

AVON ZONING ORDINANCE

CHAPTER 15. REVISION HISTORY

CHAPTER 15. OFF-STREET PARKING AND LOADING

Ordinance #	Plan Commission Approval Date	Town Council Adoption Date	Description
2002-14	09-24-02	11-14-02	Adoption of Chapter 15.
2008-23	07-28-08	08-14-08	Section 15-9.1 Storage of Recreational Vehicles & Trailers
2011-10	05-23-11	06-09-11	Section 3(C) & 7(Note 2): Waiver Process & Standards
2013-04	02-25-13	03-14-13	Section 15-7.2 Bike Parking Requirements

AVON ZONING ORDINANCE

CHAPTER 15. OFF-STREET PARKING AND LOADING

- Section 15-1. Off-Street Parking and Loading Required
 - Section 15-2. General Requirements
 - Section 15-3. Location of Off-Street Parking Facilities
 - Section 15-4. Specification for Off-Street Parking Areas
 - Section 15-5. Computation for Required Spaces
 - Section 15-6. Stacking Requirements for Drive-Through Facilities
 - Section 15-7. Off-Street Parking Requirements for automobiles and bicycles
 - Section 15-8. Mobility Impaired Accessible Parking
 - Section 15-9. Specific Requirements related to the Storage of Recreational Vehicles and Trailers
 - Section 15-10. Specific Requirements related to Commercial Vehicles in Residential Zoning Districts
 - Section 15-11. Parking and Storage of Inoperable and Unlicensed Vehicles
 - Section 15-12. Off-Street Loading General Requirements
 - Section 15-13. Off-Street Loading Specific Requirements
-

Section 15-1. Off-Street Parking and Loading Required

Subject to the limitations herein and elsewhere in this Ordinance, off-street parking and loading facilities shall be permitted as an accessory use in all zoning districts. All uses, buildings, structures, and building additions established after the effective date of this Ordinance, shall provide accessory parking and loading facilities in the amount and manner specified herein.

Section 15-2. General Requirements

1. Previously Issued Building Permits

Where a building permit has been issued prior to the effective date of this Ordinance, and construction has begun within one year of such issuance and diligently pursued thereafter, parking and loading facilities may be provided in the amounts required for the issuance of the building permit regardless of any different amounts required by this Ordinance.

2. Change of Use or Intensity of Use

Where the use of an existing building or structure is changed; or where the intensity of a use is increased through addition of dwelling units, gross floor area, or other units of measurement, parking and loading facilities shall be provided for the increase required for the new use or the increase in intensity.

3. No Reduction of Existing Parking and Loading Facilities

Accessory off-street parking facilities in existence on the effective date of this Ordinance and located on the same lot as the building or use served shall not hereafter be reduced below the requirements for this Ordinance.

4. Additional Parking and Loading Facilities for Existing Uses

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use or building, provided such parking or loading facilities either meet all regulations of this Ordinance governing the location, design, amount, and operation of such facilities, or bring the existing lot into closer conformity with the standards prescribed herein. The establishment of additional parking facilities, including the expansion of existing parking lots, shall require an improvement location permit.

5. Type of Facilities

AVON ZONING ORDINANCE

Off-street parking and loading facilities for all types of uses may be provided in either paved surface lots, under ground, including under a building or structure, or in parking structures conforming to the provisions of this Ordinance.

6. Parking Plan Required

An application for an improvement location permit for a commercial, industrial, or multi-family development or remodel, shall include a parking site plan, drawn to scale and fully dimensioned, showing all proposed parking or loading facilities to be provided.

Section 15-3. Location of Off-Street Parking Facilities

Except for Town owned property, off-street parking and loading facilities shall be located on the same lot as the use for which it is provided. In the residential districts, off-street parking facilities shall not be located in any required yard. (*This provision shall not be interpreted to prevent the parking of vehicles on driveways which, may cross through a required yard.*) In the commercial and industrial districts, off-street parking facilities may be located in any yard. However, no such facility shall be located closer than five (5) feet from any side or rear property line or ten (10) feet from any right-of-way line, provided that parking facilities shall not be located closer than twenty (20) feet from any right-of-way line along US 36, Dan Jones Road, or State Route 267. No customer or employee parking shall be permitted on driveway approaches, landscaped areas, cross access driveways, frontage roads, adjacent alleys, streets, public right-of-ways, or vacant lots, except as authorized below.

1. Special Location Provisions

Notwithstanding the foregoing provision for on-site parking, off-street parking may be provided off-site in the following limited circumstances.

- A. In all commercial districts, parking facilities may be located within three hundred (300) feet of the building they are required to serve.
- B. In all industrial districts, parking facilities may be located within six hundred (600) feet of the building they are required to serve.
- C. The distances specified above shall be measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

2. Shared or Collective Off-Street Parking

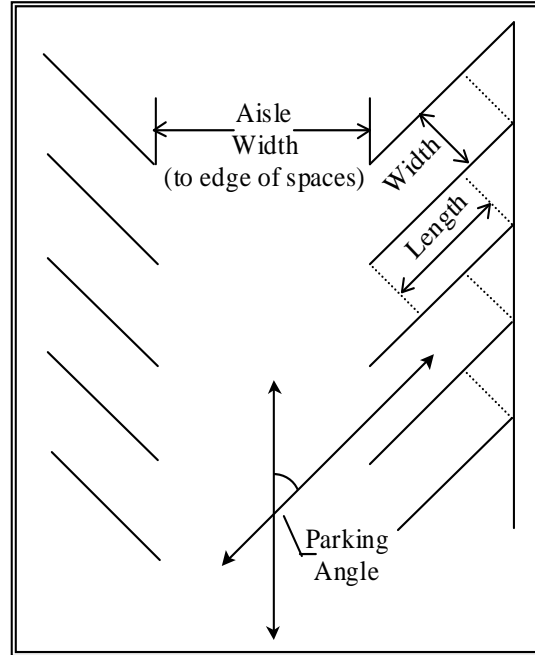
- A. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each such use, and further provided, that such collective facilities meet all regulations governing location of accessory parking spaces in relation to the use served.
- B. The Plan Commission may authorize up to a twenty-five percent (25%) reduction of the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of operation do not substantially overlap. The property owners involved in the shared off-street parking facility shall provide, along with the required development plan, the following:
 - (a) Sufficient data to indicate that there is not a substantial conflict in the principal hours of operation of the uses.
 - (b) A legal agreement approved by the Town Attorney guaranteeing that the parking spaces shall be maintained so long as the uses requiring parking are in existence or unless the required parking is provided elsewhere in accordance with this Chapter. The instrument shall also be recorded with the Hendricks County Recorder's Office.
- C. Approval of any such shared parking agreement shall be considered a waiver request, and shall be evaluated in accordance with the provisions of Chapter 4-8(7)D

AVON ZONING ORDINANCE

Section 15-4. Specifications for Off-Street Parking Areas

1. Size and Access

- A. The dimension of a required off-street parking space shall be as set forth below.
- B. Each required off-street parking space shall open directly upon an aisle or driveway in such a width and design as set forth below to provide safe and efficient means of vehicular access to such parking space. No portion of a street or alley may be used in computing such aisle or access area. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street.



Standards for Parking Spaces, Aisles and Parking Bays				
Angle of Parking	Width of Space	Vertical Clearance	Depth of Space	Width of Aisle One way/two way
45	10.0'	8.0'	20.0'	15'.0"/24.0'
60	10.0'	8.0'	20.0'	18'.0"/24.0'
90	10.0'	8.0'	20.0'	24'.0"/24.0'
Parallel	12.0'	8.0'	24.0'	14.0'/22.0'
Aisle with no parking (drive-through)	NA	NA	NA	12.0'/24.0'

- C. A minimum of the first twenty (20) feet of a drive shall be kept free from parking maneuvers.
- D. The minimum turning radius of all parking drives shall be ten (10) feet.

2. Grading, Surfacing and Striping.

A. Grading

Off-street parking lots or areas shall be graded for proper drainage. No area of any parking lot or structure, excluding access ramps, shall have a slope in excess of five percent (5%). No ramp shall have a slope in excess of eight percent (8%). The minimum grade for all off-street parking lots or areas shall be one percent (1%).

B. Surfacing

- (a) Off-street parking lots or areas shall be fully improved with a hard surface pavement such as bituminous asphalt or concrete material capable of carrying a wheel load of four thousand (4,000) pounds. Such lots or areas shall be maintained at all times in a manner to prevent the release of dust and to be free of trash and debris.
- (b) Gravel parking lots may be approved only by the Board of Zoning Appeals through the special exception process. In its review of a special exception for gravel parking lot, the Board shall consider the practical difficulty in developing a paved lot on the property, the location of the proposed gravel lot, and the time period for which the gravel lot will be used.

AVON ZONING ORDINANCE

C. Striping

Striping of the surface to define each parking space shall be provided and visible at all times.

3. Wheel Stops

Pedestrian walkways adjacent to off-street parking spaces shall be protected from encroachment or intrusion of vehicles through the use of wheel stops. Wheel stops shall have a minimum height of six inches above the finish surface of the parking area, be properly anchored, and continuously maintained in good condition. Wheel stops shall not be required when adjacent to pedestrian walkways greater than six (6) feet in width.

4. Landscape Islands

All rows of parking spaces shall be provided a terminal island and at least one island at least every fifteen (15) parking spaces. Islands shall have concrete curbs and at least 130 square feet of area to protect parked vehicles, provide visibility, and confine moving traffic to aisles and driveways. Such islands may be used toward the requirement for interior parking lot landscaping, or divider medians may be substituted for terminal islands according to the standards set forth in Section 16-10(2).

5. Curbing

- A. Off-street parking lots or areas shall provide concrete curbing along perimeter of the parking area and along any interior island. Where drives cross the perimeter of a parking lot, curbing shall be one (1) inch in height (see Town of Avon Standards).
- B. Where necessary, all parking spaces shall be provided with wheel stops or other devices to insure that motor vehicles do not encroach beyond a parking space or into a required yard or landscaping.
- C. Off-street parking lots or areas shall have no pavement or curbing located closer than five (5) feet from any property line unless it can be specifically demonstrated that the intent is to extend the parking to adjoining properties. A parking plan must be submitted and approved during the review process that shows how the extension of parking will occur.
- D. In all commercial and Industrial districts shall maintain a minimum five (5) foot separation from the wall of a Building

6. Sight Clearance

At points of ingress and egress for off-street parking areas, no structure, parked vehicle, sign, or plant material shall obstruct the vision clearance requirements set forth in Chapter 13, Section 13-1[7].

7. Use

- A. Accessory off-street parking facilities required herein shall be utilized solely for the parking of passenger automobiles or light trucks of less than one-ton capacity, of patrons, occupants, or employees of specified uses.
- B. Unless otherwise authorized by this Ordinance, off-street parking lots or areas shall not be used for the sale, repair, dismantling, or serving of any vehicles, equipment, materials, or supplies.

8. Illumination

Parking lot or area illumination shall meet the requirements specified in Chapter 14, Section 14-15[3].

9. Pedestrian Circulation

Retail uses, restaurants, and other uses where there is anticipated to pedestrian traffic shall provide a five (5) foot perimeter sidewalk within ten (10) feet of the building on all sides of the

AVON ZONING ORDINANCE

structure adjacent to the parking area, and on all sides of the building where direct public access is provided to the building.

Section 15-5. Computation of Required Spaces

1. Basis for Computation

The total number of required parking spaces shall be based upon the parking requirement stated for the principal use of the zoning lot in question except that where residential uses and non-residential uses occupy the same zoning lot, the number of parking spaces for the residential uses shall be calculated separately from, and in addition to, the parking requirements for the non-residential uses.

2. Fractional Spaces

When the determination of the number of required parking spaces results in the requirement of a fractional space, any fraction shall require one additional parking space.

3. Bench Seating

In places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty-two (22) inches of such seating facility shall be counted as one seat for the purpose of determining the requirement for off-street parking facilities under this Ordinance.

Section 15-6. Stacking Requirements for Drive-Through Facilities

1. Every drive-through facility shall provide stacking spaces in the amount prescribed below. The stacking spaces shall be designed so to not interfere with the ingress and egress of the off-street parking provided on the site.

Type of Use	Stacking Spaces Required (per lane)
Bank Teller	4
Automated Teller	3
Restaurants	6
Car Wash Automated	6
Car Wash Non-automated	3
Pharmacies	3
Gas Stations	2
Others not Listed	As determined by the Plan Commission

2. Each stacking space must be twenty (20) feet long, and each lane of stacking spaces must be at least twelve (12) feet wide. Lane widths should be delineated with pavement markings. However, individual spaces within the lane need not be marked.
3. Each drive-through lane shall further be provided with a by-pass lane at least twelve (12) feet in width. Such lane need not be marked.

Section 15-7. Off-Street Parking Requirements

The off-street parking requirements applicable in each district shall be provided as follows.

1. Required Spaces - Automobiles

The minimum automobile off-street parking for a use shall be provided at the rate set forth below.

AVON ZONING ORDINANCE

Residential Uses	Number of Spaces Required
Dwellings, Single Family Detached	2 spaces per dwelling unit.
Townhouses (single family attached)	2 spaces per dwelling unit, plus 0.5 space per/du for guest parking ¹ .
Two Family	2 spaces per dwelling unit.
Dwellings, Multiple Family	1.5 spaces per dwelling unit, plus 0.5 space per/du for guest parking ¹ .
Mobile home	1.5 spaces per dwelling unit.
Mobile home park office	1 space per 153 Sq. Ft. of gross floor area.
Mobile home park recreation buildings	1 space per 300 Sq. Ft. of gross floor area.

Institutional Uses	Number of Spaces Required
Auditorium, theater (not including outdoor theater) or other place of assembly	1 space for every 5 seats of capacity.
Colleges or Universities	1 space for every 4 students based on maximum enrollment.
Assisted Living Facilities	1 space per every two beds, plus 1 space per employee, limited to employees on greatest shift.
Independent Living Facilities	0.8 spaces per dwelling unit; plus 1 space per employee on largest shift
Child Care Facilities	1 space per 10 children (at capacity), plus 1 per employee on the largest shift, plus 1 for each van or bus regularly parked on the property.
Hospitals	1 space per 2 beds, plus 1 space per physician with privileges, plus 1 space for every 2 employees, including nurses.
Places of Worship	1 space for every 5 seats in the main auditorium, sanctuary, nave or similar place of assembly and other rooms (gymnasiums, classrooms, offices) which are to be occupied simultaneously.
Schools - Elementary	2 spaces per classroom, plus 1 space per 200 Sq. Ft. of area devoted to offices, plus 1 space for every 5 seats in the main auditorium
Schools- High school	1 space for each classroom, plus 1 space per 200 Sq. Ft. of area devoted to offices, plus 1 space for every 5 students based on maximum enrollment. (For auditoriums: 1 space for every 5 seats)
Billiard Halls	2 spaces per billiard table
Bowling Alleys	4 spaces per 1,000 Sq. Ft. of gross floor area.
Children Indoor Amusement Parks	1 space for every 125 Sq. Ft. of gross activity area.
Community or Recreation buildings	1 space for every 200 Sq. Ft. of gross activity area.
Cultural Institutions	1 space for every 400 Sq. Ft. of gross floor area.
Golf Courses and Driving Ranges	1 space for every 400 sq. ft. of gross floor area in the main building or club house, plus 1 space for every 2 practice tees in the driving range, plus 4 spaces for each green.
Gymnasiums, Health Clubs and Pools - indoors	1 space for every 250 Sq. Ft. of gross activity area,
Libraries	1 space for every 400 Sq. Ft. of gross floor area.
Parks – outdoor	A minimum of 2 spaces, plus 1 space for every 1/2 acre.
Neighborhood Recreational Areas	1 space for every 10 lots served.
Taverns or Clubs	1 space for every 125 Sq. Ft. of gross floor area.
Theaters - indoor	1 space for every 4 seats.
Theaters - outdoor	1 space per ten percent (10%) of designed capacity.

Commercial and Office Uses	Number of Spaces Required
Bed and Breakfast Establishments	1 space per guest room, plus 2 spaces for the dwelling.
Camp grounds	1 space for every utility hookup.
Hotels or Motels	1 space per guest room, plus

AVON ZONING ORDINANCE

Commercial and Office Uses		Number of Spaces Required
		1 space per 200 sq. ft. of area devoted to public meeting areas and offices.
Automotive Repair Shops		4 spaces per service bay, plus 1 space for every 200 Sq. Ft. of accessory retail.
Automotive and Recreational Vehicular Sales Lots		1 space for every 200 Sq. Ft. of gross floor area, plus 1 space for every 6,000 Sq. Ft. of vehicle display areas.
Automotive Fuel Stations		2 spaces per pump, plus 1 space for every 200 Sq. Ft. of accessory retail.
Banks and Financial Institutions		1 space for every 250 Sq. Ft. of gross floor area.
Car Washes		One space per employee on largest shift, plus stacking spaces. (See Sec. 15-6)
Funeral Homes		1 space for every 4 seats in each chapel or parlor, plus 1 space for every company vehicle. However, in no event shall the use provide less than 50 spaces.
Furniture and Appliance Stores		1 space for every 500 Sq. Ft. of gross floor area.
Groceries		1 space for every 250 Sq. Ft. of gross floor area.
Laundromats		1 space for every 100 Sq. Ft. of gross floor area.
Medical and Dental Offices		1 space per 250 Sq. Ft. of gross floor area.
Nurseries, Building Material yards, Equipment Rental, and similar uses		1 space for every 500 Sq. Ft. of gross floor area.
Offices, including Government Buildings		1 space per 750 Sq. Ft. of gross floor area.
Outdoor recreational facilities		1 space per 500 square feet of gross activity area, plus 1 space per 100 square feet of gross floor area devoted to swimming pools.
Restaurants		
	Class A	1 space for every 3 seats plus one per employee on the largest shift.
	Class B	1 space for every 2.5 seats plus one space per employee on the largest shift. Minimum 10 spaces.
Retail Establishments		1 space per 250 Sq. Ft. of gross floor area.
Retail Establishments/Shopping Centers	0-400,000 Sq. Ft.	1 space per 250 Sq. Ft. of gross floor area.
	400,001-600,000 Sq. Ft.	1 space per 225 Sq. Ft. of gross floor area. ²
	600,000 Sq. Ft. and above	1 space per 200 Sq. Ft. of gross floor area. ²
Retail Service Establishments		1 space per 225 Sq. Ft. of gross floor area.
Trade or Commercial Schools		1 space for each employee, plus 1 space for each 2 students based on maximum enrollment.

Industrial Uses	Number of Spaces Required
Industrial and Manufacturing Uses	2 spaces per every 3 employees, plus 1 space per company vehicle.
Utility and Service Buildings and Uses	2 spaces per every 3 employees, plus 1 space per company vehicle.
Warehousing and Wholesaling	2 spaces per every 3 employees, plus 1 space per company vehicle.

- Note: 1. Parking spaces located within garages or driveways shall not count toward the guest parking requirement.
2. A property owner may provide off-street parking in excess of the minimum requirement up to but not to exceed an additional fifteen percent (15%) of the minimum requirement. For increases above fifteen percent (15%), a property owner is required to demonstrate a need for the additional parking in his parking plan and be subject to approval by the Plan Commission, as per the provisions of Chapter 4-8(7)D.

2. Required Spaces - Bicycles

Bicycle parking spaces shall be provided in accordance with the requirements set forth as follows:

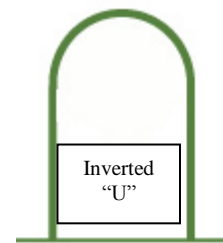
AVON ZONING ORDINANCE

A. Location and Placement Standards:

1. Bicycle parking shall be located as close or closer than the nearest car parking space to the building entrance, other than those spaces for persons with disabilities.
2. Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the American with Disabilities Act of 1990.
3. Bicycle racks shall not block the building entrance or inhibit pedestrian flow.
4. Bicycle racks shall be located to protect bicycles from damage from automobiles.
5. All bicycle racks shall be designed to minimize visual clutter and be maintained in good condition.
6. All bicycle racks shall be securely anchored to the ground.

B. Design Standards:

1. Each bicycle rack shall be designed to accommodate a minimum of two bicycles, one per side parked parallel to the rack. Bicycle racks must be designed as an inverted “U” unless an alternative is approved by the Plan Commission.
2. Bicycle racks shall be designed to resist cutting, rusting, bending and deformation.
3. The surfacing of such facilities shall be designed and maintained to be mud and snow free.
4. Required bicycle parking spaces shall be at least 4 feet wide by 6 feet long.
5. Such space shall have a vertical clearance of at least 6 feet.
6. Bicycle racks shall be placed on 48-inch centers.
7. The minimum required bicycle parking shall be evenly divided between each public entrance to the building. Bicycle racks may be grouped together provided a landscape divider is included once every five (5) bicycle racks. Landscape areas must be a minimum of three (3) feet wide by six (6) feet long and must provide a mix of shrubs and perennials.



C. Required Number

1. Commercial/Non-Residential Uses – A minimum of one bicycle rack shall be provided for every 20 automobile parking spaces required in Section 15-7 (1) provided that each development must have at least one bicycle rack.
2. Multi-Family Uses – One bicycle rack shall be provided for every 8 automobile parking spaces required in Section 15-7(1) provided that each multi-family development must have at least one bicycle rack.
3. In all cases for Section 15-7(2)(C)(1), the maximum number of required bicycle parking spaces shall be 20. Nothing in this ordinance shall prevent a developer from providing bicycle parking beyond the minimum or maximum requirement however, the development standards herein shall still apply.

- D. A reduction in the minimum required automobile parking may be approved by the Plan Commission equal to the number of required bicycle parking spaces provided. Standards for ADA parking must still be provided based on the required minimum in Section 15-8 (1).

AVON ZONING ORDINANCE

- E.** When the intensity of use of any building, structure or premises shall be increased through additional number of dwelling units, gross floor area, seating capacity or other units of measurement that requires additional automobile parking spaces, bicycle parking as required herein shall be provided for the increased number of automobile spaces required by the increase or change in intensity of use. If the increase requires additional parking spaces of 35% or more of the existing total, bike parking shall be provided for the total number of parking spaces on site.

Section 15-8. Mobility-Impaired Accessible Parking

The Town of Avon encourages all developments that serve the public to provide parking facilities that are accessible to people with disabilities. In accordance with this goal, accessible parking shall be provided for any building or use initiated after the effective date of this Ordinance according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law.

3. Required Spaces

Accessible parking spaces shall be provided at the rate listed below.

Total Off-Street Parking Spaces Provided	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total parking spaces provided
over 1,000	20 plus 1 space for each 100 parking spaces over 1,000

4. General Requirements

- A.** The dimensions of accessible parking spaces and applicable aisles shall conform to ADA standards for accessible design.
- B.** One in every eight accessible spaces, but not less than one shall be served by an access aisle eight (8) feet wide minimum and shall be designated as van accessible.
- C.** Every accessible parking space shall be located in closest proximity to the most accessible entrance of the principal building.
- D.** The ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12.
- E.** The vertical clearance for accessible parking spaces shall be no less than eight (8) feet and two (2) inches, and the vertical clearance for passenger loading zones shall be no less than nine feet (6) six and six (6) inches.
- F.** All accessible spaces shall be designated by the international access symbol. Signs shall be placed a minimum of five one half (5 ½) feet above ground level so as not to be obscured by parked vehicles. The mobility-impaired symbol shall also be painted on the ground to the rear of the parking space.

AVON ZONING ORDINANCE

Section 15-9. Specific Requirements related to the Storage of Recreational Vehicles and Trailers

The following requirements shall apply to the parking of storage or recreational vehicles and trailers in residential districts.

1. Recreational vehicles and trailers may be parked or stored in permitted accessory buildings.
2. Recreational vehicles and trailers may be parked or stored in the open provided no part of such vehicle or trailer shall project into any required side or rear yard (setback) and shall be parked on a hard asphalt or concrete surface. Recreational vehicles and trailers may be parked on a driveway, provided they do not block the garage or any required parking space. A recreational vehicle or trailer shall not be parked in the open in a front yard or blocking any public right-of-way or sidewalk.
3. Not more than one (1) recreational vehicle or trailer shall be parked or stored in the open on a lot at any one time.
4. Parked or stored recreational vehicles and trailers shall not be occupied or used for living, sleeping or housekeeping purposes.
5. Recreational vehicles may be parked in a required parking space on a driveway or on a residential street for visitation purposes for a time period not to exceed seven (7) days in duration, with a maximum total of 14 cumulative days per year. At no time shall generators or motors run. Trailers are prohibited on residential streets at all times.
6. Nothing in this ordinance shall be construed to convey a right to a private property owner to violate a covenant restriction or agreement, which runs with the land, or to violate the bylaws of the owner's Homeowners Associations (HOA). Property Owner's should consult their HOA and their real estate title documents in order to satisfy themselves that no violation has occurred.

Section 15-10. Specific Requirements related to Commercial Vehicles in Residential Zoning Districts

The parking of a commercial, self-propelled vehicle in a residential zoning district shall be prohibited, except that one commercial vehicle of not more than three (3) tons capacity may be parked on any lot on which there is located a principal building, provided, however, that such vehicle is parked in an enclosed garage or accessory building, and is used by an occupant on the premises. This requirement shall not be interpreted to prohibit commercial vehicles from temporary loading in any residential district.

Section 15-11. Parking and Storage of Inoperable, Unlicensed Vehicles

Automotive vehicles or trailers of any type without current license plates or in an inoperable condition so as to be deemed dead storage shall be prohibited in residential districts other than within completely enclosed buildings, and shall not be parked or stored in any zone district unless specifically authorized under the terms of this Ordinance.

Section 15-12. Off-Street Loading General Requirements

1. Location

The following requirements shall pertain to the location of loading berths.

- A. All required loading berths shall be located on the same zoning lot as the use served.
- B. All loading berths shall be screened from view by a uniformly solid fence, wall, or densely planted, mature shrubbery or any combination thereof, not less than six (6) feet in height. The only breaks in such fence, wall, or shrubbery shall be for vehicular access.
- C. No permitted or required loading berth shall be located within thirty (35) feet of the nearest point of intersection of any two streets.

AVON ZONING ORDINANCE

- D. No loading berth shall be located in a front yard.
- E. No pavement or curbing shall be located closer than five (5) feet from any property line unless it can be specifically demonstrated that the intent is to extend the loading to adjoining properties. A plan must be submitted and approved during the review process that shows how the extension of loading will occur.

2. Size

Unless otherwise specified, a required off-street loading berth shall be as follows:

- A. For local pick up and delivery trucks: Twelve (12) feet in width by thirty (30) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least twelve (12) feet.
- B. For over-the-road tractor-trailers: Fourteen (14) feet in width by sixty (60) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.

3. Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, and shall be subject to approval by the Zoning Administrator or the Plan Commission, whichever the case may be.

4. Surfacing

All off-street loading berths shall be surfaced with a bituminous asphalt or concrete material capable of bearing a live load of two hundred (200) pounds per square foot.

5. Repair and Service

No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities, except washing of accessory vehicles and emergency repair service necessary to start vehicles.

6. Utilization

Space allocated for off-street loading use shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

7. Minimum Facilities

Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum prescribed, shall provide adequate receiving facilities accessible by motor vehicles off any adjacent alley, service, drive, or open space on the same lot.

Section 15-13. Off-Street Loading Specific Requirements

The requirements for off-street loading facilities shall be as follows, provided that loading spaces shall not be required for uses which do not receive or transmit goods or wares by truck delivery.

Use Type		Number of Spaces Required
Retail/ Commercial		
	7,500 - 75,000 sq. ft. of gross floor area	1 loading space
	each additional 50,000 sq. ft. of gross floor area	1 loading space
Office		
	10,000 - 100,000 sq. ft. of gross floor area	1 loading space
	each additional 100,000 sq. ft. of gross floor area	1 loading space

AVON ZONING ORDINANCE

Use Type		Number of Spaces Required
Institutional and Recreational		
	10,000 - 100,000 sq. ft. of gross floor area	1 loading space
	each additional 75,000 sq. ft. of gross floor area	1 loading space
Industrial		
	5,000 - 25,000 sq. ft. of gross floor area	1 loading space
	25,000 - 75,000 sq. ft. of gross floor area	2 loading space
	each additional 50,000 sq. ft. of gross floor area	1 loading space