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11-101 Off-Street Loading Requirements: Except as otherwise provided in these Regulations, when any building or structure is hereafter erected or structurally altered to the extent of increasing floor area by 50 percent or more, or any building is hereafter converted for the uses listed in Column 1 of the chart below, when such buildings contain the floor areas specified in Column 2, accessory off-street loading spaces shall be provided as required in Column 3, or as required in subsequent sections of this Article.

Column 1 Use or Use Category	Column 2 Floor Area as Defined in Article 1 In Square Feet	Column 3 Loading Spaces Required
Retail Store, Department Store, Restaurant, Wholesale House, Warehouse	2,000 - 10,000	One
Repair, General Service	10,000 - 20,000	Two
Manufacturing or Industrial Establishment	20,000 - 40,000	Three
	40,000 - 60,000	Four
	Each 50,000 over 60,000	One Additional
Apartment Building, Motel, Offices or Office Building	5,000 - 10,000	One
Hospital or Similar Institution, Places of Public Assembly	10,000 - 100,000	Two
	100,000 - 200,000	Three
	Each 100,000 over 200,000	One Additional
Funeral Home or Mortuary	2,500 - 4,000	One
	4,000 - 6,000	Two
	Each 10,000 over 6,000	One Additional

11-102 Interpretation of the Chart:

1. The loading space requirements apply to all Districts for the loading/unloading of materials and products for the land uses identified in this Article or for the receiving of materials and products by customers purchased from the land uses identified in this Article.
2. The loading space requirements in this Article do not limit special requirements which may be imposed in connection with Conditional Uses, Article 15, including adjustments to reduce change the minimum number of spaces specified by this Article.

11-103 Mixed Use of One Building:

Where a building is used for more than one use or for different uses, and where the floor area used for each use for which loading space is required is below the minimum for required loading spaces, but the aggregate floor area used is greater than such minimum, then off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required.

11-104 Design Standards:

1. Loading spaces shall have minimum dimensions of 12 feet by 35 feet ~~and vertical clearance of at least 11 feet.~~
2. ~~Loading spaces for a funeral home or mortuary may be reduced in size to 10 feet by 25 feet and vertical clearance reduced to 8 feet.~~
2. The loading area shall not interfere with vehicles accessing the off-street parking spaces . Physical barriers may be required to separate the loading area from the off-street parking area.
3. The loading area shall not be located within a minimum setback requirement.