

TEXT AMENDMENTS

DRIVE-THRU REGULATIONS

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Project Goals



- Review and consider the permitted locations of drive-thru facilities
- Consider and address the impacts on residential neighborhoods
- Consider and address the impact overconcentration of uses has on the built environment and surrounding business

Current Regulations

Proposed Use	NC	LC	GC	OC	MX	DB-1	DB-2	DC	PEP	LI	GI	HI
Eating and Drinking Establishments												
With Drive-thru Facilities	SUP	P	P	--	P	CUP	SUP	--	P	P	P	SUP
Banks and Financial Institutions												
With Drive-thru Facilities	SUP	P	P	SUP	SUP	CUP	SUP	CUP	SUP	P	P	--

Purpose of Neighborhood Commercial District

- Provide small-scale, convenience commercial uses that serve the adjacent residential neighborhoods
- The design and impact should be compatible with the surrounding neighborhood in size and scale and should generate minimal traffic
- The uses should provide opportunity for walking, biking and transit through building design, landscaping and access
- Service area is ½ mile to 2 miles

Purpose of Limited Commercial District

- Low-intensity retail and service-oriented uses oriented to serving the adjacent residential area while minimizing conflicts with adjacent residential uses and outside traffic into the area
- Service area is 1 mile to 10 miles

Land Use Suitability



- Enhance walkability, pedestrian activity, traffic, and neighborhood aesthetics
- Keeping the nucleus of the neighborhood intact
- Impacts of drive-thrus
 - Large expanses of surface parking, noise from idling cars and speaker boxes, multiple driveways, parking lots fronting the street and large setbacks detracts from these goals

Recommendations

Drive-thru facility amendments:

- Prohibit in the NC district (currently requires an SUP)
- Require an SUP in the LC district (currently permitted)
- Groupings - No more than 3 drive-thru facilities located adjacent to one another or at an intersection unless approved by an SUP (currently grouping not regulated)





Affected MZO Sections

- Table 11-6-2:
Commercial Districts
- Section 11-31-18
Drive-thru Facilities

Next Steps

- Planning & Zoning Boards Study Session (March/April)
- Stakeholder Engagement and Public Outreach (May/June)
- Draft Text Amendments