

**Article 21. Loading Spaces & Service Areas**

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**Editor’s Note:** This article has been moved ahead of the Landscape, Screening, & Tree Preservation article.

**21.1 REQUIRED LOADING SPACES**

- A. The minimum number of off-street loading spaces shall be provided in accordance with the requirements of Table 21-1: Minimum Required Off-Street Loading Spaces. Nothing herein prevents the construction of additional loading spaces above the required minimums.
- B. The minimum required number of off-street loading spaces may be part of a loading dock or may be freestanding.
- C. No more than five loading spaces are required for any single building.
- D. Loading spaces shall be required for new construction. Existing buildings without loading spaces or with fewer loading spaces than required by this section, as of the effective date of this Ordinance, are exempt from these loading space requirements.

Table 21-1: Minimum Required Off-Street Loading Spaces	
Use	Minimum Number of Loading Spaces
<b>Multi-Family Stacked Dwelling Development and Residential Component for Mixed-Use Development</b>	
Total of 50 dwelling units or more - Calculated as the number of dwelling units total in all structures in the development	1 loading space
<b>Nonresidential Development and Nonresidential Component for Mixed-Use Development - Excluding Industrial</b>	
Less than 20,000sf total Gross Floor Area (GFA)	None
20,000 - 150,000sf total GFA	1
More than 150,000sf total GFA	1 + 1 additional space for each additional 100,000sf GFA above initial 150,000sf GFA
<b>Industrial Development</b>	
10,000sf and above total GFA of development	1

**21.2 DESIGN OF REQUIRED LOADING SPACES**

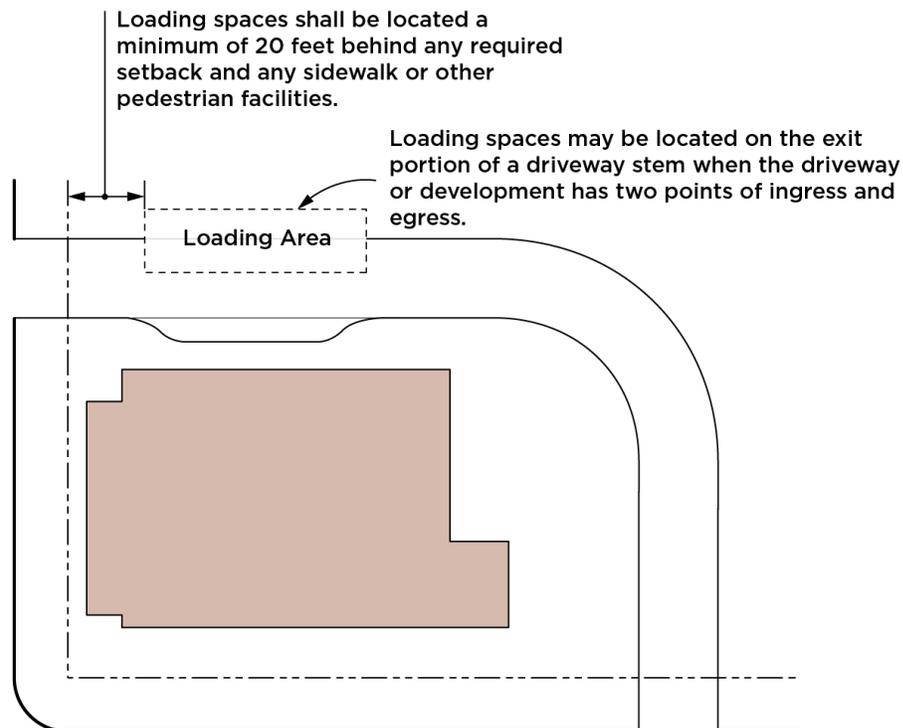
- A. All loading spaces, including the related maneuvering areas, shall be designed in accordance with the [Charlotte Land Development Standards Manual \(CLDSM\)](#). ~~A loading space shall be a minimum of 10 feet in width and 25 feet in length, exclusive of aisle and maneuvering space, and maintain a minimum vertical clearance of 14 feet.~~ A loading space shall be located within 100 feet of the building it serves and shall not be located within any required setback.
- B. A loading space shall be located entirely on the same lot as the use it serves. Any area required for maneuvering a vehicle into and out of a loading space shall be located entirely on the same lot as the use it serves, not on any public right-of-way, network required private street, or other lot, and shall not be located within any required setback.
- C. If a parcel has multiple frontages, then exterior loading spaces or driveway access to loading spaces shall not be located on a primary frontage. If this requirement creates a public safety issue or impacts operations, the Zoning Administrator may modify this requirement or provide an alternative standard. If all frontages are primary frontages, the Zoning Administrator will determine the frontage where it shall be located with minimal disruption to vehicles and pedestrians in the right-of-way.
- D. Loading spaces may be located in a surface parking lot.

E. Loading spaces may be located on the exit portion of a driveway stem when the driveway has two points of ingress and egress. Loading spaces shall be located a minimum of ~~46~~20 feet behind any required setback and any sidewalk or other pedestrian facilities. The requirement for two access points may be waived if the loading vehicle is able to turn around on the site.

F. Loading space design shall be shown on all site plans including, but not limited to, loading space location and dimension, clearance, driveway access to loading spaces, and maneuvering areas and access aisles.

G. Loading spaces shall not be utilized for placement or storage of any large waste or recycling containers.

#### LOADING SPACES ON DRIVEWAY STEM Updated diagram



### 21.3 REQUIRED SOLID WASTE SERVICE AREAS

The purpose of the solid waste service area standards is to provide safe and convenient access for users and service providers during the depositing and collection of solid waste and recyclable materials and to encourage waste reduction. Where the standards of this section for required solid waste service areas conflict with Chapter 10, Chapter 10 of the City Code shall control. Nothing herein prevents the construction of additional solid waste service areas above the required minimums.

#### A. Residential Development

##### 1. Applicability

Multi-family dwellings, both stacked and attached, and townhouse dwellings are required to construct on-site space for each large waste container and each recycling station as required by this section.

**2. Large Waste Containers**

Spaces for large waste containers shall be required as follows:

**a. Developments of 11 Dwelling Units or Less**

No space is required to be constructed if a large waste container is not used for collection. Where any such development does use a large waste container for collection, the minimum space constructed shall be large enough to fit an eight cubic yard dumpster-type large waste container.

**b. Developments of 12 Dwelling Units or More**

The minimum space constructed shall be large enough to fit an eight cubic yard dumpster-type large waste container per every 30 units or an eight cubic yard compactor-type large waste container per every 90 units. [Large waste containers may be distributed throughout the development](#)

**3. Recycling Stations**

~~a. The number of residential recycling station spaces are required to be constructed shall be provided in accordance with Table 21-2: Required Residential Recycling Station Spaces.~~

~~b. Each required residential recycling station represents space constructed for five 96-gallon carts and is approximately 144 square feet. Recycling stations may be distributed throughout the development. however, space constructed for each individual recycling station shall be a minimum of 144 square feet in area with a minimum width of 34 inches and accommodate five 96-gallon carts.~~

[b. Each required residential recycling station represents space constructed for five 96 gallon carts and is approximately 144 square feet. Recycling stations may be distributed throughout the development. however, space constructed for each individual recycling station shall be a minimum of 144 square feet in area with a minimum width of 34 inches and accommodate five 96 gallon carts.](#)

Table 21-2: Required Residential Recycling Station Spaces		
Number of Units	Number of Recycling Spaces	Approximate Square Footage Required EDITOR'S NOTE (July 2022): This column was previously deleted in the Public Hearing Draft – the recommendation is to consider maintaining this column and its standards
0-11	No space required	No space required
12-80	One recycling station	144sf
81-160	Two recycling stations	2 x 144sf (288sf total)
161-240	Three recycling stations	3 x 144sf (432sf total)
241-320	Four recycling stations	4 x 144sf (576sf total)
321-400	Five recycling stations	5 x 144sf (720sf total)
401-479	Six recycling stations	6 x 144sf (864sf total)
480+	Six recycling stations + one additional recycling station for each subsequent group of 80 units above 480 units	6 x 144sf (864sf total) + 144sf for each additional recycling station

**B. Nonresidential Development**

If large waste containers and recycling stations are provided within a nonresidential development, space shall be constructed [on-site](#) for each large waste container and each recycling station as follows:

1. Any space in a nonresidential development constructed for a large waste container shall be large enough to fit an eight cubic yard dumpster-type large waste container or compactor-type large waste container. [If more than one large waste container is provided per this standard \(dumpster-type or compactor-type\), then the minimum space constructed shall be large enough to accommodate all the large waste containers on the lot.](#)

~~2. Any space in a nonresidential development constructed for a recycling station shall be a minimum width of 34 inches, be a minimum of 144 square feet in area, and be large enough to accommodate five 96-gallon carts.~~

2. Mecklenburg County has mandatory recycling requirements for nonresidential properties that generate more than 16 cubic yards of waste each month. These requirements can be found in the Mecklenburg County Commercial Source Separation Ordinance. Recycling stations provided shall be adequate to meet the requirements of the Mecklenburg County Ordinance.

#### **21.4 DESIGN OF REQUIRED SOLID WASTE SERVICE AREAS**

Where the standards of this section for the design of required solid waste service areas conflict with any other part of the City Code, Chapter 10 of the City Code shall control.

A. All solid waste service areas, including the related maneuvering areas, shall be designed in accordance with the Charlotte Land Development Standards Manual (CLDSM).

**AB.** ~~Large-~~All large waste container and recycling station spaces shall be located entirely on the same lot as the use it serves and shall be located a minimum of 25 feet from: 1) any property in a Neighborhood 1 Place Type or Neighborhood 2 Place Type; 2) public streets; and 3) network required private streets. ~~Any area required for maneuvering a vehicle for pickup from waste containers and recycling stations shall be located entirely on the same lot as the use it serves, and not on any public right-of-way, network required private street, or other lot.~~

1. Solid waste service areas may be located on the exit portion of a driveway stem when the driveway or the development has two points of ingress and egress. Container placement shall be located a minimum of 20 feet behind any required setback and any sidewalk or other pedestrian facilities. See illustration example in Section 21.2. The requirement for two access points may be waived if the loading vehicle is able to turn around on the site.

C. If a parcel has multiple frontages, large waste container and recycling station spaces located outside shall not be located on a primary frontage. If this requirement creates a public safety issue or impacts operations, the Zoning Administrator may modify this requirement or provide an alternative standard. If all frontages are primary frontages, the Zoning Administrator will determine the frontage where it shall be located with minimal disruption to vehicles and pedestrians in the right-of-way.

D. Any area required for maneuvering a vehicle for the collection of waste containers and recycling stations shall be located entirely on the same lot as the use it serves, and not on any public right-of-way, network required private street, or other lot.

1. Solid waste service trucks maneuvering areas are allowed to back-up within the site when maneuvering, but shall not encroach into the setback, sidewalk, or public right-of-way.

**BE.** The CDOT Director, in consultation with the Solid Waste Director, may modify the requirement for providing required on-site maneuvering space for large waste containers and/or recycling stations and the containers may be located on-street for pick-up for multi-family and townhouse dwellings that either do not provide on-site parking or provide all parking within a parking structure, under the following scenarios: ~~The following exception applies to multi-family dwellings, both stacked and attached, and townhouse dwellings with 50 units or less that either do not provide on-site parking or provide all parking within a parking structure.~~

1. Multi-family and townhouse dwellings of 50 units or less where all the following conditions are met: ~~The requirement for providing required space for large waste containers and/or recycling stations on-site may be modified, and the containers may be located on-street for pick-up, if all of the following conditions are met:~~

~~a. The location for collection containers is approved by Solid Waste Services, the Charlotte Department of Transportation (CDOT), and Urban Forestry.~~

~~ba.~~ ba. The collection containers shall not obstruct vehicular and/or pedestrian traffic. Sidewalks shall remain unobstructed.

~~eb.~~ eb. The collection containers shall be removed from their on-street collection location and returned to the building or structure on the same day of collection.

~~cd.~~ cd. The collection containers are serviced from a collector or local street.

2. The site is located in an IC-2, RC-1, IMU, NC, CAC-1, CAC-2, RAC, UE, UC, TOD-CC, TOD-NC, or TOD-UC Zoning District where all the following conditions are met:

- a. The standards of items 1.a, 1.b, and 1.c above are met.
- b. It shall be demonstrated that on-site collection cannot be provided due to site constraints or unusual circumstances.
- c. It shall be demonstrated that Section 21.4.B.1 cannot be reasonably accommodated on the site.
- d. If the street does not already include curb-to-curb dimensions of a collector or office/commercial wide street, the curb shall be moved to reflect the office/commercial wide cross-section along the affected frontage. If the exception listed in Section 32.7.C.3.b.iii applies and the curb-to-curb dimension cannot be provided, ~~the exception shall not apply~~ for moving the curb shall apply.
- e. On-street collection spaces shall be clearly marked and designed to prevent intrusion into adjacent parking spaces.

~~C.—If a parcel has multiple frontages, large waste container and recycling station spaces located outside shall not be located on a primary frontage. If this requirement creates a public safety issue or impacts operations, the Zoning Administrator may modify this requirement or provide an alternative standard. If all frontages are primary frontages, the Zoning Administrator will determine the frontage where it shall be located with minimal disruption to vehicles and pedestrians in the right-of-way.~~

~~D.—Large waste container and recycling station spaces, and associated maneuvering areas, may be located on the exit portion of a driveway stem when the driveway has two points of ingress and egress. Solid waste service spaces shall be located a minimum of 16 feet behind any required setback and any sidewalk or other pedestrian facilities. (See illustration example in Section 21.2.)~~

~~EF.~~ Solid waste service and maneuvering areas ~~Large waste container and recycling station spaces~~ shall be shown on all site plans. Information to be provided shall include ~~including~~, but is not limited to, ~~space-service area~~ locations and dimensions, any required height clearance, driveway access to service ~~spaces~~ areas, and maneuvering areas and access aisles.