



ERIE
COLORADO

Drive-through Regulations

Planning Commission

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Agenda

- Existing Regulations
- Best Practices
- Discussion



Why Regulate?

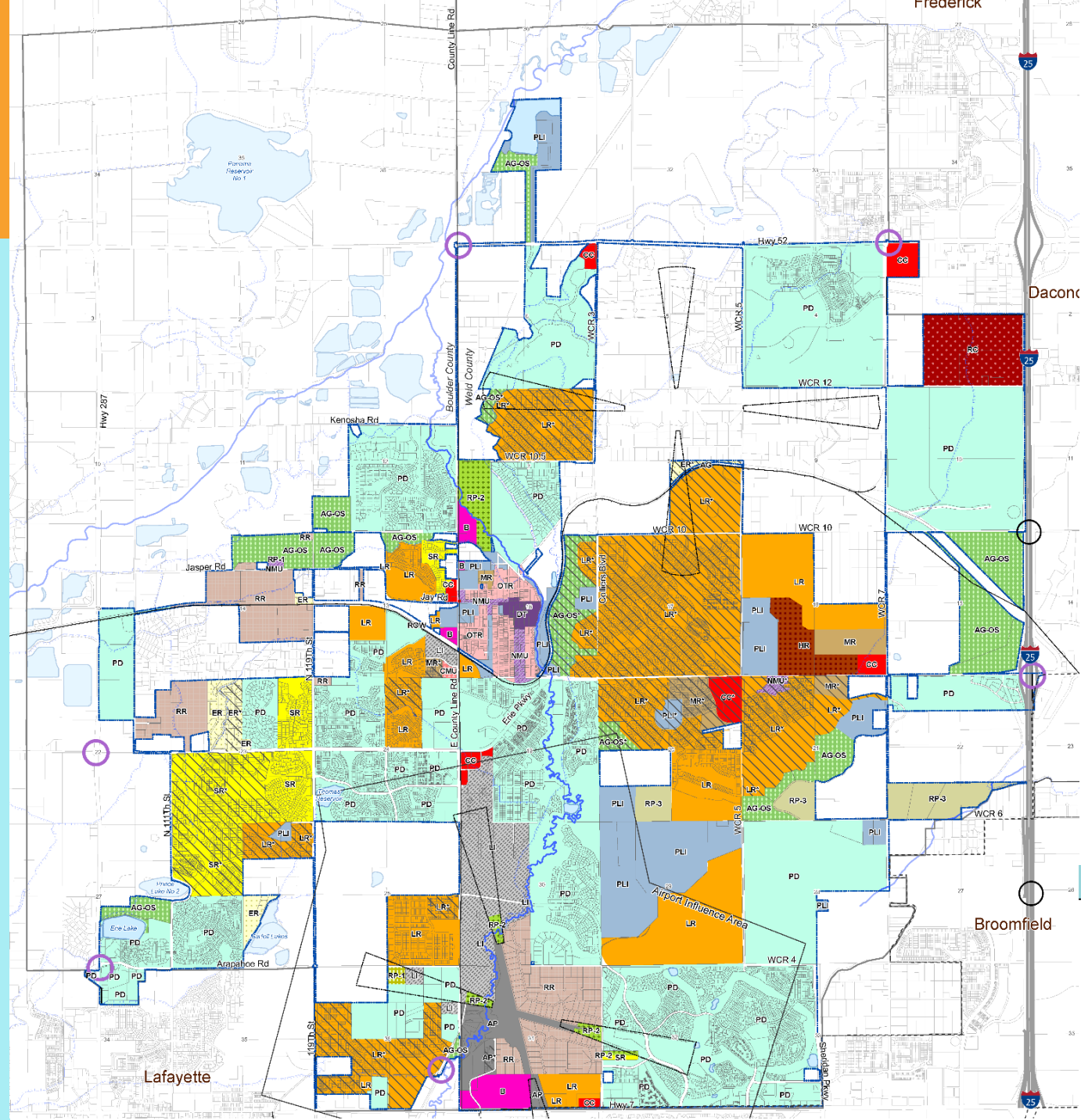
- Pedestrian/Bicyclist Safety
- Walkability and Quality of Built Environment
- Air Quality
 - Idling vehicles produce more carbon dioxide
 - Ground level ozone
- Urban Heat Island



Existing Drive-through Regulations

Drive-through or up service: Business designed to permit customers to remain in their motor vehicles while being accommodated by the business.

Permitted in Community Commercial, Regional Commercial, Business, and Light Industrial districts.



Zoning Legend

Rural Preservation 1 (RP-1)	Planned Development (PD)	Agriculture/Open Space (AG/OS)
Rural Preservation 2 (RP-2)	Regional Commercial (RC)	Planning Area Boundary
Rural Preservation 3 (RP-3)	Community Commercial (CC)	Planned Unit Development (PUD) Overlay
Rural Residential (RR)	Business (B)	Erie Town Boundary
Estate Residential (ER)	Downtown District (DT)	County Boundary
Suburban Residential (SR)	Neighborhood Mixed-Use (NMU)	Community Gateways
Low Density Residential (LR)	Community Mixed-Use (CMU)	I-25 Interchange
Medium Density Residential (MR)	Light Industrial (LI)	
High Density Residential (HR)	Public Lands & Institutions (PLI)	
Old Town Residential (OTR)	Airport (AP)	



Existing Drive-through Regulations

- **Community commercial (CC):** Full range of community-oriented retail and service commercial uses.
- **Regional commercial (RC):** Regionally-oriented large retail and service commercial uses, and highway-oriented commercial uses such as shopping centers, big-box retail, gas stations, restaurants, hotels and similar and associated land uses.
- **Business (B):** Office, research and development, and other similar uses.
- **Light industrial (LI):** Light industrial uses including warehousing and limited outdoor sales and storage



Existing Drive-through Regulations

Drive through car “Stacking” Requirements

Type of Use	Minimum Vehicular Stacking Spaces*	Measured From
Bank, teller lane	4	Teller window
Bank, ATM	3	Teller machine
Restaurant, with drive through	8	Order box
Pharmacy, with drive through	4	Pick-up window
Car Wash, automatic	6	Bay entrance
Car Wash, self-service	3	Bay entrance
Car wash, full-service	4	Bay entrance
Gas Station, gas pump island	30 feet from each end of island	



Existing Drive-through Regulations

Use specific standards (10-3-2.3.)

- Shall be located, sized, and designed to **minimize traffic, noise, and glare impacts** on surrounding properties
- Shall be **buffered from adjacent rights-of-way and properties** through architectural elements, screening, landscaping, or site design
- A **landscaping buffer** with a minimum width of ten feet is required when drive-through or drive-up uses abut residential lots in a residential or mixed-use district
- Noise generated on the site by talk boxes shall not cause a nuisance

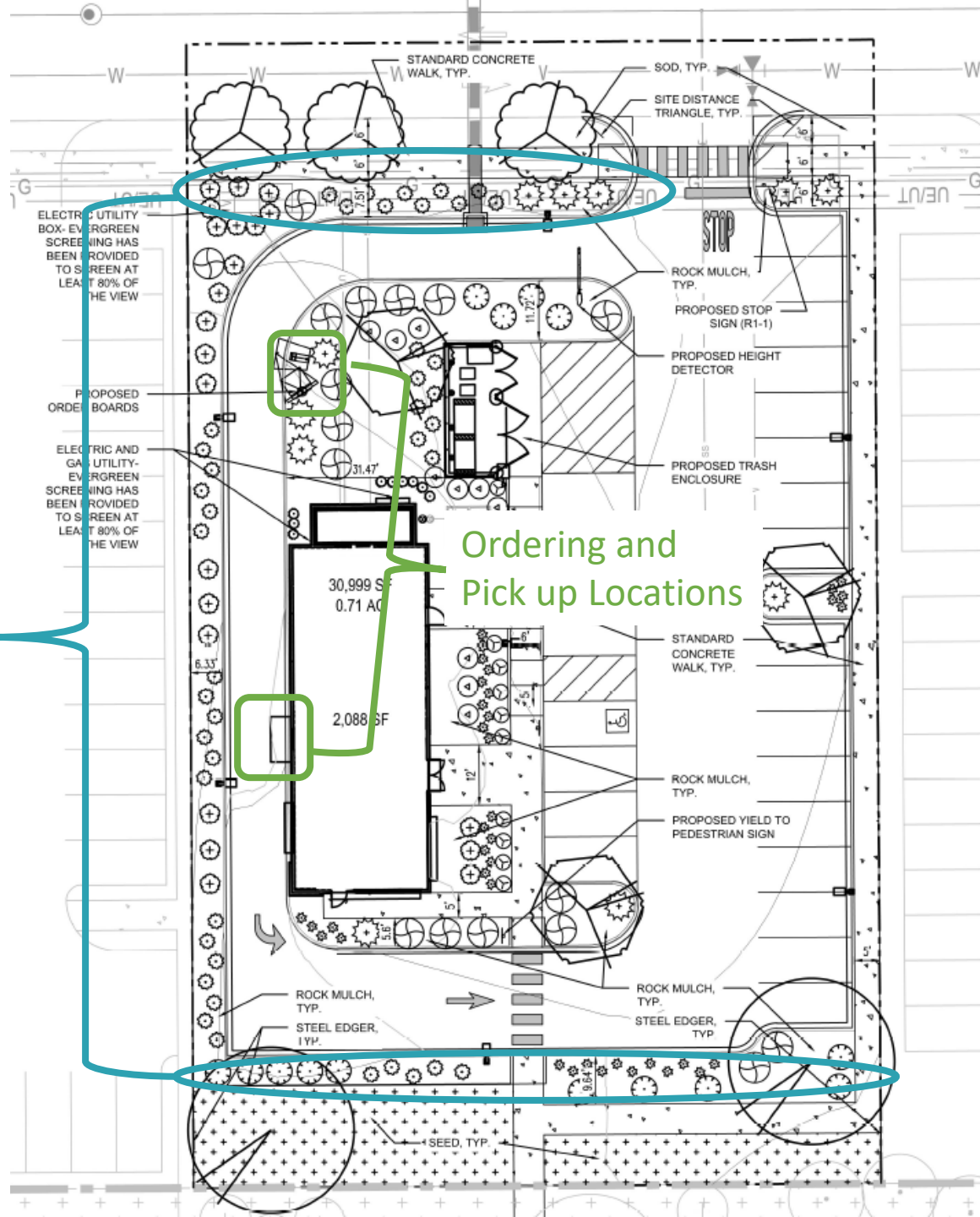


Existing Drive-through Regulations

Screening standards (10-6-4)

- Designed and located to **reduce the potential visual and acoustic impacts** of these functions on adjacent residential property, public streets, and primary internal drive circulation routes in a multi-building complex.
- Ordering and pick-up window areas shall not be oriented toward residential property, arterial streets, and collector streets.
- **Minimum landscape setback** to drive through service areas and stacking drives from streets, and primary internal drive circulation routes in a multi-building complex shall be ten feet.

10 foot
Landscape
Buffer



Ordering and
Pick up Locations



Best Practices

Floating Zones or Overlays

- Locational & Design Criteria

Conditional or Special Review Uses

- Use Specific Criteria

Limits based on development size

Separation Requirements

- Minimum distance from other drive-throughs
- Distance from less intense uses

Frontage Requirements

- Screening
- Pedestrian safety
- Noise reduction



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DISCUSSION
