

NOTE 22 - FAST FOOD AND DRIVE THRU RESTAURANTS

1. Purpose

The purpose of this section is to establish performance standards for fast food establishments including facilities that feature drive thru window service.

2. Minimum requirements

a. Area and bulk requirements:

- (1) Minimum lot size: forty thousand (40,000) square feet.
- (2) Minimum lot width: 150 feet.
- (3) Maximum lot coverage:
 - (a) Building coverage: 15 percent (15%).
 - (b) Total impermeable coverage: seventy five percent (75%).
- (4) Minimum building setbacks:
 - (a) Front yard: seventy five feet (75 ft.).
 - (b) Side yard: thirty feet (30 ft.) each.
 - (c) Rear yard: thirty feet (30 ft.)

b. Other requirements

- (1) There shall be a minimum distance of twenty five hundred (2500) feet between fast food / drive thru restaurant establishments.
- (2) Restaurants that provide a drive thru aisle for customer service shall provide for a continuous bypass lane along the entire length of the drive thru aisle with a minimum width of twelve feet (12 ft).
- (3) Restaurants that provide a drive thru aisle shall provide a drive thru aisle length that is able to stack a minimum of ten (10) standard length vehicles and which has a minimum stacking length from the first service window on approach of one hundred seventy five (175) feet. The drive thru aisle shall not directly block or otherwise hinder access to and from parking spaces, loading zones, pedestrian building entries or refuse areas.

c. All other regulations applicable to the HC District shall be applicable to fast food and drive thru restaurants unless superseded herein.