Zoning Code Text Amendment - Restaurant and Drive Through Uses

September 14\textsuperscript{th} Planning Commission Presentation
Intent of the Legislation

• Reduce the impact of vehicular oriented uses on mixed use neighborhoods to promote multi-modal transportation
• Align parking requirements for restaurants to actual needs
• Simplify restaurant definitions
• Require drive through uses provide a transportation impact study and implement recommendations from study
Changes to Restaurant Definitions

• Currently four types of Restaurants in the Zoning Code
  • Proposed legislation simplifies to three types of Restaurants
    • Restaurant Fast Food, one with a drive through window(s), square footage doesn’t impact definition
    • Restaurant (Limited), no drive through, less than 2,400 sf, and does not have live music or dancing
    • Restaurant (General), no drive through at or greater than 2,400 sf, and/or one with live music or dancing
Where will the different types be allowed?

• Currently Restaurant Fast Food with a separate curb cut for the drive through is permitted
  • Urban Neighborhood Commercial, Urban Industrial, General Industrial, Highway Commercial, and RIV Industrial Mixed Use
• Proposed new Restaurant Fast Food use allowed
  • Highway Commercial – Permitted by Right
  • General Industrial – Special Exception
• Proposed new Restaurant (Limited) and (General)
  • No Changes – permitted in commercial districts with different approval paths based on district
Other Changes

• Requires Transportation Impact Study for drive through uses to be reviewed by DOMI and requires applicant to implement recommendations to reduce any detrimental impacts

• All other drive through uses (outside of restaurant) are now limited to the Highway Commercial (by right) and the General Industrial (Special Exception). Currently all other drive through uses are Special Exceptions in the Local Neighborhood Commercial, Neighborhood Industrial, and Urban Neighborhood Commercial.

• Reduces parking requirements for Restaurant uses, based on a study of comparable cities' parking requirements
  • Restaurant Fast Food will be a min of 1 per 500 sf and a max of 1 per 175 sf
  • Restaurant will be a min of 1 per 500 after the first 2,400 sf and a max of 1 per 175 sf