## UDC Amendment

25-0001M

## Background

- City Council Work Sessions in January and March
- Goals of Amendment:
  - -Introduce distance requirements for drive-through restaurants
  - -Expand scope of Design Exceptions for parking areas

### Restaurant, Drive-in or Drive-through

**RESTAURANT, DRIVE-IN OR DRIVE-THROUGH** 

## **Existing Criteria**

### **Speaker boxes**

•  $\geq$  20 ft. from any residential use or zone.

### **Outdoor patios**

- Patio areas are limited in size.
- Outdoor performances are restricted to a confined patio area and away from residential uses.

# New Additional Criteria

### **Distance Requirement**

- Building and speaker boxes must be ≥ 200 ft. from any singlefamily residential use or zone.
  - May be reduced to 150 ft. if separated by a public right-of-way.
  - May be reduced or eliminated via SUP.

### Impact

**RESTAURANT, DRIVE-IN OR DRIVE-THROUGH** 

Zone	<b>C1</b>	<b>C2</b>	<b>C3</b>	11	12
Restaurant, drive-in or drive- through	S	С	С	С	С

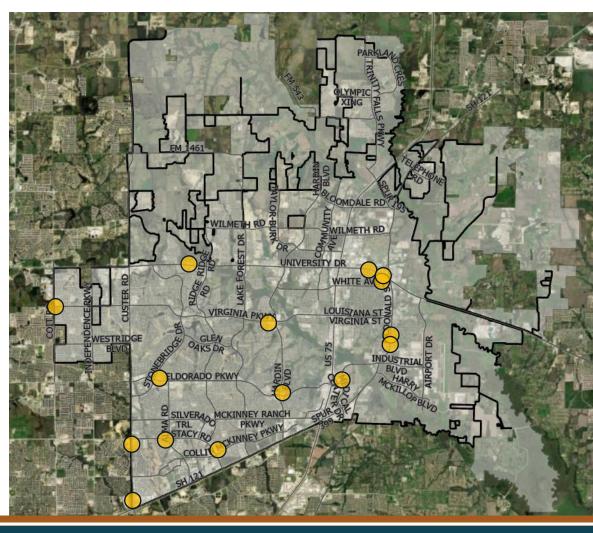
P – By Right C – By right, subject to criteria S – SUP X – Not permitted

#### **RESTAURANT, DRIVE-IN OR DRIVE-THROUGH**

### Impact

### **Businesses Impacted**

15 existing restaurants



City Limits		
ETJ		
Impacted Restaurant		

**RESTAURANT, DRIVE-IN OR DRIVE-THROUGH** 

## Legal Nonconforming Status

- Allowed to continue use
- Entitlement "runs with the land"
- Only expires upon cessation of use for over 12 months
- Cannot expand use without SUP

Residential Adjacency for Off-Street Parking

#### PARKING ADJACENCY BUFFERS

### **Current Requirement**

 Parking areas for non-residential uses shall be a minimum of 20 feet from an adjacent single family residential use or zone.



### **Proposed Amendment**

- A Design Exception may be requested to reduce the distance requirement to a minimum of 10 feet
  - Shall be consistent with adjacent developed properties
  - Creates a unified landscaping design

### **Questions?**