



DRIVE THRU BUSINESS*

19.04.127 DEFINITION: “Drive thru business” means any establishment, building or structure where service is provided to the customer from an automobile service window with access provided by a drive through lane incorporated into the site design. Should a question arise concerning this definition, a determination of the applicability of this section may be made by the Planning Director. The determination of the Planning Director shall be subject to the provisions of Section 19.02.010 of this code.

19.30.020 (III) Drive-thru businesses incorporating a drive-thru lane into the site design [are permitted in the C-1-A, C-2, C-3 and M-2 Zones] subject to the granting of a conditional use permit in accordance with the following provisions:

SITE LOCATION CRITERIA. The site shall meet the following criteria:

- C The use will not substantially increase traffic on streets in a residentially zoned district;
- C The use will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
- C The use will not create increased traffic hazards to pedestrians when located near a school, church, auditorium, theater, or other place of assembly;
- C The use which contains drive-thru facilities shall be located on a site having minimum frontage of one hundred feet on a major street as indicated on the Streets and Highways Diagram (Exhibit 52) of the City general plan;
- C The site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, a parking, landscaping, and other required improvements;
- C The use will not substantially lessen the usability and suitability of adjacent or nearby residential zoned property for residential use.

SITE DEVELOPMENT STANDARDS. Notwithstanding other provisions to the contrary, the following site development standards shall apply to drive-thru businesses incorporating a drive-thru lane into the site design:

- C **Setbacks.** Except as setbacks along major streets may require additional dimensions, all buildings, structures or improvements shall meet the following setbacks:
Buildings shall be located not closer than twenty feet from all property lines;
Canopies, marquees and signs shall be located not closer than twenty feet from any property line, except that canopies and marquees may project ten feet into the required twenty-foot setback. The setback specified in this subparagraph may be used only for the following purposes:
 - Passage, temporary standing or parking of automobiles,
 - Landscaped areas,
 - Floodlight poles and standards,
 - Signs as herein provided,
- C **Building height limit.** Buildings shall not exceed a height of thirty-five feet, except as otherwise provided in the Section 19.68.030;
- C **Paving.** All open areas other than landscaped planter beds shall be paved with not less than two and one-half inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, shall be graded and drained so as to adequately dispose of all surface water and shall be maintained in good repair;
(continued)

**Compiled from Title 19 (Zoning) of the Municipal Code. Title 19 is applicable unless superseded*

**For Questions Contact the Planner on Duty
3900 Main Street, Riverside, CA 92522
telephone (909) 826-5371, facsimile (909) 826-5622**

by a Specific Plan, which may be more restrictive than the Zoning Code.

C **Lighting.** All lighting on the exterior of the building shall be of an indirect nature, emanating only from fixtures located under canopies or hoods, under eaves of buildings and at ground level in the landscaping. Freestanding pole lights shall not exceed a maximum height of fourteen feet and shall be so arranged and shielded that there shall be no glare or reflection onto adjacent properties or public rights-of-way;

C **Walls.** When such a use adjoins any lot in an RA, R-1, R-2, R-3 or RO zone, there shall be a six-foot-high masonry wall erected and maintained along such property line; provided, however, that such wall shall be only three feet high from the setback line of the adjoining property to the front property line;

C **Trash areas.** A trash enclosure, six feet in height, constructed of masonry, shall be provided, enclosed on all sides, with a solid gate six feet in height providing access to the trash area. Trash enclosed within the enclosure shall not exceed the height of the enclosure;

C **Landscaping.**

Quantity and distribution:

A minimum of ten-foot-wide planters shall be provided along all street property lines except for driveway openings;

A minimum of one hundred fifty square feet of planting area shall be provided at the intersection of two property lines at each street corner;

A minimum of four-foot-wide planters shall be provided along the interior property lines,

Planting beds:

All landscaping shall be contained in planting beds;

Each planting bed shall be enclosed by concrete or masonry curbing at least six inches thick and six inches in height above the paving surface,

Plant materials:

Each planting bed shall contain appropriate groundcover consisting of plants and nonplant material as hereinafter provided and/or shrubbery;

Nonplant materials such as statuary or fountains may be used in landscaped areas; provided, they do not dominate the planting beds;

Other nonplant materials such as crushed rock, bark chips, and pebbles shall not be used exclusively in lieu of growing groundcovers,

Maintenance:

All plant material shall be regularly maintained in conformity with accepted practices for landscape maintenance;

Each planting bed shall be served by at least one permanent automatically controlled water irrigation line,

C **Parking.** Parking areas shall be provided as required in Section 19.74.010(O).

C **Signs.** Wall, canopy, and freestanding signs shall be permitted in accordance with Chapter 19.76. In addition, up to two eight-foot-high menu ordering signs with a total combined square footage of up to thirty-two square feet, shall be permitted for drive-thru restaurants.

C **Service facilities and outdoor dining areas.** Consideration shall be given to the uses on adjacent and confronting properties in determining the most appropriate location of walk-up service windows, drive-through service windows and outdoor dining areas so as not to unreasonably interfere with such uses. The location of such servicing facilities and outdoor dining areas may be required to be located on the side of a building not facing an adjoining street in light of such consideration.

(continued)

- C **Drive-thru Lane Standards.** Drive-thru restaurants shall have a drive-thru lane one hundred and eighty feet in length providing on-site storage for a minimum of ten automobiles. Any other use with drive-thru facilities shall have on-site automobile storage for a minimum of two automobiles at each drive-thru window in a stacking lane at least twelve feet in width and thirty-six feet in length. The stacking lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alley or traffic ways serving other on and/or off-site uses. The minimum required length may be increased if it is determined that additional stacking area will be required to adequately serve the use. A traffic study addressing both on-site and off-site traffic and circulation impacts may be required.

SITE OPERATION STANDARDS. Notwithstanding other provisions to the contrary, the following site operation standards shall apply to drive-in or fast-food restaurants:

- C **Outdoor dining.** On-site dining outside the restaurant shall be restricted to a separate and defined outdoor dining area and shall be limited to the consumption of items purchased on the site.
- C **Storage and display.** All storage and display of merchandise and supplies must be conducted within the restaurant building.
- C **Vehicles permitted.** No vehicles shall be permitted to be parked on the premises other than those of persons attending to business on the site, vehicles of employees, and service vehicles.

PLAYGROUND DESIGN STANDARDS. Notwithstanding other provisions to the contrary, the following playground design standards shall apply to drive-in and fast food restaurants:

- C Applicants are strongly encouraged to design fast food restaurant playgrounds as in indoor facility and integral part of the main building structure. Indoor play equipment shall be no higher than a maximum height of eleven feet.
- C Where an outdoor playground is proposed, the following design criteria shall be applied:
The outdoor play area shall be designed to include a covered patio attached to the main building structure.
The outdoor play area shall be enclosed with a seven-foot-high fence/wall consisting of four feet of masonry topped with three feet of open wrought iron.
Substantial landscape screening shall be provided around the fence/wall.
The design of the play area and any related outdoor dining area shall be architecturally consistent with the design of the main restaurant building and have the appearance of being an integral part of the structure.
The location of the play area shall be oriented to the extent possible away from the street frontages and drive-through lanes.
The play equipment shall be no higher than the maximum height of 9.5 feet.
The color of any play equipment shall be in colors that are complimentary to the main restaurant building color.

VARIANCES. The Zoning Administrator, Planning Commission or City Council may grant variance requests from the standards set forth in this subsection in accordance with Chapter 19.64 of this title.