



## ***Drive-Through Regulations***

**2013 Annual Amendment Application No. 2013-01**



### **Overview**

The Planning Commission is considering strengthening restrictions on drive-through facilities, in response to an application from the Dome District Development Group. The group feels that drive-throughs are not compatible with City goals including walkability, reducing bicycle and pedestrian/vehicular conflicts, and reducing environmental impacts. The proposal would add citywide standards for drive-throughs, with heightened standards for Mixed-Use Center (X) and Downtown Districts—the City’s priority pedestrian areas.

### **Tacoma’s current approach**

Commercial establishments (such as restaurants, banks, pharmacies, and car washes) sometimes include drive-throughs, where customers can conduct transactions while seated within their vehicle. Tacoma’s Zoning Code currently allows drive-throughs in Shoreline, Industrial, Commercial, Mixed-Use (X) and Downtown districts. Some specific design requirements apply in Shoreline, Downtown and X Districts.

### **What’s being proposed?**

The intent is to continue to allow drive-throughs in most zones, while strengthening design standards to make them more compatible with the pedestrian environment and limit impacts on adjacent properties. The proposal could include:

- Restrictions for drive-throughs near designated (pedestrian/light rail) streets;
- 150 foot distance required from transit stops;
- Visual screening of drive-through service areas and stacking lanes;
- Circulation standards to minimize vehicular and pedestrian conflicts;
- Restriction of noise impacts (from ordering speakers);
- Within X Districts more stringent standards could include:
  - Setbacks from, or other protection for, designated (pedestrian/light rail) streets;
  - Drive-through features must be to the rear of the building;
  - Full screening of double stacking lanes.
- Within Downtown, the most stringent standards could include:
  - Potential prohibition of drive-throughs in the Downtown Commercial Core District;
  - Drive-through windows and stacking lanes to be entirely within buildings;
  - Entrances and exits a minimum of 100 feet from designated (pedestrian/light rail) streets

### **For more information and to provide comments:**

Let us know what you think. The Commission will refine their proposal then release it for public review in early 2013. A public hearing is tentatively scheduled for March 2013.

To learn more, visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning), select 2013 Annual Amendments. Or, contact Elliott Barnett, Associate Planner at (253) 591-5389 or [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org).

