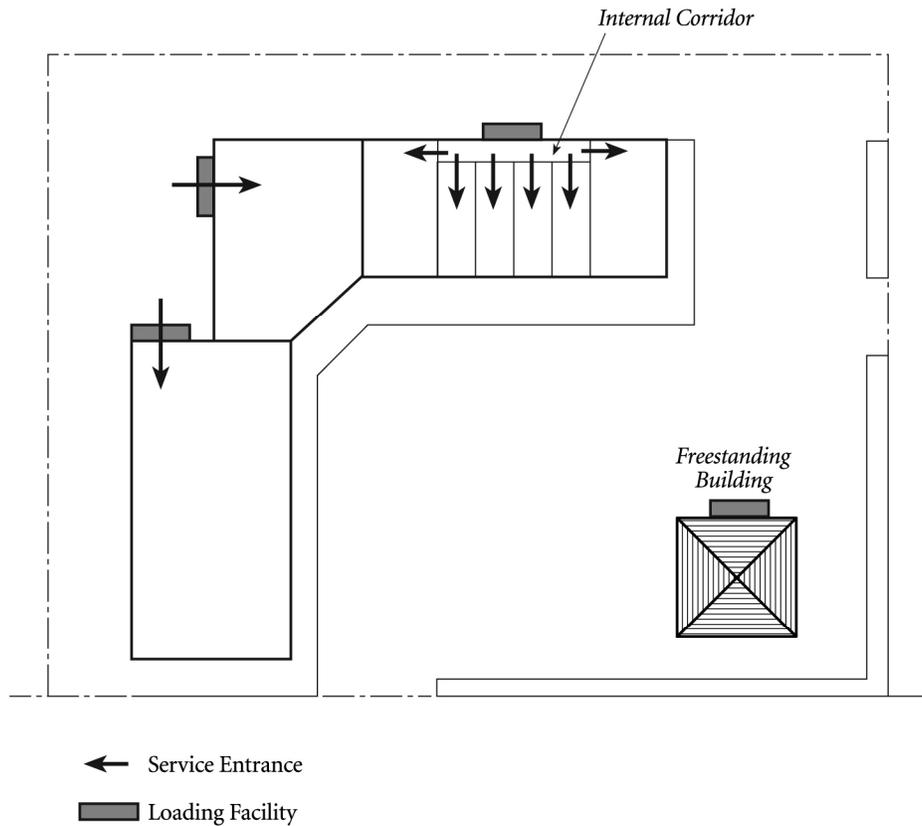
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- 3.4.3.3 Calculations for Loading Spaces. The calculation for the required number of loading spaces is based on the proposed land use and the size of the project as provided in Sec. [3.4.5](#). The size of the project is the gross floor area of the use, including any outdoor area dedicated to the use, but excluding vehicular use areas. If the proposed development is a mixed use project, the loading space requirements for the project shall be the sum of the individual requirements of the various land uses computed separately.
- 3.4.3.4 Use of Loading Area. A loading space shall be used only for the purpose it is intended and shall not be used for the repair or dismantling of vehicles or in any other manner that would interfere with the purpose for which the space is provided.
- 3.4.3.5 Change of Approved Vehicular Use Area. Whenever zoning approval has been granted for a vehicular use area which includes loading spaces, the approval is conditioned upon the continued compliance with the provisions contained in the approved plan. Any change to the vehicular use area as shown on the approved plan must comply with the requirements of this Division and be reapproved.
- 3.4.3.6 New Uses Replacing Existing Uses. Whenever the use of an existing development is changed to a different use which requires more loading spaces or loading spaces of greater size under this Division than were required for the prior use, additional loading spaces or loading spaces of greater size, whichever is applicable, shall be provided for the new use as follows.
- A. If loading spaces for the new use can be accommodated within the vehicular use area approved for the prior use without affecting other requirements such as the required motor vehicle parking spaces, loading space design requirements for the new use shall be the regulations in effect at the time of approval of the most recent vehicular use area for the prior use. However, if the prior use was approved before April 1, 1969, and there is no plan showing an approved vehicular use area for the use on file with the City, loading for the new use will comply with:
1. The loading, screening, and landscaping requirements in effect at the time the development permit for the prior use was approved; and
 2. The paving and striping requirements of this Division.
- B. If loading spaces for the new use cannot be accommodated within the existing vehicular use area approved for the prior use, loading must be provided in accordance with the requirements in Sec. [3.4.3.7](#).
- 3.4.3.7 Expansions. Any expansion of an existing use or any addition of a new use to an existing development which results in an expansion in lot area, floor area, or vehicular use area is subject to the following.
- A. If an expansion or if a series of expansions cumulatively results in less than a twenty-five (25) percent expansion in land area, floor area, or vehicular use area, the requirements of this Division apply only to the proposed expansion. Existing development on the site is subject to zoning regulations in effect at the time of approval for the existing development. However, if the existing development was approved prior to April 1, 1969, and there is no approved parking plan on file with the City, the vehicular use area for the existing development will comply with:
1. The loading, screening, and landscaping requirements in effect at the time the development permit for the existing use was approved; and
 2. The paving and striping requirements of this Division.

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- B. If an expansion is twenty-five (25) percent or greater or if a series of expansions cumulatively results in a twenty-five (25) percent or greater expansion in land area, floor area, or vehicular use area, the requirements of this Division apply to the entire site.
 - C. If the sole reason for an expansion is to bring the number of loading spaces associated with an existing use into conformance with the minimum number of spaces required by the Land Use Code (LUC) for that use, the expansion area does not count as an expanded area when calculating the percent of expansion.
 - D. Expansions as noted in Sec. [3.4.3.7.A](#) and Sec. [3.4.3.7.B](#) are cumulated over time from April 1, 1969, and once a development is brought into conformance with the provisions of this Division, subsequent expansions will begin cumulating as of the date the development was brought into conformance.

3.4.4 DESIGN CRITERIA. All loading spaces shall comply with requirements of Development Standard No. 3-05.0, Vehicular Use Area Design Criteria, and the following.

3.4.4.1 Locational Requirements. Loading spaces shall be located on the same site or lot as the use they serve, except on the following applications.

- A. *Campus Style Development.* On campus style development, the loading spaces can be located at one (1) building. Campus style developments include such uses as hospitals or schools which involve one (1) land use, but more than one (1) building, and goods are delivered to one (1) location where they are stored for distribution within the project.
- B. *Projects with Two (2) or More Principal Uses.* Projects with two (2) or more principal uses on the same site conducted as a single project which integrates elements of the various uses, such as, but not limited to, vehicular parking, vehicular and pedestrian circulation, refuse collection, and loading services, among the various uses shall locate loading spaces as follows.
 - 1. *General Application.* On these types of projects, the loading space required for each use shall be located in close proximity to the service entrance of the use it serves. If the project is housed in a building which has a corridor, interior to the building, specifically allocated for the delivery of goods from a centralized loading area to all uses within the building, the number of loading spaces required for the project may be located at that one (1) location. (See Illustration [3.4.4.3.B.1.](#))



3.4.4.1.B.1 Location of Loading Spaces for Projects with Two or More Principal Uses

2. *More Than One (1) Building.* On a project containing more than one (1) building, loading spaces shall be provided for each building, based on the number of spaces required for the uses within each building. If more than one (1) use is located within a building, the loading space for each principal use shall be located in close proximity to the service entrance of the use it serves. If a building has a corridor, interior to the building, specifically allocated for the delivery of goods from a centralized loading area to all uses within the building, then the required number of loading spaces for uses within that building may be located at that one (1) location.
3. *Projects with Billboard On Site.* On a project with an existing or a proposed new billboard on site, the loading space required for the billboard must be located immediately adjacent to the billboard and outside the area defined by a vertical line intersecting the ground and any structural element extending from the billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. (Ord. No. 8610, §1, 11/27/95)

3.4.4.2 Access Requirements. Access to a loading space shall be from a street. Access from an alley is also permitted, provided the alley is at least twenty (20) feet wide, paved for its entire block length, and zoning on both sides of the alley, for its entire length within the block, is nonresidential.

- A. A street may be used for maneuvering of a delivery vehicle into, or out of, a loading space, provided it is for a use with only one (1) space, and if:
 - 1. The street is not shown on the Major Streets and Routes (MS&R) Plan; or
 - 2. The street is not a local residential street; or
 - 3. The street does not abut a residential zone within the same block or within three hundred (300) feet of the nearest point of access to the loading zone. The three hundred (300) foot distance does not apply to the opposite side of a major street.
- B. An alley may be used for maneuvering of a delivery vehicle into, and out of, a loading space, if the alley does not abut a residential zone within the same block.
- C. The loading space shall be designed so that the delivery vehicle can be maneuvered in and out of the loading space. The size of the maneuvering area shall be based on national standards for turning radii required of the vehicles for which the loading space is designed.
- D. The access route to the loading space shall have an overhead clearance of fifteen (15) feet.

- 3.4.4.3 Screening and Landscaping Requirements. All loading spaces shall be screened and landscaped to conform with Sec. 3.7.0, Landscaping and Screening Regulations, and Development Standard 2-06.0.
- 3.4.4.4 Lighting of Loading Area. If provided, lighting of a loading area shall be arranged, hooded, and controlled so that the light does not shine directly upon any residential street or adjacent residential property.
- 3.4.4.5 Surfacing of Loading Area. Surfacing of loading areas shall be in compliance with requirements for vehicular use areas as provided in Sec. [3.3.7.3](#).
- 3.4.4.6 Striping of Loading Spaces. Loading spaces shall be striped in such a manner as to distinguish the space from motor vehicle parking spaces and other uses on the site.
- 3.4.5 REQUIRED OFF-STREET LOADING SPACES.** The number of off-street loading spaces listed for each Land Use Group is applicable for all Land Use Classes within that Land Use Group, unless a Land Use Class is listed specifically stating otherwise.

LAND USE GROUP OR CLASS	LOADING SPACES REQUIRED
Agricultural Use Group (Sec. 6.3.3)	None required.
Civic Use Group (Sec. 6.3.4)	Sec. 3.4.5.4 .
Cemetery	None required.
Educational Use	Sec. 3.4.5.4 (Ord. No. 10414 ,§1, 6/5/2007)
Elementary and Secondary Schools	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Instructional Schools	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§ 1, 6/5/2007)
Membership Organization	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Religious Use	None required.
Commercial Services Use Group (Sec. 6.3.5)	Sec. 3.4.5.3 .
Administrative and Professional Office	Sec. 3.4.5.5 . Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)

CITY OF TUCSON LAND USE CODE
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 4. OFF-STREET LOADING

Animal Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Automotive Service and Repair – Minor	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§ 1, 6/5/2007)
Billboard	One (1) loading space required, twelve (12) feet wide by thirty-five (35) feet in length. (Ord. No. 8610, §1, 11/27/95)
Communications	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Daycare	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Financial Services	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Medical Service – Outpatient (Ord. No. 9517, §3, 2/12/01)	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Parking	None required.
Personal Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Technical Service	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Travelers’ Accommodation, Campsite	None required.
Travelers’ Accommodation, Lodging	Sec. 3.4.5.5 .
Medical Service - Major	Sec. 3.4.5.4 .
Industrial Use Group (Sec. 6.3.6)	Sec. 3.4.5.1 .
Recreation Use Group (Sec. 6.3.7)	Sec. 3.4.5.3 .
Residential Use Group (Sec. 6.3.8)	Sec. 3.4.5.4 .
Family Dwelling	None required.
Mobile Home Dwelling	None required.
Residential Care Services (under 5,000 sq. ft.)	None required.
Group Dwelling (under 5,000 sq. ft.)	None required.
Restricted Adult Activities Use Group (Sec. 6.3.9)	
Adult Recreation	The same as required for a similar Land Use Class as listed under the Recreation Use Group.
Adult Retail Trade	The same as required for a similar Land Use Class as listed under the Retail Trade Use Group.
Adult Commercial Services	The same as required for a similar Land Use Class as listed under the Commercial Services Use Group.
Adult Industrial Uses	The same as required for a similar Land Use Class as listed under the Industrial Use Group.
Retail Trade Use Group	Sec. 3.4.5.3 .
General Merchandise Sales	Sec. 3.4.5.6 (If use is less than 5,000 square feet) (Ord. No. 10414 ,§1, 6/5/2007)
Swap Meets and Auctions (Outdoors)	None required.
Storage Use Group (Sec. 6.3.11)	Sec. 3.4.5.2 .
Utilities Use Group (Sec. 6.3.12)	Sec. 3.4.5.1 .
Wholesaling Use Group (Sec. 6.3.13)	Sec. 3.4.5.2 .

3.4.5.1 **Table 1.** Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by fifty-five (55) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 1	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-25,000
2	25,001-60,000
3	60,001-110,000
4	110,001-180,000
5	180,001-270,000
1 additional	For each additional 90,000

3.4.5.2 **Table 2.** Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by fifty-five (55) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 2	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-20,000
2	20,001-50,000
3	50,001-90,000
4	90,001-130,000
1 additional	For each additional 40,000

3.4.5.3 **Table 3.** Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 3	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-10,000
2	10,001-30,000
3	30,001-60,000
4	60,001-100,000
1 additional	For each additional 100,000

3.4.5.4 Table 4. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 4	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-25,000
2	25,001-75,000
3	75,001-150,000
1 additional	For each additional 100,000

3.4.5.5 Table 5. Loading spaces shall be provided in the ratios listed below. The size of each space shall be twelve (12) feet wide by thirty-five (35) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet.

TABLE 5	
Number of Spaces	Gross Floor Area, Sq. Ft.
1	1,500-50,000
2	50,001-125,000
1 additional	For each additional 100,000

3.4.5.6 Table 6. Loading spaces shall be provided in the ratios listed below. The size of each space shall be ten (10) feet wide by eighteen (18) feet in length. The loading space shall have an overhead clearance of fifteen (15) feet. The screening requirements of Section [3.4.4.3](#) can be waived when the loading zone(s) provided under this section are combined with the required vehicle parking spaces. (Ord. No. 10414 ,§2, 6/5/2007)

TABLE 6	
Number of Spaces	Gross Floor Area, Sq. Ft.
0	Less than 1,500
1	1,500 to 5,000
See table 3.4.5 for guidance	>5,000