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...shall be determined by the Building Commissioner.

(4) Fractional spaces. The number of fractional spaces, determined by the number of required offstreet parking and offstreet loading spaces, result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one offstreet parking or offstreet loading space.

(5) Size of loading berth. A loading berth shall be at least 12 feet wide with at least 15 feet overhead clearance. The length of the loading berth shall be at least 40 feet or shall be a length such that the horizontal distance from the front of a dock for back-in parking to the limiting boundary of the loading and unloading area shall be not less than twice the overall length of the longest vehicle expected to use the facility. A loading space need not necessarily be a full berth, but shall have a minimum plan dimension of at least ten feet overhead clearance. The Building Commissioner shall determine the sufficiency of the offstreet loading and unloading operation required by the clearance, but in no case shall the need of such space hinder the free movement of vehicles and pedestrians over a street, sidewalk, or alley.

(6) Remote parking facility. Where the offstreet parking facility for a proposed building or use cannot be provided on the site occupied by such building or use (and is, therefore, provided in accordance with the provisions of subsection (a) above) the applicant shall submit with his application an instrument duly executed and acknowledged, which accepts as a condition for the issuance of a certificate, building permit or occupancy permit the continued availability of such offstreet parking facilities. The Building Commissioner may require periodic resubmittal of proof of the availability of such remote offstreet parking.

(7) Parking and loading requirements for uses not specifically covered. Each public or private building or land use not covered by the preceding requirements for offstreet parking and loading spaces shall provide such spaces as the Building Commissioner shall deem necessary. In making such a determination, he shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to occupy, visit or

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