

City of Battle Creek
Chapter 1284 Parking Requirements
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CHAPTER 1284 OFF-STREET PARKING, INGRESS AND EGRESS, AND LOADING REQUIREMENTS

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1284.01 PURPOSE

The purpose of this chapter is intended to provide efficient and safe access management and adequate parking areas for specific uses as well as promote the efficient use of land. It also seeks to prevent the adverse environmental impacts of large paved areas to the City.

1284.02 GENERAL REQUIREMENTS

- (a) In all districts, except for in the C-4 and C-7 zoning districts, off-street parking spaces shall be provided at the time a building is erected, converted in use, or where floor space is increased by more than 10%, except as otherwise provided in this Chapter or unless otherwise approved by the Zoning Administrator.
- (b) Off-street parking spaces shall comply with this Chapter, Chapter 1285 Landscaping, and Chapter 1294 Site Plan Review, unless otherwise approved by the Zoning Administrator.
- (c) Required parking may be provided off-site on non-residential zoned property on a lot or lots where there is a lease or shared parking agreement to accommodate parking, provided that such arrangement is approved by the Zoning Administrator. Any lease or shared parking agreement must include a provision that requires notification to the Zoning Administrator of any change in terms of the agreement or expiration of the agreement. Off-site parking must be within a convenient walking distance of the building entrances, as determined by the Zoning Administrator.
- (d) Parking spaces may be provided by Special Use Permit as outlined in Chapter 1290.01(b)(13).
- (e) No commercial repair work, servicing or selling of any kind shall be conducted on any required off-street parking area unless an approved use for that district and only when the parking lot meets all minimum standards for parking requirements.

1284.03 DESIGN AND CONSTRUCTION REQUIREMENTS

- (a) Parking areas shall be designed and marked as to provide for orderly and safe movement and storage of vehicles.
- (b) There shall be provided, at the time a building is erected, sidewalks along any street rights-of-way unless grade, topography, connectivity, or other conditions exist that prohibits the installation of said sidewalk, at the determination of the Zoning Administrator.

- (c) Parking areas, including drives and maneuvering lanes (excluding single-family, and two-family uses), must maintain a minimum of a 10' setback from any abutting street right-of-way and a 5' setback from abutting property lines. Where multi-family, office, commercial, or industrial uses abut a residential zoning district, a 10' setback must be maintained between any parking area or maneuvering lane. Required parking setbacks must be landscaped in accordance with Chapter 1285 and screened in accordance with Chapter 1298.
- (d) Adequate lighting shall be provided when a parking area is in operation. All lighting shall be so arranged as to reflect light away from residential property adjacent to the area.
- (e) Whenever a parking area with a capacity of four or more vehicles is built, an existing building or parking area is increased by 10% surface area, or parking lot mill and repave projects, such parking area must be laid out and maintained in accordance with the following standards showing by way of an approved site plan required by Chapter 1294 Site Plan Review:
- (1) Surfaces of all parking areas and drives must be surfaced with asphalt, concrete, or other smooth, durable hard surface approved by the Zoning Administrator, installed at no less than the minimum industry standards for thickness and weight rating.
 - (2) All parking areas must be approved for stormwater drainage by the Department of Public Works in accordance with the Stormwater Technical Manual and be graded/sloped at minimum of 2% and maximum of 5% unless otherwise approved by the Department of Public Works.
 - (3) In addition to any other regulations required by the Michigan manual of uniform traffic control devices, aisle lane widths, parking space width, and parking space lengths are to be provided as shown in the Table of Off-Street Parking and Layout Standards and figures 1 and 2, unless otherwise approved by the Zoning Administrator. All spaces must have adequate access by means of aisles or lanes and not directly to a street. Aisles for access to all angle parking spaces must have one-way movement only and must be clearly marked as such.

Table of Off-Street Parking Space Layout Standards

Parking Space Angle	Traffic Direction	Aisle Lane Width	Parking Space Width	Parking Space Length
30 to 74 Degrees	One-Way	Min. 16 feet Max. 18 feet	9 feet	
75 to 90 Degrees	Two-Way	Min. 22 feet Max. 24 feet	9 feet	Min. 18.5 feet Max. 20 feet
Parallel	One-Way	12 feet	9 feet with a minimum 4-foot wide maneuvering area between each space	25 feet
	Two-Way	Min. 22 feet Max. 24 feet		

Figure 1

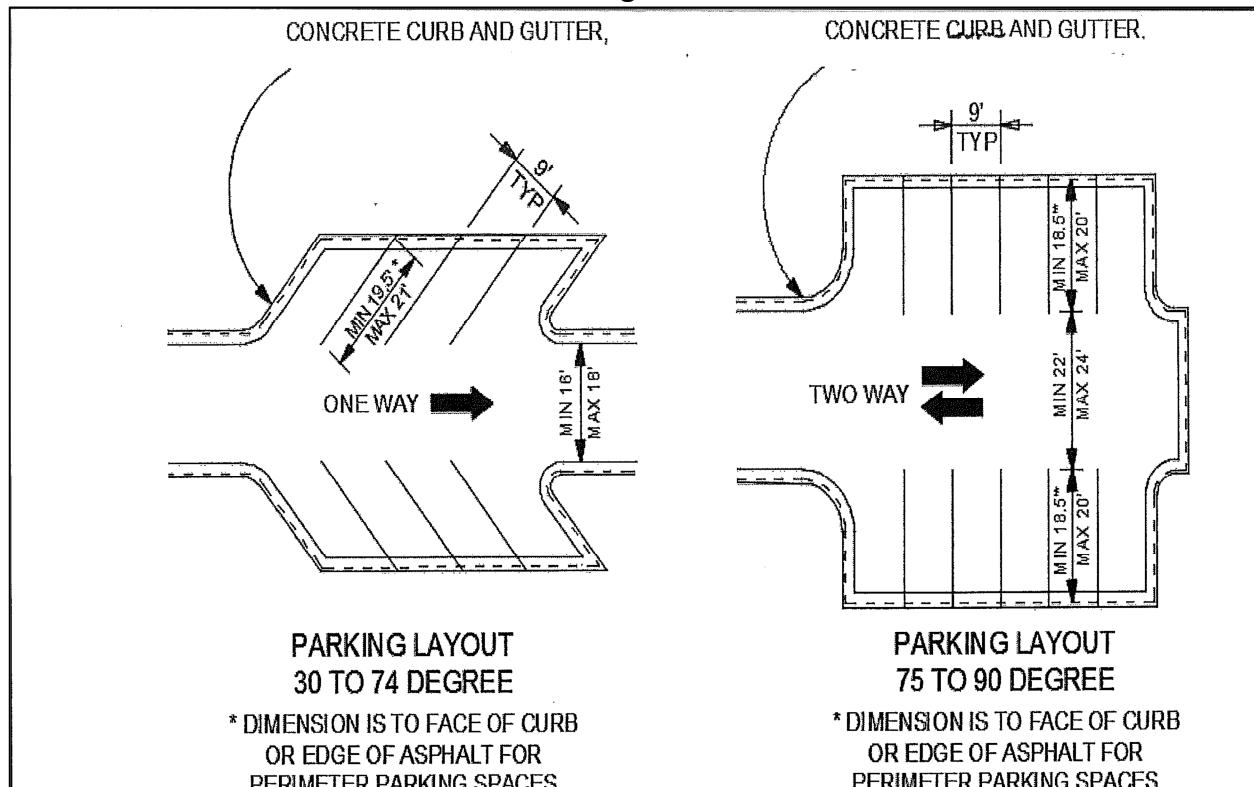
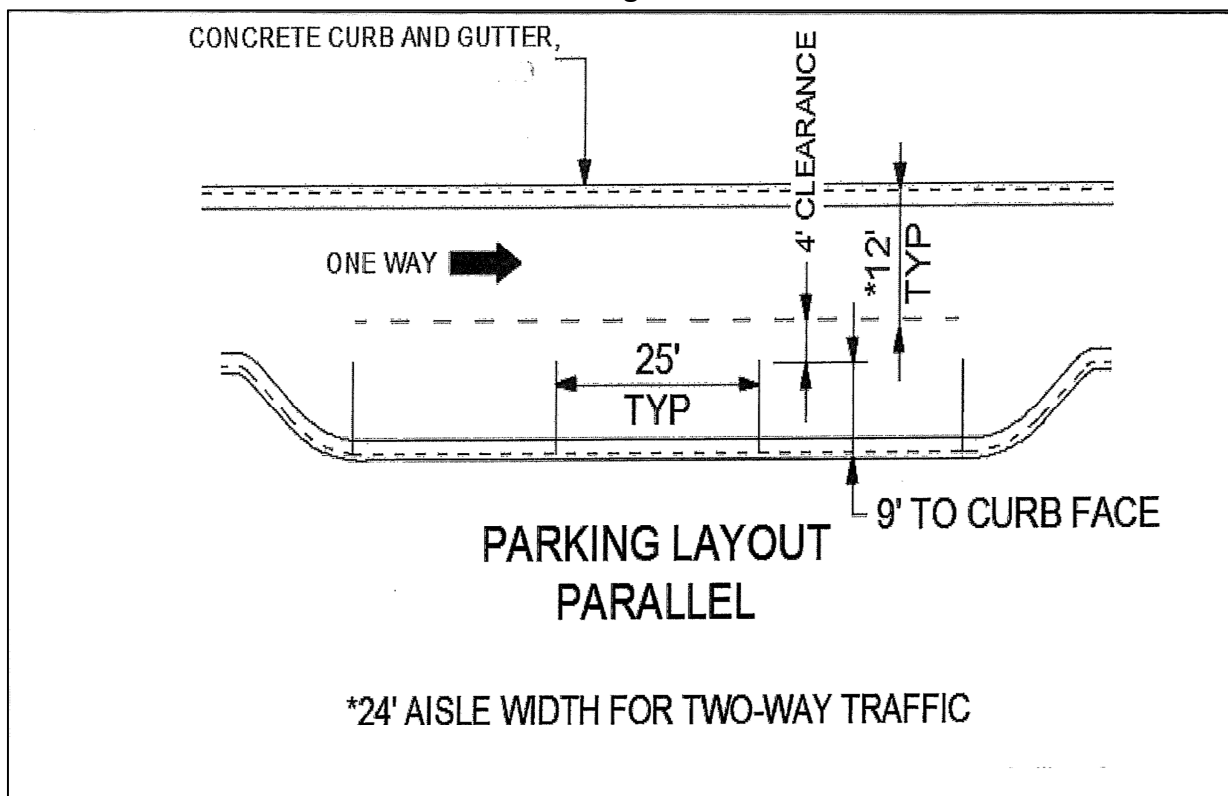


Figure 2



1284.04 RULES FOR CALCULATING REQUIRED NUMBER OF PARKING SPACES

In computing the number of such spaces required, the following rules shall apply:

- (a) Usable Floor Area (UFA). Parking calculations using usable floor area means the total floor area enclosed by exterior walls, excluding such areas that are not accessible or fit for occupancy including but not limited to fixed stairways, ramps, escalators or elevators, or areas used for storage.
- (b) Bench Seating. In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each 30 inches of such seating will be counted as 1 seat. In cases where a place of assembly has both fixed and non-fixed areas, requirements shall be computed separately for each type and added together.
- (c) Employee Calculations. For requirements stated in term of number of employees, the calculation will be based upon the maximum number of employees likely to be on the premises at one time and may include overlap of employees during shift changes.
- (d) Bicycle Parking. A minimum of 4 bicycle parking spaces may be provided in lieu of not more than 1 required automobile parking space in a parking area required by this ordinance, with a maximum reduction of up to 5 automobile parking spaces. Bicycle parking spaces and racks must be located in a convenient and visible area no further from the principle entrance of the building served than the closest automobile parking space. Bicycle parking shall consist of a bicycle rack designed such that the bicycle frame can be locked to the rack.
- (e) Reserve Space Allowed. Where at the outset of development a parking demand can be demonstrated that is less than or more than what is required by this chapter, the difference can be placed in landscaped open space until such time it may be needed.
- (f) Mixed Uses. In the case of mixed uses, such parking spaces shall equal the sum of the spaces required for each separate use. However, the Zoning Administrator may reduce the total number of spaces by up to 30% if it is determined that the operating hours of the uses do not overlap.
- (g) Uses Not Specified. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of a similar nature as determined by the Zoning Administrator.
- (h) Off-Street Parking Space Minimums and Maximums. Parking space requirements and allowances (including those spaces designated for handicap parking usage as required by the US Department of Justice) are listed by use in the following Table of General Off-Street Parking Space Requirements. The Zoning Administrator may allow a 10% adjustment of the following requirements if warranted by property conditions, or when the requested adjustment is supported by a parking study from a qualified engineer. Where fractional spaces result, such parking spaces required shall be construed to be the next nearest whole number.

TABLE OF GENERAL OFF-STREET PARKING SPACE REQUIREMENTS

TYPE OF USE	RANGE OF PARKING SPACES		
	MIN.	MAX.	MEASUREMENT
Dwellings and Other Residential Uses			
Two-Family Dwellings	2.0	4.0	Spaces for each two-family structure.
Multiple-Family Dwellings	1.0	1.5	Spaces for each dwelling unit; plus,
	0.5	0.6	Spaces per each dwelling unit for visitor parking.
Manufactured Housing Communities	2.0	2.0	Spaces per dwelling unit.
	1.0	1.1	Spaces per every 3 dwelling units for visitor parking.
Buildings Converted to Dwellings Outside of the C-7 District.	1.0	1.1	Spaces per dwelling unit.
Elderly Housing Dwellings Units	1.0	1.1	Spaces for each 2 dwelling units; plus,
	1.0	1.1	Spaces per employee on maximum shift.
Apartment Hotels, Dormitories, and Fraternity and Sorority Houses, including Work Release (Halfway) Houses.	1.0	1.1	Spaces per room or resident (whichever is greater).
Rooming and Boarding Houses	1.0	1.1	Spaces per room or resident (whichever is greater).
Adult and Child Group Home Facilities	1.0	1.1	Spaces for each employee on site at any one time as well as the required spaces for the dwelling.
Assisted Living Facilities, Convalescent Homes, Nursing Homes, and Children's Homes	1.0	1.1	Spaces for each 4 beds; plus,
	1.0	1.1	Spaces for each 2 employees on maximum shift.
Bed and Breakfast Inns	2.0	2.0	Spaces for the owner(s) of the bed and breakfast; plus,
	1.0	1.1	Spaces for each guest room.
Institutional Uses			
Adult and Child Daycare Facilities	2.0	2.2	Spaces; plus,

	1.0	1.1	Spaces per 8 adults or children of licensed authorized capacity; plus,
	1.0	1.1	Drop-off spaces per 8 adults or children of licensed authorized capacity.
Churches, Temples and Similar Places of Worship and Related Establishments.	1.0	1.1	Spaces for each 4 seats of capacity.
Essential Public Services	1.0	1.1	Spaces per 100 square feet of UFA
Hospitals	1.8	2.0	Spaces per bed; plus the spaces required per 1,000 square feet of UFA devoted to office, research or other related uses; plus the required spaces for outpatient care centers.
Medical and Dental Offices and Clinics.	4.0	4.4	Spaces per 1,000 square feet of UFA.
Outpatient Care Centers, Urgent Care Facilities or Other Similar Uses.	2.0	2.2	Spaces per exam or outpatient procedure/operating room; plus,
	1.0	1.1	Spaces per room for employee.
Private Clubs and Lodge Halls	1.0	1.1	Spaces for each 3 persons of maximum capacity.
Public and Quasi-public Institutional Buildings, Structures and Uses.	0.5	0.8	Spaces per 3 seats of permitted capacity with fixed seats (e.g., arenas, auditoriums, and stadiums); or
	1.0	1.1	Spaces per 300 square feet of UFA without fixed seats (e.g., community centers).
Schools: Elementary and Middle Schools	1.0	1.1	Spaces for each employee on maximum shift; plus,
	0.5	0.6	Of spaces required for any assembly, auditorium and/or outdoor arena areas; and
	10.0	11.0	Pick-up/drop-off spaces as well as any necessary waiting or loading area for buses.
Schools: High Schools	1.0	1.1	Spaces for each employee on maximum shift plus,
	1.0	1.1	Spaces for each 20 students of capacity; and

	0.5	0.6	Of spaces required for any assembly, auditorium, and/or outdoor arena areas; and
	10.0	11.0	Pick-up/drop-off spaces as well as any necessary waiting or loading area for buses.
Schools: Colleges and Business, Vocational, and Trade Schools.	1.0	1.1	Spaces for each employee plus,
	1.0	1.1	Spaces for each ten students of capacity; and
	0.5	0.6	Of spaces required for any assembly, auditorium, and/outdoor arena areas.
Libraries, Museums, Art Galleries and Centers, and Other Cultural Facilities	1.0	1.1	Spaces per 300 square feet of UFA.
Commercial Uses			
Automobile: Repair Establishments with or without Gas Stations	1.0	1.0	Spaces per 4 seats for restaurants; and
	2.0	2.2	Spaces for each service bay; and
	1.0	1.1	spaces for each employee on maximum shift; and
	1.0	1.1	Spaces per 200 square feet of UFA for retail sales; and
	1.0	1.1	Spaces for each gasoline pump; plus,
	5.0	11.0	Stacking spaces per drive-through lane.
Automobile: New and Used Dealerships and Other Types of Vehicle Dealers (e.g., recreational vehicles, tractors, commercial trucks, etc.)	1.0	1.5	Spaces for each 300 square feet of interior sales area in addition to the spaces dedicated for vehicle sales.
	1.0	1.1	Spaces for each service bay; and
	1.0	1.1	Spaces for each 2 employees on maximum shift.
Automobile: Wash Establishments (automatic)	1.0	1.1	Spaces per employee during peak shift; plus,
	12.0	14.0	Stacking spaces for the initial car wash bay; and
	5.0	7.0	Stacking spaces for each additional car wash bay; or
Automobile: Wash Establishments (manual)	2.0	4.0	Spaces; plus,

	1.0	1.1	Spaces per each employee on maximum shift; and
	2.0	2.2	Stacking spaces per bay.
Automobile: Oil Change Establishments	3.0	5.0	Space; plus,
	2.0	2.2	Stacking spaces per service bay
Barber Shops and Beauty Salons, Including Day Spas	2.0	2.2	Spaces for each chair; plus,
	1.0	1.1	Spaces for each employee on maximum shift.
Conference Centers, Banquet Facilities, Exhibit Halls and Similar Uses	1.0	1.1	Spaces per two persons of capacity authorized by the Building code; or
	10.0	11.0	Spaces per 1,000 square feet of UFA, (whichever is greater)
Convenience Stores	0.5	1.0	Spaces per 150 square feet of UFA, and
	1.0	1.0	Space for each 2.5 seats of on-site seating, and
	1.0	1.1	Space per each employee based upon the peak shift.
Dry Cleaners, Jewelry Stores, Repair Shops, and Similar Uses	5.0	5.6	Spaces for the initial 1,000 square feet; plus,
	1.0	1.1	Spaces for each additional 1,000 square feet; and
	1.0	1.1	Spaces per employee on maximum shift.
Funeral Homes and Mortuary Establishments	1.0	1.1	Spaces for each 50 square feet of UFA in service parlors, chapels and reception areas; plus,
	1.0	1.1	Spaces for each fleet vehicle.
Furniture, Appliance, and Household Equipment Stores	1.0	1.1	Spaces for each 1,000 square feet of UFA; plus,
	1.0	1.1	Spaces for each employee on maximum shift.
Gas Station with or without a Mini-Mart	0.5	1.0	Spaces per 150 square feet of UFA, and
	1.0	1.5	Stacking spaces per each fueling station, and
	1.0	1.0	Space for each 6 seats of on-site seating, and
	1.0	1.0	Space per each employee based upon the peak shift, and
	2.0	3.0	Spaces per each service bay.

	6.0	7.0	Stacking spaces for accessory gas station car washing facility
General Commercial and Retail Sales Establishments *Excluding Convenience Stores and Liquor Stores of Less than 5,000 Square Feet in FA	5.0	5.0	Spaces; and
	2.5	4.0	Spaces per 1,000 square feet of UFA for stores up to 25,000 square feet of FA; and
	1.0	3.0	Spaces per each additional 1,000 square feet of UFA for stores greater than 25,000 square feet of UFA such as shopping centers, discount stores, club warehouses, home improvement centers and grocery stores; and
	0.0	0.3	Spaces per 1,000 square feet of UFA of outdoor display and sales areas.
Hotels and Motels	1.0	1.1	Spaces per guest room; plus,
	10.0	11.0	Spaces per 1,000 square feet of UFA of lounge, restaurant, conference, banquet rooms or exhibit space (if the majority of the patrons are expected to be hotel/motel guests) or the individual standards.
Kennels or Boarding Areas	5.0	6.0	Spaces; plus,
	1.0	1.1	Spaces per employee on maximum shift.
Liquor Stores (Sale by Package)	1.0	2.0	Spaces per 150 square feet of UFA, and
	1.0	1.1	Space per each employee based upon the peak shift.
Lumberyards/Stores	3.0	3.3	Spaces per 1,000 square feet of UFA
	0.0	0.3	Spaces per 1,000 square feet of UFA of outdoor display and sales areas.
Mini-Self-Storage Warehouse	3.0	3.3	Spaces; plus,
	1.0	1.1	Spaces per employee on maximum shift.
Restaurants: Bars, Taverns, and Lounges w/o Commercial Kitchens	10.0	15.0	Spaces per 1,000 square feet of UFA; plus,

	1.0	1.1	Spaces per employee on maximum shift.
Restaurants: Fast Food, Drive-through, and Drive-in	15.0	20.0	Spaces per 1,000 square feet of UFA, excluding the areas used for food preparation; plus,
	5.0	7.0	Stacking spaces per lane from the location where orders are placed.
	1.0	1.1	Spaces per employee on maximum shift.
Restaurant: w/ Commercial Kitchens	15.0	25.0	Spaces per 1,000 square feet of UFA, excluding the areas used for food preparation; plus,
	1.0	1.1	Spaces per employee on maximum shift and the spaces required for bars, taverns, or lounges and/or banquet or meeting rooms.
Restaurant: Carry-Out and Open Front Window	5.0	7.0	Spaces; plus,
	1.0	1.1	Spaces per employee on maximum shift.
Restaurant: Coffee, Tea, and Cafés	1.5	2.0	Spaces per 125 square feet of UFA.
	1.0	1.1	Spaces per employee on maximum shift.
Self-Serve Laundry (Laundromat)	1.0	1.1	Spaces for each 2 machines.
Studios for Photography, Dance, Music, Art and Similar Uses	3.0	3.3	Spaces per 1,000 square feet of UFA; plus,
	1.0	1.1	Spaces per employee.
Theaters, Cinemas, and Auditoriums	1.0	1.1	Spaces per three seats.
Video Arcade	1.0	1.1	Spaces per 100 square feet of UFA; or
	6.0	6.6	Spaces (whichever is greater)
Video Rental Stores	10.0	11.0	Spaces per 1,000 square feet of UFA
Office: General	4.0	6.0	Spaces per 1,000 square feet of UFA
Office: Professional	5.0	6.0	Spaces per 1,000 square feet of UFA
Banks, Credit Unions, and Similar Financial Establishments	1.0	1.5	Spaces per 200 square feet of UFA; plus,
	1.0	1.1	Stacking spaces for each drive-up teller and each ATM; and

	1.0	1.1	Spaces per employee on maximum shift.
Banking Centers Separate from a Financial Establishment (including ATM's)	4.0	4.4	Parking spaces for walk-up banking centers; or
	4.0	4.4	Stacking spaces per lane for drive-through banking centers
Veterinary Offices, Clinics and Hospitals	4.0	4.4	Spaces per 1,000 square feet of UFA, plus the required spaces for kennels or boarding areas.
Industrial Uses			
Light and General Manufacturing, Research Establishments, Testing labs and Development Centers	2.0	5.0	Spaces; plus,
	1.0	1.1	Spaces per employee on maximum shift; and the spaces required for any office or sales area.
Utility Substations, Including Wireless Telecommunication Facilities	2.0	2.0	Spaces for each substation.
Warehousing Establishments	2.0	5.0	Spaces; plus,
	1.0	1.1	Spaces per employee on maximum shift; and
	1.0	1.1	Spaces for each vehicle to be stored on the premises.
Recreational Uses			
Batting Cages	1.0	4.0	Spaces per batting cage.
Bowling Alleys	2.0	5.0	Spaces for each alley; plus the parking for accessory uses as provided herein.
Fitness Centers and Health Clubs	5.0	5.5	Spaces per 1,000 square feet of UFA; plus the required parking spaces for swimming pools, courts, other ancillary uses.
Golf Driving Ranges	1.0	2.0	Spaces per 2 tees plus the parking required for other uses on the site.
Golf Courses (public or private)	5.0	6.6	Spaces for each golf hole; plus,
	1.0	1.1	Spaces for each employee; and the spaces required for each ancillary use.
Miniature Golf Courses	5.0	6.6	Spaces for each golf hole; plus,

	1.0	1.1	Spaces for each employee; and the spaces required for ancillary uses.
Municipal Recreation Centers	5.0	8.0	Spaces per 1,000 square feet of UFA; plus the spaces required for outdoor courts, field and facilities.
Racquetball/Tennis Courts	2.0	3.0	Spaces per court.
Stadiums, Sports Arenas, and Rolling or Ice Skating Rinks	1.0	1.1	Spaces per 3 persons of capacity authorized by the Building Code.
Swimming Pools	1.0	1.1	Spaces per 3 persons of capacity authorized by the Building Code.
Swimming Pool Clubs, Tennis Clubs, and Similar Uses Privately Operated	1.0	1.1	Spaces for each 2-member families; plus spaces as required for each accessory use, such as restaurant.

1284.05 INGRESS AND EGRESS.

The purpose of this section is to establish guidelines for the location and design of driveways that can be used for new construction in undeveloped areas and for redevelopment of existing developed areas within the office (O-1), transitional business (TB), commercial (C-1, C-2, C-3, C-5, and C-6) and industrial (I-1 and I-2) districts. The objectives of these requirements are to reduce the frequency of conflicts between vehicular movements and to increase the spacing between conflict points, thereby providing motorists with increased decision process time, which will increase safety and assure smoother traffic flow.

Plans for development shall meet the following standards unless otherwise approved by the City Traffic Engineer or Zoning Administrator:

- (a) Turn Prohibitions. Left turns may be prohibited to and/or from driveways if any of the following circumstances exist: inadequate corner clearance; inadequate sight distance; or inadequate driveway spacing.
- (b) Relationship to Opposing Driveways. To the extent reasonably possible, driveways shall be aligned with driveways on the opposite side of the street.
- (c) Sight Distance. Adequate sight distance shall be ensured for all vehicles exiting from a proposed development. If certain movements cannot be made safely, then they shall be prohibited.
- (d) Driveway Permits. Prior to granting a building permit for any construction involving a new or expanded driveway opening to a public street, a permit for such driveway from the appropriate governmental entity having jurisdiction over the roadway shall be obtained.
- (e) Driveway Spacing. The minimum spacing allowed between a proposed driveway and all other driveways and streets located on the same side of the street shall be as follows unless otherwise approved by the City Traffic Engineer or Zoning Administrator:

Minimum Driveway Spacing Requirements

Posted Legal Driving Speed Limit on the Street Which Adjoins or Abuts the Proposed Driveway	Minimum Spacing in Feet*
30 mph or less	125'
35 mph	175'
40 mph	225'
45 mph	275'
50 mph	300'

*The above spacing's are based on average vehicle acceleration and deceleration rates (Federal Highway Administration, FHWA-H1-91-0212). The spacing is measured from centerline to centerline of the driveways.

In the event that a particular parcel or parcels lack sufficient road frontage to maintain adequate spacing, the landowner(s) have one of three options:

- (1) They may seek a waiver from the Zoning Administrator for minimum spacing unless denial of the waiver would prohibit access to the site. In no case shall the waiver be greater than the next lowest classification. For example, on a forty mph road requiring 225-foot spacing, the distance may be reduced to no less than 175 feet, which is the standard for a thirty-five mph road facility; or
- (2) They may establish a common driveway with an adjacent landowner that serves the subject property and the adjacent property. A recorded access and maintenance easement for the driveway shall be provided to the City of Battle Creek Planning Department.
- (3) Apply to the Zoning Board of Appeals for a dimensional variance pursuant to Chapter 1234.04.

(f) Number of Driveways Per Parcel.

- (1) Under normal circumstances a maximum of one driveway opening shall be permitted to a particular parcel from any abutting street.
- (2) The Zoning Administrator may permit one additional driveway entrance along a continuous site with frontage in excess of 330 feet and two additional driveway entrances along a continuous site if driveway access volumes exceed 5,000 vehicles per day and frontage exceeds 600 feet.
- (3) A dual-service (median-divided) driveway is considered to be one direct access driveway.
- (4) Only one pair of one-way drives may be used per 250 feet of street frontage.

(g) Driveway Design.

- (1) Driveway width shall be sufficient for the particular use and anticipated traffic flows. One-way drives shall be a minimum of sixteen feet and a maximum of nineteen feet in

width. Two-way drives shall be at least twenty-five feet wide, but no greater than sixteen feet per lane.

- (2) For uses which generate exit volumes in excess of 100 vehicles per hour or more than 5,000 vehicles per day, two exit lanes shall be provided and clearly marked for left and right turns. Driveways shall be designed with a minimum twenty-five-foot radius for in-bound curbs and a minimum twenty feet for out-bound curbs.
- (3) Unless written permission is obtained from adjacent property owners, no portion of the driveway shall extend beyond the adjacent property lines extended to the edge of the street.

(i) Corner Clearance.

The minimum corner clearance distance between the centerline of a proposed driveway and the edge of the right-of-way of a nearby cross street shall be 100 feet. Traffic movements into and out of a driveway with a centerline located less than 150 feet from the edge of the right-of-way of a signalized intersection may be limited to right turns into and out of the driveway.

1284.06 OFF STREET LOADING FACILITIES

In order to prevent undue interference with the public use of streets, alleys, and public right-of-ways, off-street loading and unloading areas must be provided for uses which customarily receive or distribute material or merchandise by vehicles, subject to the following standards:

- (a) Loading areas must be located on the same property of the building it serves, and located only in the side or rear yard.
- (b) Each space shall not be less than 12 feet in width, 30 feet in length, and provide at least 14 feet of height clearance.
- (c) Each space shall be easily accessible from a street but have adequate room in the off-street parking area in which to maneuver. In no instances shall a public roadway be used to maneuver into or out of a loading area.
- (d) Each space shall be surfaced with asphalt, concrete, or other smooth, durable hard surface approved by the Zoning Administrator, and installed at no less than the minimum industry standards for thickness and weight rating.
- (e) If a loading area abuts any residential property, it shall be suitably screened or fenced from view according to the requirements of Chapter 1298.