

Chapter 19.475

DRIVE-THRU BUSINESSES

- 19.475.010 Purpose.**
- 19.475.020 Applicability and Permit Requirements.**
- 19.475.030 Traffic Study.**
- 19.475.040 Site Location, Operation and Development Standards.**
- 19.475.050 Additional Permit Findings.**
- 19.475.060 Modifications.**

19.475.010 Purpose.

The purpose of regulating drive-thru businesses is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

19.475.020 Applicability and Permit Requirements.

Drive-thru businesses, as defined in Article X (Definitions), incidental to a permitted use, unless specifically prohibited by the provisions of Article V, Base Zones and Related Use and Development Provisions.

19.475.030 Traffic Study.

A traffic study addressing both on-site and off-site traffic and circulation impacts may be required as part of the permit application, at the discretion of the Development Review Committee.

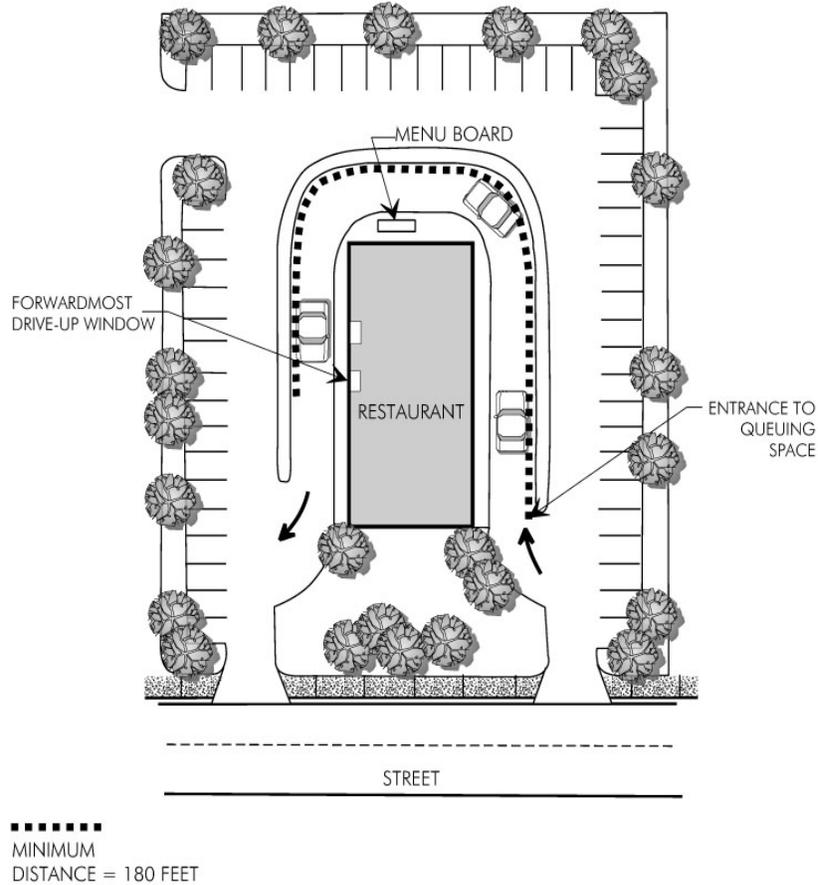
19.475.040 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to drive-thru businesses unless otherwise specified here.

- A. The drive-thru business shall maintain a minimum 100-foot street frontage and be located on an arterial street, as indicated by the Riverside General Plan Figure CCM-4 - [Master Plan of Roadways](#).
- B. When a drive-thru business adjoins any lot in a residential, office or any mixed use zones, a minimum 6-foot-high masonry wall shall be erected and maintained along such property line; provided, however, that such wall shall be only 3 feet high from the setback line of the adjoining property to the front property line.
- C. Building and Landscape Setback Standards.
 - 1. Where a drive aisle or parking is adjacent to a street frontage, a landscape planter with a minimum width of 15 feet in width shall be provided along all street frontages. Where a building is adjacent to a street frontage, the building setback of the base zone shall apply.
 - 2. A landscape planter with a minimum width of 5 feet shall be provided along interior property lines, unless the site part of an integrated, master planned commercial complex, where no landscape setback is required along interior property lines.

D. Drive-thru Lane Standards

1. Restaurants shall maintain drive-thru lanes that are a minimum of 180 feet in length to provide on-site storage for a minimum of 10 vehicles, as measured from the forward most drive-thru window to the entrance to the queuing space.



19.475.040 E 1
Drive-thru Lanes

2. All other uses shall maintain drive-thru lanes that are a minimum of 36 feet in length to provide on-site automobile storage for a minimum of 2 vehicles.
3. Each drive-thru lane shall be a minimum of 12 feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.

E. Additional requirements for drive-thru lanes associated with restaurants:

1. Drive-thru windows are discouraged on any building elevation directly facing a street frontage.
2. Drive-thru lanes shall be designed in such a way as to be screened from view from the street through elevation differences, landscaping, arbors, trellises,

P17-0096, P17-0180, P17-0182, & P17-0521

Exhibit 4k

canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.

3. Freestanding drive thru restaurants should be located on lots with at least 30,000 square feet, except for drive thru restaurants in master planned integrated commercial complexes with shared parking and access.
4. A minimum five-foot-wide landscaped planter should be installed between the drive-thru lane and parking lot maneuvering area when adjacent to one another, as determined necessary on a case-by-case basis.

F. Additional requirements for business with drive-thru lanes within the MU-U and MU-V Zones:

1. Drive-thru pick-up windows shall not be located on any building elevation facing a street.
2. Drive-thru lanes shall be located at the rear of the building in such a way as to be screened from view from adjacent streets. For corner properties, a combination of walls and other architectural and landscape features, such as arbors, trellises, canopies, and landscape berms may be used to screen the drive-thru lane from one adjacent street.

19.475.050 Additional Permit Findings.

In addition to the findings required for the granting of the applicable discretionary application, the following additional findings are required to be made by the Approving or Appeal Authority in approving a discretionary permit for a drive-thru business:

- A. That the use will not substantially increase vehicular traffic on streets in a residential zone.
- B. That the use will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
- C. That the use will not create increased traffic hazards to pedestrians.
- D. That the site will be adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements.
- E. That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.

19.475.060 Modifications.

Modifications to the above Site Location, Operation and Development Standards may be considered in conjunction with the required Minor Conditional Use Permit or Conditional Use Permit, as applicable.