

D# 49 DRIVE-IN/DRIVE-THROUGH RETAIL AND SERVICES

General Description

The Planning Division has asked for a review of stand-alone drive-in/drive-through facilities with a staff recommendation of not allowing such freestanding structures in zones where currently allowed. The City already has established these restrictions in all zones citywide, with the exception of the Commercial Neighborhood (CN) and Commercial Arterial (CA) zoning designations.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

No impact foreseen.

Effect on the City's capacity to provide adequate public facilities

No impact foreseen.

Effect on the rate of population and employment growth

Minimal if any impact is foreseen.

Whether Plan objectives are being met as specified or remain valid and desirable

Plan objectives continue to be met with this proposal.

Effect on general land values or housing costs

Minimal if any impact is foreseen. Small drive-in/drive-through facilities do not increase general land values significantly if at all, as they are usually a type of less-permanent structure that is a filler in a parking area or near higher traffic roadways.

Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

Consistency is met.

Effect on critical areas and natural resource lands

No impact foreseen.

Effect on other considerations

None.

Staff Recommendation

There are two types of drive-in/drive-through facilities, one being 'retail' where goods are sold such as coffee stands, and the other being a 'service' such as at a bank. Staff recommends that freestanding drive-in/drive-through facilities (in detached stand-alone structures) not be

allowed in any zone where currently allowed, both for 'retail' and for 'service' uses. This use is defined in the Renton Municipal Code, section 4-11-040, as:

DRIVE-IN/DRIVE-THROUGH RETAIL OR SERVICE: A business or a portion of a business where a customer is permitted or encouraged, either by the design of physical facilities or by service and/or packaging procedures, to carry on business in the off-street parking or paved area accessory to the business, while seated in a motor vehicle. In some instances, customers may need to get out of the vehicle to obtain the product or service. This definition shall include but not be limited to drive-in services at fast-food restaurants, espresso stands, and banks and pharmacies. This definition excludes vehicle service and repair, vehicle fueling stations, and car washes.

Usually, these facilities are integrated into a larger use in the same building footprint and are accessory to the primary use, examples being fast food restaurants that have seating areas inside for customers and a drive-through. A drive-up window at a retail outlet with a pharmacy is similar. The CA and CN zoning designations are the only two zones that currently allow both types of facilities as stand alone or detached buildings, which are usually coffee stands. For the other zones that restrict such freestanding structures, the city development standards require that the use be accessory to a primary use and that they be part of the building (physically integrated) where the primary use is located.

See Attachment A for draft code language that propose changing to Renton Municipal Code sections 4-2-060 subsections I and K and multiple notes in section 4-2-080. Staff is also recommending that related notes for the Zoning Use Table that are related to the drive-in/drive-through discussion be combined where feasible as seen in the draft code language.

Implementation Requirements

Receive public comments, and recommendations from Planning Commission, Planning & Development Committee.

4-2-060 ZONING USE TABLE – USES ALLOWED IN ZONING DESIGNATIONS:

ZONING USE TABLE	RESIDENTIAL ZONING DESIGNATIONS								INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
I. RETAIL																			
Drive-in/drive-through, retail									AC28	AC28	AC28	AC28	AC28	AC28	AC28	-	-	AC7828	AC8028
Fast food restaurants									P38				P112P28	P	P113P28			P81	
K. SERVICES																			
Drive-in/drive-through service									AC62	AC62	AC62	AC	AC28	AC	AC70	AC61AC28	AC61AC28	AC78AC28	AC80AC28

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

28. ~~Accessory drive-through service is permitted only in association with multi-story buildings. The accessory drive-through service shall be located to the side and/or rear of the building, and integrated into the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.~~

a.) All zones: Freestanding drive-in/drive-through retail and service uses are not allowed. Accessory drive-in/drive-through retail and service uses shall be integrated into an exterior wall of a primary use. Drive-in/drive-through lanes shall not be located between the street and the main pedestrian access to the building but may be adjusted through the Site Plan review process.

b.) CD and CV zones: Freestanding drive-in/drive-through retail and service uses are not allowed. Drive-in/drive-through retail and service use is only permitted in association with multi-story buildings, must be integrated into the exterior wall, and shall not be located between the street and main pedestrian access to the buildings. Fast food restaurants are prohibited from accomodating drive-in/drive-through services.

c.) CO and COR zones: No drive-through service shall be permitted, except for financial institutions which are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure.

61. ~~No drive-through service shall be permitted, except for financial institutions which are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure.~~Reserved.

62. Outside the Employment Area Valley (EAV) land use designation (see EAV Map in RMC [4-2-080B](#)), drive-through is permitted only when accessory to a financial institution. Financial institutions are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure. Within the EAV, drive-through service is permitted.

70. No drive-through service shall be permitted, except for multi-story financial institutions which are permitted three (3) accessory drive-up windows. The accessory drive-through service shall be located to the side and/or rear of the building, and the windows shall be part of the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.

78. No freestanding structures permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.

80. ~~Drive-through windows must abut a building facade or wall and must be located within the building footprint.~~Reserved.

38. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).

112. In the CV Zone, no office and conference uses are allowed for parcels fronting or taking primary access from Edmonds Avenue NE; ~~and fast food restaurants are prohibited from accommodating drive-throughs.~~

113. ~~Fast food restaurants are prohibited from accommodating drive-throughs.~~Reserved.

81. No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development.