

Chapter 10

OFF-STREET PARKING AND LOADING REQUIREMENTS

10.01 Applicability: For every use, activity or structure permitted by this Ordinance and for all buildings or structures erected in accordance therewith, there shall be provided sufficient space for access and off-street standing, parking, circulation, unloading and loading of motor vehicles that may be expected to transport their occupants, whether as patrons, residents, customers, employees, guests or otherwise, to an establishment, activity or place of residence at any time under normal conditions for any purpose. When a use is expanded, accessory off-street parking and loading shall be provided in accordance with the regulations herein for the area or capacity of such expansion.

10.02 Site Plan Required: Every building permit application for a new or enlarged building or structure shall include therewith a parking site and landscape plan, with the exception of single-family residences. In addition, such parking site and landscape plan requirements shall also apply to new, enlarged, or remodeled parking facilities serving existing buildings or structures. Application for approval of such a plan, shall include for review and approval by the Plan Commission Staff any and all existing parking facilities currently serving said buildings, structures and uses for conformity with these regulations as well.

A. Parking Plan Requirements: The plan shall specifically include the following:

1. Delineation of individual parking and loading spaces by adequate striping.
2. Circulation area necessary to serve spaces.
3. Access to streets and property to be served.
4. Driveway and traffic aisle width, location of all curbs and curbing materials.
5. Dimensions, continuity, and type of materials or required screening.
6. Grading, drainage, surfacing, and subgrade details.
7. Delineation of obstacles to parking and circulation in finished parking area.
8. Specification as to signs and bumper guards.
9. Landscaping and Screening details (See Section 10.04 of this Chapter for landscaping requirements for parking lots).
10. Critical dimensions indicating setback and parking lot design layout.
11. The square footage of all existing and proposed buildings, as well as the dimensions and use types for multiple-use buildings.
12. The total number of employees on the maximum shift.
13. Any other information required by staff as it relates to the specific application.

10.03 Design Requirements:

A. Surface Material: Areas used for standing, parking, and maneuvering of vehicles shall have Portland concrete or asphaltic concrete surfaces, maintained adequately for all-weather use, and so drained as to avoid flow of water across sidewalks or as sheet flow onto adjacent properties. All driveways and access points to public or private streets shall be paved.

Exception:

1. Single-family residences with driveways exceeding seventy-six (76) feet in length except that they shall pave the curb cut to the back of the sidewalk or a distance of ten (10) feet, whichever is greater.

2. Vehicle storage lots for the fleet storage of vehicles under one ownership, with the approval of the Board of Zoning Appeals as a Special Exception.

B. Access to Parking Areas: All off-street parking spaces, with the exception of single family residences, that make it necessary to back out directly into a public road are prohibited. The use of alleyways as an access to a commercial, industrial, or multi-family parking lot or spaces, is specifically prohibited without the express permission of the Town Council.

C. Sight Triangle: On a corner lot in any district, development shall conform to the requirements of the sight triangle in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two (2) feet and eight (8) feet above the grades at the back of the curb of the intersecting streets, within the triangular area formed by the edge of the pavement or its curbing when applicable and a line connecting them at fifteen (15) feet from their point of intersection, or at equivalent points on private streets, driveways, or entry/exit points into lots, except that the sight triangle requirements may be modified by the Town Council or the County Commissioners when deemed necessary for traffic safety. Parking areas shall not extend into the required sight triangle.

D. Access Near Street Corners: No entrance or exit for any commercial, industrial, or multi-family off-street parking area with over four (4) parking spaces, nor any loading berth, shall be located within seventy-five (75) feet of the end of the turn radius at the corner of any two (2) streets. On corner lots where seventy-five (75) feet is not available, driveways shall be placed adjacent to the interior, or side, property line the furthest distance attainable away from the street corner subject to review and modification by the Town Council in the Town Limits or the County Commissioners depending on the jurisdiction.

E. Drainage: The manner of site drainage proposed shall be subject to review and approval by the Town Council or the County Engineer, with appeal to the Board of Public Works or County Commissioners within their respective jurisdiction.

F. Lighting: Lighting shall be provided to illuminate any off-street parking or loading

spaces to be used at night in accordance with the following standards:

1. The light from any luminary (the light source and its enclosure, including any reflectors or other devices for the control of light, but excluding bracket arms or posts for supporter mounting) shall be shaded, shielded, or directed to prevent direct light from being cast upon any adjacent properties and to prevent glare or other objectionable conditions detrimental to surrounding areas.
2. Lighting fixtures shall not exceed twenty-five (25) feet in height unless specifically approved by the Town Council.
3. No luminary shall have any blinking, flashing, or fluttering lights or other illumination device which has a changing light intensity, brightness, or color.

4. Neither the direct, nor reflected light from any luminary shall create a disabling glare causing traffic hazards to motor vehicle operators on public thoroughfares.

5.

All proposed luminary shall be of either the high or low pressure sodium-type, or fixture of similar energy-savings nature.

- G. Setback:** Unless otherwise provided by specific provisions of this ordinance, all required parking spaces may be located in required front yard, side yard, or rear yard areas, provided that a five (5) foot buffer between separate ownership's. However, in no instance shall a parking lot be located in a required transition strip (See [Section 10.04](#), Screening and Landscaping Regulations).

Exception: Where the proposed parking area will be located within the side yard or front yard adjacent to a similarly zoned property and where internal access will be provided between the two properties through the recording of appropriate cross-easements, the five (5) foot setback requirement along the common side property line need not apply. The front yard setback on both properties, however, will be maintained. Following the recording of the cross-easement document(s), a copy of the document(s) will be filed in the Plan Commission office.

- H. Striping Required:** Open parking spaces for multiple-family dwellings (containing 3 or more dwelling units) and all non-residential uses shall be delineated by pavement striping and must meet minimal parking stall sizes as described below.

I. Minimum Parking Space Dimensions:

- | | | |
|--------------------------------|--------|--------------------|
| 1. If 90 degree parking space, | | |
| stall depth | 19' 0" | |
| stall width | 9' 0" | SEE PLATE 1 |
| aisle width | 24' 0" | |
| 2. If 60 degree parking space, | | |
| stall depth | 19' 0" | |
| stall width | 9' 0" | SEE PLATE 2 |
| aisle width | 18' 0" | |
| 3. If 45 degree parking space, | | |
| stall depth | 19' 8" | |
| stall width | 9' 0" | SEE PLATE 3 |
| aisle width | 13' 0" | |
| 4. If 30 degree parking space, | | |
| stall depth | 19' 0" | SEE PLATE 4 |

stall width 9' 0"
aisle width 11' 0"

- 5. If parallel parking space,
stall depth
8' 0"
stall width
23' 0"
aisle width
12' 0"
or if adjacent to angle parking,
use largest width.

J. Handicapped Parking: The number, size, and location of handicapped parking spaces shall be provided in accordance with the Indiana Handicapped Accessibility Code, Indiana Administrative Code, Sections 13-4.1 and 13- 4.2.

10.04 Screening and Landscaping: All parking and loading areas shall be properly screened and landscaped as hereinafter set forth. It is the purpose and intent of this Section to require adequate protection for contiguous property against undesirable effects from the creation and operation of parking or loading areas and to protect, improve, and preserve the appearance and character of the surrounding neighborhoods and of the Town through the screening effects and aesthetic qualities of such landscaping.

- A.** The landscaping shall include, to the extent necessary to further the intent of this Section, shrubs, bushes, hedges, trees, decorative walls or fencing as set forth below.
- B.** The frontage along the entire parking or loading area adjacent to any public or private street shall be landscaped with the provision of deciduous, hardwood street trees at not more than thirty-five (35) feet on center located either within the right-of-way if approved by the Town Council, or parallel to the right-of-way on the subject property.
- C.** When off-street parking or loading areas for any use other than one-family and two-family residential uses are located adjacent to a residential district, there shall be provided along the lot line a continuous, solid fence, masonry wall, hedge, or equivalent landscaped berm to prevent the direct light from automobile headlights being cast on adjacent residential units. No landscaped hedge shall be less than four (4) feet in height at planting, nor placed more than twenty-four (24) inches on center to maximize screening from adjacent property(s). Any solid fence, masonry wall, or landscaped earthen berm shall be constructed with a minimum height of six (6) feet and not more than eight (8) feet. However, no such screening device shall exceed three (3) feet within fifteen (15) feet of the public right-of-way or internal traffic lanes of parking lots.

10.05 Administrative Requirements:

A. Determination of Required Number of Spaces:

1. Fractional Spaces: When determination of the number of off-street parking spaces required by this regulation results in a fractional space, the fraction of 1/2 or less may be disregarded, and a fraction in excess of 1/2 shall be counted as one parking space.
2. Floor Area: Floor area, when used as a measurement for determining the number of parking spaces for office, merchandising or service uses, shall mean the gross floor area used, or intended to be used for service to the public as patrons or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not include areas used principally for non-public purposes such as storage, processing or packaging of merchandise, show windows, or rest rooms or utilities, dressing, fitting or alteration rooms. Within restaurants, kitchen areas will not be included. The burden shall rest with the applicant to provide the detailed information necessary to prove what should or should not be included.
3. Beds: Bassinets shall not be counted as beds in determining the number of parking spaces based upon the number of beds.
4. Employees: Employees, when used as a measurement for determining the number of parking spaces for a new or established expanding business, shall be considered the total number of employees present upon the property during the maximum shift.

B. Parking Exception For Churches: Off-street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of usable public or private off-street parking areas, and further provided that an agreement filed on record with the County Recorder is provided reflecting that the use of such accessory parking facilities by the church will be permitted by the property owner. For the purposes of this Ordinance, the term "church" shall be considered a building used principally for religious worship, but shall not include or mean an undertaker's chapel, funeral building, a religious educational building, day care center, group home of any nature, or any other similar venture.

C. Parking For Multiple Use Buildings: The number of parking spaces required for land or buildings used for two or more purposes, shall be the sum of the requirements for the various uses, computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.

D. Use of Required Parking Spaces: Required accessory off-street parking facilities provided for the commercial and industrial uses hereinafter listed (in Section 10.05.B and 10.05.C of this Chapter) shall be solely for the parking of motor vehicles in operating condition of patrons, occupants, or employees of such uses and shall not be used for the storage of other vehicles, boats, motor homes, campers, mobile homes or materials or for the parking of delivery trucks or tractor trailers used in conducting the business or use. In no case shall any parking spaces devoted to the principal use of a lot be leased, rented, or sold for the purpose of use by any other person, firm, company, corporation or use other than those located upon the property.

EXCEPTION: In the event of special limited time sales or seasonal events, the Town Council may grant a temporary permit for a specified period, with the opportunity for renewal for a longer period.

E. Number of Entrances and Exits: There shall be not more than one (1) entrance and one (1) exit or one (1) combined entrance and exit along any street. In the instance of multiple properties along street frontage, the Town Council may require the use of joint access points and the recording of appropriate cross-easements at their discretion. Concerning corner lots located at the intersection of a major and minor road, the access to the parking area shall be limited to the minor road. In the instance of the intersection of two major roads, the access to the parking area shall be as approved by the Town Council for the alleviation of traffic congestion and interference of traffic movement along the related street.

F. Accessory Parking Lots: All required off- street parking or loading spaces shall be provided on the same parcel of land occupied by the use or building to which it is appurtenant; provided, however, that where there are, in the judgment of the Board of Zoning Appeals, practical difficulties in satisfying the requirement for parking space and/or if the public safety or convenience would be better served by another location, the Board of Zoning Appeals may authorize an alternate location for any portion of the required parking for a nonresidential use which will adequately serve the conditions:

1. Required accessory off-street parking facilities may be provided elsewhere than on the lot on which the principal use served is located, provided that the property occupied as parking is in the same possession as the principal use served, either by deed, by easement, or by long-term lease which has a term equal to or exceeding the projected life of the facility occupied by the principal use, and further provide that the owner shall be bound by covenants filed on record in the Office of the Whitley County Recorder, requiring the owners, heirs or assigns, to maintain the required number of off-street parking spaces during the existence of such principal use is provided to the Planning & Building Department.
2. Pedestrian access shall be available within a walking distance of not more than three hundred (300) feet measured from the nearest point

of public access to the accessory parking area.

3. Such separated parking space shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood or hazard to pedestrians or vehicular traffic.
4. All accessory parking lots shall be located on property zoned within the same, or similar, zoning district.

G. Changes in Use: No off-street parking space required under this Ordinance shall be used for any other purpose. Where a change in use creates greater parking requirements than the amount being provided, an occupancy permit shall not be issued until provision is made for the increased amount of required off-street parking.

H. Additions to Buildings, Structures, or Uses: Where an addition is made to an existing structure served by an existing, non-conforming parking lot, only the additional parking required for the proposed addition shall conform to all of the requirements of the Ordinance. The existing parking area shall not be required to be reconstructed to come into conformance with the current off-street parking requirements as a result of the addition, with the exception of the paving requirements of Section 10.03 of this Chapter. However, these paving requirements shall only apply to customer or tenant parking and the access drives to the street.

I. Existing Parking: No parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.

J. Maintenance of Parking Facilities: Any persons operating or owning a parking lot shall keep it free, as may be practical, of dust, loose particles, trash, debris, and broken glass, and shall promptly remove the snow and ice from the surface of the parking lot. Such persons shall also keep all adjacent sidewalks free from dirt, ice, sleet and snow and shall keep the sidewalks in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Likewise any walls, landscaping, including trees and shrubbery, as well as surfacing and curbing of the parking lot, shall be maintained in good condition throughout its use for parking purposes, and the Town Council shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair or rehabilitation is completed, including the replacement of any landscaping material which may die from time to time, or the failure of the landscape irrigation or surface drainage system within the parking area.

K. Shared Parking: Notwithstanding the parking requirements set out in Section 10.05 of this Chapter, the number of parking spaces may be reduced by twenty (20) percent, at the discretion of the Board of Zoning Appeals, if the developer demonstrates that

the parking required is so located and designed such that shared parking within the proposed development meets the minimum requirements of this Chapter. A reduction in required parking shall not be permitted in those instances where the Board of Zoning Appeals determines that there is a potential for changes in use, over the short term, creating a change in the basic mixture of uses upon which the justification for shared parking is based.

Note: For the purposes of this Section, adequate data shall be considered a professionally prepared survey, conducted under replicable conditions, which yield a statistically significant result.

10.06 Schedule of Required Parking Spaces: At the time of erection of a new building, the enlargement of an existing building, or the change in use of any existing structure within any zoning district within the Town, off-street parking shall be provided as required by this section.

A. Residential and Lodging Uses:

1. Dwellings (one-family, two-family, multi-family, mobile home, or city authorized emergency dwelling)

Two (2) spaces per dwelling unit, excluding garages.
2. Dormitories, congregate housing or group homes

One (1) space for every two (2) beds, plus one (1) space for every 1000 square feet of floor area.
3. Motel/Hotel

One (1) space per guest room plus one (1) space per every two (2) employees on the maximum shift.
4. Rooming or Boarding House

One (1) space for each guest room, but no fewer than two (2) total spaces in any event.

B. Commercial Uses:

1. Indoor Retail Uses

Six (6) spaces for each 1,000 square feet of floor area, except as otherwise herein noted.

2. Personal Service Uses

Five (5) spaces per 1,000 square feet of floor area except as otherwise herein noted.
3. General Offices

Five (5) spaces per 1,000 square feet of floor area.
4. Financial Institutions

Five (5) spaces per 1,000 square feet of floor area, plus one space for each automatic teller unit. In addition, where the use involves drive-up banking, five (5) stacking spaces shall be provided for each drive-up window or delivery station.
5. Automobile, Truck, Recreational Vehicle, and Equipment Sales and Service Facility

One (1) parking space per 3,000 square feet of open sales lot area devoted to the sale, display, or rental of said vehicles or equipment; or four (4) spaces for every 1,000 square feet of interior showroom, whichever is greater; plus three (3) spaces for every service bay in garage repair areas, as well as one (1) space for every two employees on the maximum shift.
6. Automobile Service Station

One (1) space for each fuel dispenser nozzle, plus three (3) spaces for each service bay, or similar facility plus one (1) space for each vehicle used directly in conduct of the business or stored on the premises, as well as one (1) space for every two employees on the maximum shift.
7. Automobile, Truck, Recreational Vehicle Quick Repair Facility

Three (3) spaces for each service bay, or similar facility plus one (1) space for each vehicle used directly in conduct of the business or stored on the premises. Parking for employees is to be one (1) space for every two (2) employees on the maximum work shift. There shall also be five (5) stacking spaces for each service bay.
8. Car Wash-Mechanical

Ten (10) customer parking spaces, plus stacking area five (5) times the capacity of the car wash.

9. Car Wash-Self Service
Three (3) stacking spaces for each car washing stall and two (2) drying spaces for each car washing stall.
10. Clubs, Lodges
Spaces equivalent to the combined requirements of the uses being conducted, such as hotel, restaurant, auditorium, etc.
11. Food Markets under 5,000 square feet in floor area.
Six (6) spaces for every 1,000 square feet of floor area. In those instances where the use involves a drive-up window, five (5) stacking spaces shall be provided for each window or delivery station.
12. Food Markets over 5,000 square feet in floor area
Seven (7) spaces for every 1,000 square feet of floor area.
13. Funeral Homes, Mortuaries
One (1) space for every 4 seats in the auditorium or chapel with ten (10) total spaces provided minimum.
14. General Contracting Services
Four (4) spaces for every 1,000 square feet of floor area, plus two (2) spaces for every three employees on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use or stored upon the property.
15. Research Facilities and Laboratories
Four (4) spaces for every 1,000 square feet of floor area up to 50,000 square feet, plus two (2) spaces for every 1,000 square feet of floor area over 50,000 square feet.
16. Restaurants, Bars, Taverns without drive- through or carry-out facilities
Sixteen (16) spaces per 1,000 square feet of seating area, plus two (2) spaces for every three employees on the maximum shift.
17. Restaurants, Bars, Taverns with drive- through or carry-out facilities

Thirty (30) spaces for every 1,000 square feet, of seating area plus two (2) spaces for every three employees on the maximum shift. There will be ten (10) stacking spaces for each drive-in window or delivery station.

18. Vehicle Storage Lots

Two (2) spaces for every 3 employees on the maximum shift, plus one (1) space for every vehicle customarily used in the conduct of the business or stored upon the premises.

19. Veterinary Clinics, Animal Hospitals, Kennels

Four (4) spaces for every doctor plus one (1) space for every additional employee.

C. Industrial and Transportation Related Uses:

1. Manufacturing Plants

One (1) space for every employee on the maximum shift, plus one (1) space for every 400 square feet of floor area.

2. Storage Warehouses

One (1) space for every 1,000 square feet of floor area within the warehouse, plus four (4) spaces for every 1,000 square feet of floor area in office use.

3. Terminal (air, bus, railroad, truck, and heliport)

One (1) space for every 200 square feet of lobby area, plus two (2) spaces for every three employees on the maximum shift, plus one (1) space for every vehicle used in the operation of the use or stored on the premises.

4. Storage or Extraction of Raw Materials

Two (2) spaces for every three employees on the maximum shift, plus one (1) space for every vehicle used in the operation of the use, or stored on the premises.

D. Cultural and Recreational Uses.

1. Amusement Parks

1 square foot of parking for each square foot of public activity area.

2. Athletic Fields

Thirty (30) spaces for every diamond or athletic field, or one (1) space for every 8 seats, whichever is greater. (One seat is equal to 2 feet of bench length.)

3. Auditoriums, Theaters, Meeting Rooms and Places for Public Assembly (except as noted herein.)

One (1) space for every 4 seats or one (1) space for every 50 square feet gross floor area when there is no fixed seating.

4. Bowling Alleys

Five (5) spaces for every alley.

5. Camping

One (1) dust free 10 x 30 space for every campsite.

6. Community Centers and Private, Not-for-Profit Recreation Centers, including Gymnasiums and Indoor Swimming Pools

Four (4) spaces for every 1,000 square feet of gross floor area.

7. Fairgrounds

Sufficient open land convertible to parking such that no vehicle need be parked on any street.

8. Golf Courses

Space equivalent to one (1) percent of the total land area. Parking areas along roads or private drives internal to the use may be used to fulfill this requirement.

9. Miniature Golf Courses

Two (2) spaces per hole, plus one (1) space for each two (2) employees on the maximum work shift.

10. Golf Driving Ranges

Two (2) spaces for every tee.

11. Gymnasium without bleachers or fixed seating (except as noted herein)

One (1) space for every 100 square feet gross floor area.

12. Handball, Racquetball Courts

Three (3) spaces for every court.

13. Ice and Roller Rinks

One (1) space for every 100 square feet of skating area or playing surface.

14. Indoor Soccer

Fifty (50) spaces for every playing field, plus one (1) space for every three seats of spectator seating (one seat equals two feet of bench length), plus two (2) spaces for every 3 employees on the maximum shift, but in no case less than one hundred (100) spaces.

15. Parks, Playgrounds, Picnic Grounds

Space equivalent to one percent of the total land area. Parking area available along park roads or private drives integral to the use may be used to fulfill this requirement.

16. Racetracks

One (1) space for every 4 seats. (One seat is equal to 2 feet of bench length).

17. Retreats, Centers

Four (4) spaces for every 1,000 square feet gross floor area.

18. Retreats, having dormitories

One (1) space for every dormitory dwelling unit, plus two (2) spaces for every 3 employees on the maximum shift, plus one (1) space for every vehicle customarily use in operation of the use or stored on the premises.

19. Retreats, without dormitories

Sufficient parking area such that no vehicle need be parked on any street.

20. Stadiums, Sports Arenas, and Gymnasiums with spectator facilities

One (1) space for every 4 seats (One seat is equal to 2 feet of bench length.)

21. Swimming Pools

Two (2) spaces for every 100 square feet of water area.

22. Tennis Courts

Four (4) spaces for every court.

E. Institutional Uses:

1. Churches

One (1) space for every 4 seats, (one seat equals 2 feet of bench length) plus one (1) space for every vehicle customarily used in operation of the use or stored on the premises.

2. Fire Stations

One (1) space for every employee on the maximum shift.

3. Group Homes

One (1) space for every 3 beds, plus one (1) space for every 2 employee on the maximum shift.

4. Hospitals

Two (2) spaces for every 3 beds, plus on (1) space for every staff doctor and employee on maximum shift.

5. Libraries, Reading Rooms

Five (5) spaces for every 1,000 square feet of gross floor area, one (1) space for every six (6) seats in an accessory auditorium, and two (2) spaces for every 3 employees on the maximum shift.

6. Nursing Homes

One (1) space for every 5 beds, one (1) space for every self-care unit, and one (1) space for every 2 employees on the maximum shift.

7. Police Stations

One (1) space for every 1 employee on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use or stored on the premises, one (1) visitor space per 1,000 square feet.

8. Postal Stations

Four (4) spaces for every customer service station, two (2) spaces for every 3 employees on the maximum shift, plus one (1) space for every vehicle customarily used in operation of the use or stored on the premises.

9. Schools, Public and Private, all Grades and Vocational

One (1) space for every employee, and one (1) space for every 3 students over 16 years of age plus one (1) space per bus stored at the facility.

10. Schools, Special

One (1) space for every employee

10.07 Schedule of Off-Street Loading Spaces:

A. Offices and Personal or Community Service Establishments. One (1) loading space shall be provided for each such use, including schools, medical or dental clinics, auditoriums or clubs, etc., having greater than six thousand (6,000) square feet of gross floor space.

B. Residential or Housing Uses: Any building or project containing more than fifty (50) multi-family dwelling units shall provide one (1) loading berth for each two hundred (200) units or fraction thereof. No loading space is required for any building or project containing less than fifty (50) apartment dwelling units.

C. Industrial or Commercial Uses: Every building or use of land consisting of over three thousand (3,000) square feet of gross floor area designed or adaptable for retail business purposes, or warehouse, wholesale or manufacturing use shall be provided with loading space as follows:

Total Gross Floor Area	Number of Loading Spaces Required
Up to 15,000 sq. ft.	1 space
15,000 to 50,000 sq. ft.	2 spaces

50,000 to 100,000 sq. ft.
Each additional 100,000 sq. ft.

3 spaces
1 additional space

D. Other Similar Uses: The Plan Commission shall determine to which of the above categories of loading regulation any specific use, including designated conditional uses, shall belong, or determine other appropriate standards to be recommended to the Common Council of Churubusco and/or the Whitley County Commissioners for addition to this Section by amendment of this Ordinance whenever the above regulations prove inapplicable:

E. Design Criteria: Each loading space shall be not less than (10) feet in width and forty (40) feet in length, and shall have a height clear of obstructions, of fourteen (14) feet. Loading spaces shall be surfaced with Portland cement or asphaltic concrete and shall be so laid out that trucks utilizing same shall be able to maneuver into abutting docks.