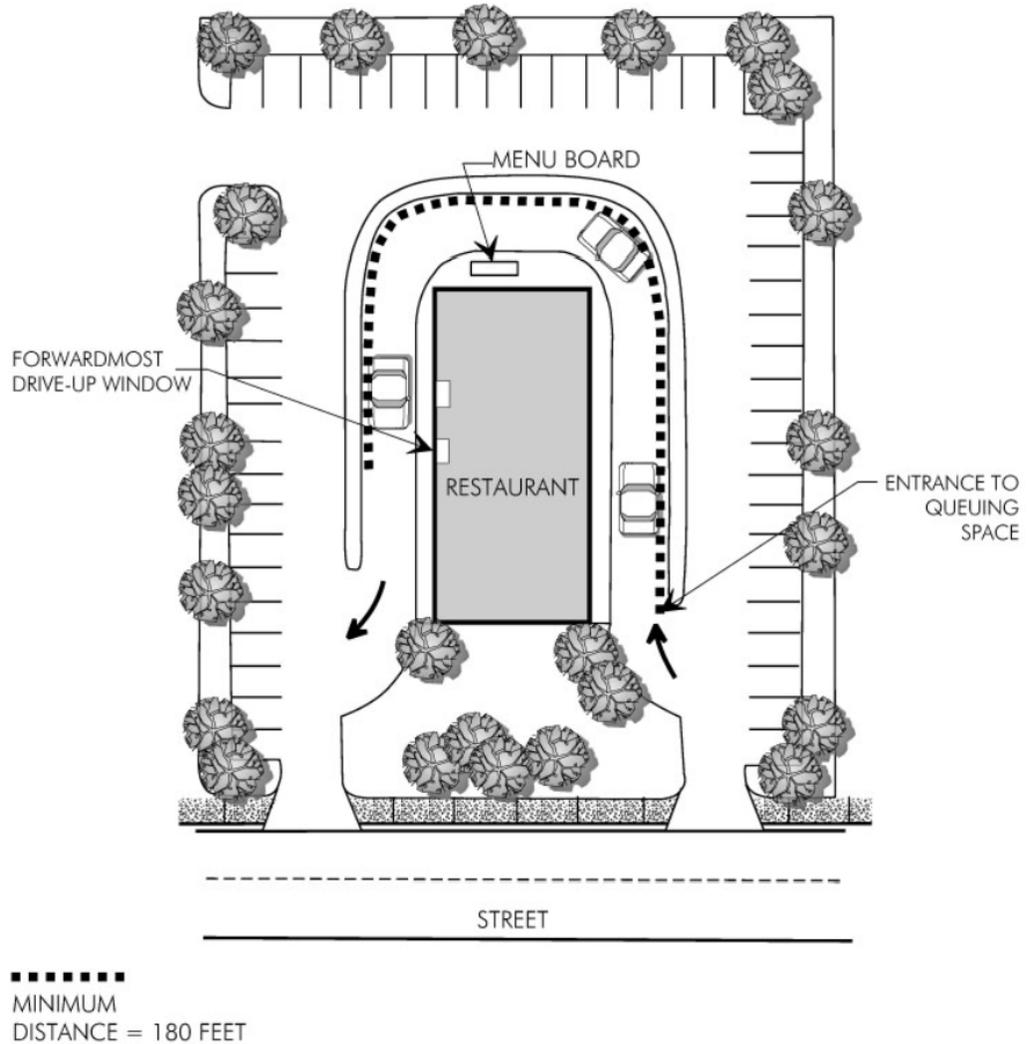


19.475.040 - Site location, operation and development standards.

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 six-foot-high masonry wall shall be 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. *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 five 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 ten 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 two 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, 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 a business with drive-thru lane(s) 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 and 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.

(Ord. 7408 §1, 2018; Ord. 7331 §74, 2016; Ord. 7100 §1, 2010; Ord. 6966 §1, 2007)