

# Proposed Zoning Code Amendments

## Drive Throughs and Walk-up Service Windows

Existing language to be deleted shown by ~~strikeout~~. New language shown by underlining.

## Chapter 65. - Zoning Code—Land Use Definitions and Development Standards

### ARTICLE V. - 65.400. COMMERCIAL USES

#### Division 1. - 65.410. Office, Retail and Service Uses

##### Sec. 65.513. - Drive-through sales and services, principal and accessory.

*Standards and conditions:*

- (a) Drive-through lanes and service windows shall be located to the side or rear of buildings, shall not be located between the principal structure and a public street, and shall be at least sixty (60) feet from the closest point of any residentially zoned property or property occupied with a one-, two-, or multiple-family dwelling.
- (b) Points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of two (2) streets and at least sixty (60) feet from abutting residentially zoned property.
- (c) Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.
- (d) A six-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.
- (e) ~~Stacking spaces shall be provided for each drive-through lane. Banks, credit unions, and fast-food restaurants shall provide a minimum of four (4) stacking spaces per drive-through lane. Stacking spaces must be provided on the site and/or contiguous sites with shared vehicular circulation in the following minimum amounts: six (6) stacking spaces for banks, credit unions, and pharmacies; twelve (12) stacking spaces for fast-food restaurants; and fourteen (14) stacking spaces for coffee shops. The stacking spaces counted towards the minimum may be aggregated from all drive-through lanes if there is more than one, so long as there are at least two (2) stacking spaces per lane. Vehicles are not permitted to stack into sidewalks, trails, bicycle lanes, alleys, or streets; additional stacking beyond the above-listed minimums may be required based on transportation analysis during site plan review.~~ Stacking spaces for all other uses shall be determined by the zoning administrator.
- (f) Pedestrian access to the building must be provided from abutting streets that do not require crossing drive-through lanes or other vehicular circulation on the site.

*Additional conditions in the T2 traditional neighborhood district:*

~~(fg) There shall be no more than one (1) drive-through lane and no more than two (2) drive-through service windows, with the exception of banks, which may have no more than three (3) drive-through lanes. The drive-through sales and services must be associated with a bank, credit union or pharmacy. Other types of drive-through sales and services are not permitted.~~

~~**Sec. 65.612. Coffee kiosk.**~~

~~A retail food business in a freestanding building that sells coffee, or other beverages, and premade bakery goods from a drive-through window to customers seated in their automobiles for consumption off of the premises and that provides no indoor or outdoor seating.~~

~~*Standards and conditions:*~~

~~See section 65.513, drive-through sales and services, principal and accessory.~~

**ARTICLE VII. - 65.900. ACCESSORY USES**

~~**Sec. 65.924. – Walk-up service window.**~~

~~A service window accessory to a food and beverages use that is designed to provide food and/or beverage service to customers approaching the building as pedestrians.~~

~~*Standards and conditions:*~~

- ~~(a) Dedicated, safe pedestrian access must be provided to the service window from an adjacent public sidewalk.~~
- ~~(b) Any walk-up service window with pedestrian queuing anticipated in the public right-of-way shall not obstruct normal pedestrian flow in the public right-of-way and shall receive approval from the department of public works.~~
- ~~(c) A walk-up service window may not simultaneously function as a drive-through service window.~~

**Chapter 66. - Zoning Code—Zoning District Uses, Density and Dimensional Standards**

**ARTICLE IV. - 66.400. BUSINESS DISTRICTS**

**Division 2. - 66.420. Principal Uses in Business Districts**

**Sec. 66.421. - Principal uses.**

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Commercial Uses								
<i>Retail Sales and Services</i>								
Drive-through sales and services, primary and accessory	€	€		C	P	Ⓟ	P	(s)
<i>Food and Beverages</i>								
—Coffee kiosk				Ⓟ	Ⓟ	Ⓟ	Ⓟ	(d), (s)

**ARTICLE V. - 66.500. INDUSTRIAL DISTRICTS**

**Division 2. - 66.520. Principal Uses in Industrial Districts**

**Sec. 66.521. - Principal uses.**

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Commercial Uses					
<i>Food and Beverages</i>					
—Coffee kiosk	Ⓟ	Ⓟ	Ⓟ		(d), (s)