



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: December 1, 2010

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

A handwritten signature in cursive script, appearing to read "Ernie Duarte", written over the printed name and title.

SUBJECT: Public Hearing - Land Use Code (LUC) Amendment – Off Street Loading

Issue – This item is scheduled for a Public Hearing before the Planning Commission. On November 3, 2010, a draft amendment was presented to the Planning Commission for review at a Study Session. Changes and modifications requested by the Planning Commission at that meeting have been included in the final draft language. The draft language proposes an amendment to the Tucson Code, Chapter 23, Land Use Code, Article III, Development Regulations, Division 4, Off Street Loading.

Background – As part of the on-going simplification project of the Tucson Land Use Code directed by the Mayor and Council, staff has reviewed the current off-street loading regulations and has revised the regulations to be comparable to off-street loading zone regulations in similar communities. Revisions include changes to locational requirements, minimum number of loading zones associated with specific uses and size (GFA) of uses, and clarifying existing off-street loading regulations.

Recommendation – Staff recommends that the Planning Commission forward this text amendment to the Mayor and Council for review and approval.

Attachments: Loading Area Amendment (strike-out version)
Loading Area Amendment (final version)

DIVISION 4. ~~OFF-STREET~~ LOADING AREAS

SECTIONS:

3.4.1 PURPOSE

3.4.2 APPLICABILITY

3.4.3 GENERAL PROVISIONS

3.4.4 DESIGN CRITERIA

3.4.5 REQUIRED ~~OFF-STREET~~ LOADING SPACES AREAS

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 ~~areas and unloading of merchandise or materials~~ for various land use activities.
- 3.4.1.2 Adequate ~~off-street~~ loading ~~areas~~ 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 ~~areas and unloading activities~~.
- 3.4.1.4 Safe, convenient, and efficient ingress-egress for loading ~~areas 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 ~~areas 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. ~~3.4.3.64~~.
- 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. ~~3.4.3.75~~.

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.~~

~~3.4.3.32 Calculations for Loading-Spaces Areas. The calculation for the required number of loading spaces areas 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.~~

~~3.4.3.53 Change of Approved Vehicular Use Area. Whenever zoning approval has been granted for a vehicular use area which includes loading spaces areas, 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.~~

~~3.4.3.64 New Uses Replacing Existing Uses. Whenever the use of an existing development is changed to a different use which requires more a loading spaces area or loading spaces areas of greater size under this~~

Division than were required for the prior use, additional loading ~~spaces~~ areas or a loading ~~spaces~~ area 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.~~

3.4.3.75 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, gross~~ 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, gross~~ floor area, ~~or vehicular use area~~, the requirements of this Division apply only to the ~~expanded use, 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.~~

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, gross~~ floor area, ~~or vehicular use area~~, the requirements of this Division apply to ~~the entire~~ all uses on the 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~~C. 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~~ requirements of this Division, subsequent expansions will begin accumulating as of the date the development was brought into conformance.

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

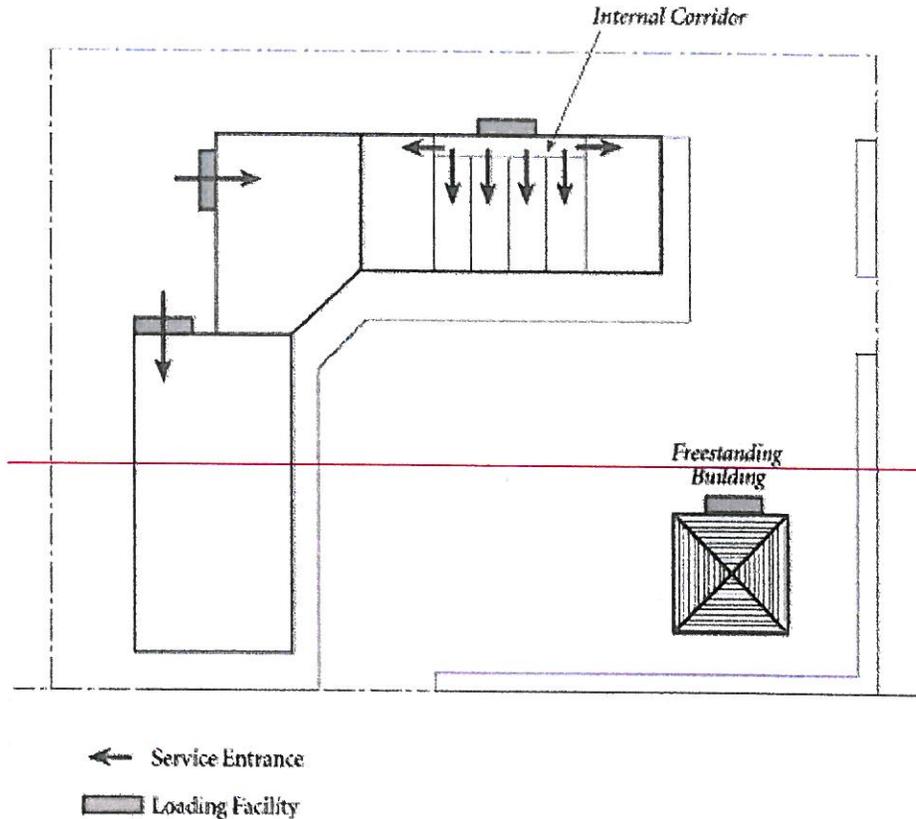
3.4.4.1 Location and Use Requirements. The location and use of a ~~loading spaces~~ area shall be as follows: ~~located on the same site or lot as the use they serve, except on the following applications:~~

A. A loading area shall be located on the same site or lot as the use they serve.

~~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.LB.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.

3B. A loading area required for a *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 shall 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)C. A loading area may be co-located within the approach area for dumpster containers and the stacking spaces of drive-through aisles when safety and access issues are appropriately addressed and delivery and solid waste collection schedules are coordinated so as not to conflict with one another. (Ord. No. 10811, §1, 06/22/10)

3.4.4.2 Access Requirements. ~~The a~~ Access to a loading space shall be as follows: ~~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 access and maneuvering ~~of a delivery vehicle~~ into, ~~or and~~ out of, a loading ~~space area~~; provided: ~~it is for a use with only one (1) space, and if:~~

1. The street is used for access to only one (1) loading area on that site.
- ~~2. The street is not shown on the Major Streets and Routes (MS&R) Plan; or~~
- ~~3. The street is not a local residential street; or~~
- ~~34. 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 access and maneuvering ~~of a delivery vehicle~~ into, and out of, a loading ~~space area~~ provided: ~~if the alley does not abut a residential zone within the same block.~~

1. The alley is used for access to only one (1) loading area on that site.
2. The alley is a minimum twenty (20) foot wide.
3. The alley is surfaced in a manner acceptable to the City Engineer.
4. The alley does not abut a residential zone within the same block.

C. The ~~loading space~~ maneuvering area shall be designed so that ~~the delivery vehicle can be maneuvered~~ there is safe access into and out of ~~the a~~ loading ~~space~~ area. The size and configuration of the maneuvering area shall be based on AASHTO (American Association of State Highway and Transportation Officials) national standards for turning radii and distances required of the vehicles for which the loading ~~space area~~ is designed.

D. The access route to ~~the a~~ loading ~~space area~~ shall have an overhead clearance of fifteen (15) feet.

3.4.4.3 Screening and Landscaping Requirements. The screening and landscaping of a ~~All~~ loading ~~spaces area~~ shall be ~~screened and landscaped to conform with Sec. 3.7.0, in conformance with LUC Landscaping and Screening Regulations, and Development Standard 2-06.0.~~

3.4.4.4 Lighting Requirements ~~of Loading Area~~. ~~The~~ If provided, lighting of a loading area, if applicable, shall be ~~arranged, hooded, and controlled so that the light does not shine directly upon any residential street or adjacent residential property~~ in conformance with adopted City of Tucson Outdoor Lighting regulations.

3.4.4.5 Surfacing Requirements ~~of Loading Area~~. The ~~S~~urfacing of a loading areas shall be in compliance conformance with LUC requirements for vehicular use areas regulations, as provided in Sec. 3.3.7.3.

3.4.4.6 Striping Requirements ~~of Loading Spaces~~. The ~~striping of a~~ l loading ~~spaces area~~ shall be striped in such a manner as to distinguish the ~~space area~~ from motor vehicle parking spaces and other uses on the site.

3.4.4.7 Dimensional Requirements. The minimum size of a loading area, exclusive of access and maneuvering area, shall be:

- A. Type A: twelve (12) foot by thirty-five (35) foot.
- B. Type B: twelve (12) foot by fifty-five (55) foot.
- C. Overhead Clearance shall be fifteen (15) foot.

3.4.5 REQUIRED ~~OFF-STREET-LOADING SPACES AREAS~~. The number of ~~off-street~~ loading ~~spaces areas~~ 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.

<u>LAND USE GROUP OR CLASS</u>	<u>LOADING SPACES REQUIRED</u>
-	-
<u>Agricultural Use Group (Sec. 6.3.3)</u>	<u>None required.</u>
-	-

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)
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

<u>LAND USE GROUP OR CLASS</u>	<u>LOADING AREAS REQUIRED</u>
<u>Agricultural Use Group (Sec. 6.3.3)</u>	<u>Not Required</u>
<u>Civic Use Group (Sec. 6.3.4)</u>	<u>Not Required Except For:</u>
Civic Assembly: Less Than 25,000 sq. ft. GFA	ZERO (0)
Over 25,000 sq. ft. GFA	ONE (1) TYPE A
<u>Commercial Services Use Group (Sec. 6.3.5)</u>	<u>Not Required Except For:</u>
Offices: Less Than 50,000 sq. ft. GFA	ZERO (0)
50,001 to 100,000 sq. ft. GFA	ONE (1) TYPE A
Over 100,000 sq. ft. GFA	TWO (2) TYPE A
Billboard:	ONE (1) TYPE A
Restaurants/Bars: Less Than 5,000 sq. ft. GFA	ZERO (0)

Over 5,000 sq. ft. GFA	ONE (1) TYPE A
Travelers Accommodation, Lodging	ONE (1) TYPE B
Industrial Use Group (Sec. 6.3.6)	Not Required Except For:
ALL USES: Less than 25,000 sq. ft. GFA	ZERO (0)
25,001 to 50,000 sq. ft. GFA	ONE (1) TYPE B
Over 50,000 sq. ft. GFA	TWO (2) TYPE B
Recreation Use Group (Sec. 6.3.7)	Not Required
Restricted Adult Activities Use Group (Sec. 6.3.9)	Not Required Except For:
Same as required for similar land use class in Commercial Services Use Group, Retail Trade Use Group or Industrial Use Group	
Retail Trade Use Group (Sec. 6.3.10)	Not Required Except For:
Merchandise Sales: Less Than 25,000 sq. ft. GFA	ZERO (0)
25,001 to 100,000 sq. ft. GFA	ONE (1) TYPE A
Over 100,000 sq. ft. GFA	TWO (2) TYPE A
Storage Use Group (Sec. 6.3.11)	Not Required Except For:
Commercial Storage and Personal Storage w/o Direct Vehicular Access:	
Less Than 50,000 sq. ft. GFA	ONE (1) TYPE A
Over 50,000 sq. ft. GFA	TWO (2) TYPE A
Utilities Use Group (Sec. 6.3.12)	Not Required
Wholesaling Use Group (Sec. 6.3.13)	Not Required except for:
ALL USES: Less than 50,000 sq. ft. GFA	ONE (1) TYPE B
Over 50,000 sq. ft. GFA	TWO (2) TYPE B

DIVISION 4. LOADING AREAS

SECTIONS:

3.4.1 PURPOSE

3.4.2 APPLICABILITY

3.4.3 GENERAL PROVISIONS

3.4.4 DESIGN CRITERIA

3.4.5 REQUIRED LOADING AREAS

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 areas for various land use activities.
- 3.4.1.2 Adequate loading areas 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 areas.
- 3.4.1.4 Safe, convenient, and efficient ingress-egress for loading areas.
- 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 areas 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. 3.4.3.4.
- 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. 3.4.3.5.

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 Calculations for Loading Areas. The calculation for the required number of loading areas 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
- 3.4.3.3 Change of Approved Vehicular Use Area. Whenever zoning approval has been granted for a vehicular use area which includes loading areas, 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.
- 3.4.3.4 New Uses Replacing Existing Uses. Whenever the use of an existing development is changed to a different use which requires a loading area or loading areas of greater size under this Division than were required for the prior use, additional loading areas or a loading area of greater size, whichever is applicable, shall be provided.
- 3.4.3.5 Expansions. Any expansion of an existing use or any addition of a new use to an existing development which results in an expansion in gross floor area is subject to the following.
 - A. If an expansion or a series of expansions cumulatively results in less than a twenty-five (25) percent expansion in gross floor area, the requirements of this Division apply only to the expanded use.
 - B. If an expansion or a series of expansions cumulatively results in a twenty-five (25) percent or greater expansion in gross floor area, the requirements of this Division apply to all uses on the site.

C. Expansions are cumulated over time from April 1, 1969. Once a development is brought into conformance with the requirements of this Division, subsequent expansions will begin accumulating as of the date the development was brought into conformance.

3.4.4 DESIGN CRITERIA. All loading areas, including any non-required loading areas, shall comply with the following requirements.

3.4.4.1 Location and Use Requirements. The location and use of a loading area shall be as follows:

- A. A loading area shall be located on the same site or lot as the use they serve.
- B. A loading area required for a billboard shall 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)
- C. A loading area may be co-located within the approach area for dumpster containers and the stacking spaces of drive-through aisles when safety and access issues are appropriately addressed and delivery and solid waste collection schedules are coordinated so as not to conflict with one another. (Ord. No. 10811, §1, 06/22/10)

3.4.4.2 Access Requirements. The access to a loading area shall be as follows:

A. A street may be used for access and maneuvering into and out of a loading area provided:

- 1. The street is used for access to only one (1) loading area on that site.
- 2. The street is not shown on the Major Streets and Routes (MS&R) Plan.
- 3. The street is not a local residential street.
- 4. The street does not abut a residential zone within the same block.

B. An alley may be used for access and maneuvering into and out of a loading area provided:

- 1. The alley is used for access to only one (1) loading area on that site.
- 2. The alley is a minimum twenty (20) foot wide.
- 3. The alley is surfaced in a manner acceptable to the City Engineer.
- 4. The alley does not abut a residential zone within the same block.

C. The maneuvering area shall be designed so that there is safe access into and out of a loading area. The size and configuration of the maneuvering area shall be based on AASHTO (American Association of State Highway and Transportation Officials) standards for turning radii and distances required of the vehicles for which the loading area is designed.

D. The access route to a loading area shall have an overhead clearance of fifteen (15) feet.

3.4.4.3 Screening and Landscaping Requirements. The screening and landscaping of a loading area shall be in conformance with LUC Landscaping and Screening Regulations.

3.4.4.4 Lighting Requirements. The lighting of a loading area, if applicable, shall be in conformance with adopted City of Tucson Outdoor Lighting regulations.

3.4.4.5 Surfacing Requirements. The surfacing of a loading area shall be in conformance with LUC vehicular use area regulations.

3.4.4.6 Striping Requirements. The striping of a loading area shall be in such a manner as to distinguish the area from motor vehicle parking spaces and other uses on the site.

3.4.4.7 Dimensional Requirements. The minimum size of a loading area, exclusive of access and maneuvering area, shall be:

- A. Type A: twelve (12) foot by thirty-five (35) foot.
- B. Type B: twelve (12) foot by fifty-five (55) foot.
- C. Overhead Clearance shall be fifteen (15) foot.

3.4.5 REQUIRED LOADING AREAS. The number of loading areas 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 AREAS REQUIRED
Agricultural Use Group (Sec. 6.3.3)	Not Required
Civic Use Group (Sec. 6.3.4)	Not Required Except For:
Civic Assembly: Less Than 25,000 sq. ft. GFA	ZERO (0)
Over 25,000 sq. ft. GFA	ONE (1) TYPE A
Commercial Services Use Group (Sec. 6.3.5)	Not Required Except For:
Offices: Less Than 50,000 sq. ft. GFA	ZERO (0)
50,001 to 100,000 sq. ft. GFA	ONE (1) TYPE A
Over 100,000 sq. ft. GFA	TWO (2) TYPE A
Billboard:	ONE (1) TYPE A
Restaurants/Bars: Less Than 5,000 sq. ft. GFA	ZERO (0)
Over 5,000 sq. ft. GFA	ONE (1) TYPE A
Travelers Accommodation, Lodging	ONE (1) TYPE B
Industrial Use Group (Sec. 6.3.6)	Not Required Except For:
ALL USES: Less than 25,000 sq. ft. GFA	ZERO (0)
25,001 to 50,000 sq. ft. GFA	ONE (1) TYPE B
Over 50,000 sq. ft. GFA	TWO (2) TYPE B
Recreation Use Group (Sec. 6.3.7)	Not Required
Restricted Adult Activities Use Group (Sec. 6.3.9)	Not Required Except For:
Same as required for similar land use class in Commercial Services Use Group, Retail Trade Use Group or Industrial Use Group	
Retail Trade Use Group (Sec. 6.3.10)	Not Required Except For:
Merchandise Sales: Less Than 25,000 sq. ft. GFA	ZERO (0)
25,001 to 100,000 sq. ft. GFA	ONE (1) TYPE A
Over 100,000 sq. ft. GFA	TWO (2) TYPE A
Storage Use Group (Sec. 6.3.11)	Not Required Except For:
Commercial Storage and Personal Storage w/o Direct Vehicular Access: Less Than 50,000 sq. ft. GFA	ONE (1) TYPE A

