



## INTEROFFICE MEMORANDUM FROM THE ECONOMIC DEVELOPMENT DEPARTMENT

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TO: Planning and Zoning Board Members

FROM: Andrew Pinney, Senior Planner 

DATE: September 21, 2017

RE: Drive-Through Stacking

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At the August 7, 2017 meeting of the Planning and Zoning Board, staff was asked to have the Margate Zoning Code requirements for drive-through stacking reviewed and made available at the next meeting. This memo describes current code requirements and compares them to other local cities in Broward County.

Section 33.11 of the Margate Zoning Code provides the vehicle stacking requirements for drive-through uses. The Margate Zoning Code identifies vehicle stacking spaces as vehicle reservoir areas. This section provides design criteria for the drive-through lanes, specifies a minimum size of 10 feet wide by 20 feet long for each reservoir area, and then prescribes a specific minimum number of reservoir areas for a given use, starting from the space occupied by the vehicle being served. My understanding is that the Board is most concerned with drive-through stacking for restaurants. For this specific use, four reservoir areas, or eighty linear feet of stacking, are required, starting from the service window.

Staff compared the drive-through vehicle stacking code requirements for Coral Springs, Coconut Creek, Plantation, Miramar, Tamarac, Sunrise, Lauderdale Lakes and Parkland to the Margate code requirements. This analysis identified several opportunities to enhance stacking requirements. Most cities start their stacking requirement at the first stopping point of the drive-through, such as a menu board. Some cities have stacking requirements between each stopping point, such as if the drive-through restaurant has two service windows. Margate had the shortest vehicle stacking requirements of the cities used in this comparison. Specific code requirements have been attached as an addendum to the memo. I look forward to discussion and consensus from the Board.

# Drive-Through Stacking Requirements

## Margate

- Section 33.11. - Vehicular reservoir areas for drive-through facilities.

(A)

All facilities which render goods and/or services directly to patrons within vehicles shall be required to provide reservoir areas for inbound vehicles. The purpose of these areas is to ensure that the vehicles using the facility do not interfere with the flow of vehicular and pedestrian traffic within public rights-of-way, nor interfere with parking circulation or loading within the facility.

(B)

Each reservoir area required pursuant to this article shall be a minimum of ten (10) feet wide by twenty (20) feet long and each reservoir area shall not block parking stalls, parking aisles, driveways or pedestrian ways. For the purposes of this section, the space occupied by the vehicle being served by the facility is considered one (1) reservoir area.

(C)

The number of reservoir areas required shall be provided and maintained on the basis of the following minimum requirements:

	Number of reservoir areas
Automatic car wash, spaces per service lane	4
Child care center, day nursery, nursery school, spaces at drop-off point	3
Drive-through beverage or food sales, spaces per service lane	4
Drive-in bank, savings and loan, spaces per service lane	4
Dry cleaning pickup station, spaces per service lane	2
Filling station, spaces per side, each island	3
Gatehouse or ticket booth, spaces inbound and outbound	3
Package stores, spaces per service lane	2
Pharmacies with drive-through prescription facilities, spaces per service lane	3

Photograph developing, spaces per service lane	2
Self-service car wash, spaces per wash stall	2
Skating rink, bowling alley, spaces at drop-off point	3
Valet parking, spaces at drop-off point	3

## **Coral Springs**

Minimum size 10x22

\*Counted at first stopping point

6 spaces for food/beverage service

[https://library.municode.com/fl/coral\\_springs/codes/land\\_development\\_code?nodeId=CH25ZOOR\\_ART\\_VIIIOREPALOOTVEUSAR\\_S250819DRROSEWILAMASTSPRE](https://library.municode.com/fl/coral_springs/codes/land_development_code?nodeId=CH25ZOOR_ART_VIIIOREPALOOTVEUSAR_S250819DRROSEWILAMASTSPRE)

- **Sec. 250819. - Drive-through service windows, lanes, markings and stacking spaces required.**
  - (a) Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, whether for stacking or queuing, as separate and distinct lanes from the circulation lanes necessary for entering or exiting the property.
  - (b) Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed striped, marked or otherwise distinctly delineated.
  - (c) A separate and distinct escape lane shall be provided. Neither a lane otherwise necessary for site circulation nor a public street or alley shall be counted as an escape lane. The minimum width of such lane is ten (10) feet if there are no overhead canopies less than fourteen (14) feet in height over the escape lane. If an overhead canopy is less than fourteen (14) feet in height over the escape lane, the minimum width of the escape lane shall be fifteen (15) feet.
  - (d) Drive-through lanes and escape lanes shall not conflict, or otherwise hamper access, to or from any parking space.
  - (e) Pedestrian walkways shall be clearly separated from drive-through lanes.
  - (f) Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table:

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-in bank	6 spaces per service position	1 space per service position
Drive-in beverage, food sales	6 spaces per service position	1 space per service position
Laundry	3 spaces per service position	1 space per service position
Attendant car wash	10 spaces per service to wash line	6 spaces between end of wash stall and other circulation lane
Automatic car wash	6 spaces per service position	4 spaces per service position
Automatic car wash as an accessory use	3 spaces per service position	2 spaces per service position
Service station	4 spaces per service position	1 space per service position
Gatehouse (residential)	5 spaces	1 space

(g)

A stacking space is hereby defined as being twenty-two (22) feet in length and ten (10) feet in width.

(h)

Inbound stacking requirements shall be counted from the first stopping point. Outbound stacking requirements shall be counted from the last stopping point.

(i)

Any business not listed shall have the same requirements as the most similar use described above as determined by the director of planning.

## **Coconut Creek**

Minimum size 18ft long

6 spaces for the first two stations, 4 spaces for each station after

[https://library.municode.com/fl/coconut\\_creek/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH13LA\\_DECO\\_ARTIIIIZORE\\_DIV4ACUSST\\_SDIIPARERE\\_S13-401COUSPASPRES](https://library.municode.com/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LA_DECO_ARTIIIIZORE_DIV4ACUSST_SDIIPARERE_S13-401COUSPASPRES)

### **Sec. 13-401. - Commercial use parking space requirements.**

Use	Parking Spaces Per Unit of Measurement
Drive-up customer service for banks, restaurants, day care and similar uses	6 18-foot long stacking spaces for each of the first 2 stations, plus 4 18-foot long stacking spaces for each additional station; stacking spaces may not encroach upon main access aisles

## **Plantation**

Building and Zoning Director discretion

### **Sec. 27-721. - Supplemental regulations to the master list of business uses.**

- (63)

The building and zoning director shall, with the advice of the city engineer or traffic safety consulting engineering firm, require such reasonable physical improvements to the property as may be necessary to alleviate any anticipated adverse site impacts pertaining to vehicle or pedestrian traffic circulation, vehicle parking, or vehicle stacking. The improvements required shall be tailored to cure the anticipated adverse impact and may include, but not be limited to, installation of extra turn or drive lanes, reconfiguration of driveways and parking lots, erection of low profile walls or dense planting material to channel and control pedestrian movement, installation of pavement striping, installation of a drive through drop-off box, or installation of special directional signage. In addition, the building and zoning director may review each of the required improvements every year during a Code compliance review, either prior to the issuance of local business tax receipt for the premises or at some other time, and shall be able to require new and different improvements to address continued adverse impacts. In the event the applicant for this permitted use or for local business tax receipt disagrees with a determination of the building and zoning director, the matter shall be considered by the city plan adjustment committee as a minor adjustment to a site plan.

## **Miramar**

• *808.6. Drive-through service.* Businesses that provide a drive-through service are required to provide drive-through service lane or lanes, whether for stacking or queuing, as separate and distinct lanes from the circulation lanes necessary for entering or exiting the property. Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed striped, marked or otherwise distinctly delineated. A separate and distinct escape lane shall be provided. Neither a lane otherwise necessary for site circulation nor a public street or alley shall be counted as an escape lane. Drive-through lanes and escape lanes shall not conflict, or otherwise hamper access, to or from any parking space. Pedestrian walkways shall be clearly separated from drive-through lanes.

*808.6.1. Specifications.* Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table:

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-in bank	4 spaces per service position	1 space per service position
Drive-in beverage, food sales	6 spaces per service position	1 space per service position
Laundry	3 spaces per service position	1 space per service position
Attendant car wash	5 spaces per service to wash line	4 spaces between end of wash stall and other circulation lane
Automatic car wash	4 spaces per service position	1 space per service position
Automatic car wash as an accessory use	3 spaces per service position	1 space per service position
Service station	2 spaces per service position	1 space per service position
Gatehouse (residential)	5 spaces	1 space

A stacking space is hereby defined as being 22 feet in length. Inbound stacking requirements shall be counted from the first stopping point. Out-bound stacking requirements shall be counted from the last stopping point.

## **Tamarac**

[https://library.municode.com/fl/tamarac/codes/code\\_of\\_ordinances?nodeId=PTIICO\\_CH24ZO\\_AR\\_TVOREPALO\\_S24-578PALODE](https://library.municode.com/fl/tamarac/codes/code_of_ordinances?nodeId=PTIICO_CH24ZO_AR_TVOREPALO_S24-578PALODE)

**Sec. 24-578. - Parking lot design.**

(d)

Stacking lengths for the provisions of drive-through lanes shall be determined using the following requirements:

Banks and other financial institutions ..... 100 feet

Restaurant for food or beverage sales ..... 100 feet

Laundry or dry cleaning ..... 70 feet

Automatic car wash ..... 70 feet

Gatehouse for residential (the sum of resident and visitor lanes) ..... 100 feet

Inbound stacking requirements shall be determined from the first stopping point. Restaurant stacking requirements shall begin at the pickup window. Any business not listed shall have the same requirements as the most similar use described above as determined by the city manager or his/her designee.

## **Sunrise**

[https://library.municode.com/fl/sunrise/codes/code\\_of\\_ordinances?nodeId=SPBLA  
DECO\\_CH16CISULADECO\\_ARTVIIIOREPALO\\_S16-144AMOREPA](https://library.municode.com/fl/sunrise/codes/code_of_ordinances?nodeId=SPBLA_DECO_CH16CISULADECO_ARTVIIIOREPALO_S16-144AMOREPA)

- 16)

*Restaurants, bars, and banquet halls:* One (1) parking space for each fifty (50) square feet of floor area in rooms for customer service, except where a restaurant, bar, or banquet hall is part of a shopping center with greater than fifty thousand (50,000) square feet of gross floor area, one (1) parking space for each seventy-five (75) square feet of floor area in rooms for customer service shall be required. Outdoor restaurant seating areas greater than two hundred (200) square feet shall be included in the customer service area calculation. Fast food restaurants that are part of a shopping center with greater than fifty thousand (50,000) square feet of gross floor area, shall provide one (1) space for every seventy-five (75) square feet of floor area in rooms for customer service. Stand alone fast food restaurants and fast food restaurants that are part of a shopping center with less than or equal to fifty thousand (50,000) square feet of gross floor area, shall provide one (1) space for every fifty (50) square feet of floor area in rooms for customer service with a minimum of twenty (20) spaces. All restaurant drive-throughs shall provide sufficient area for eight (8) stacking spaces measured from the first take-out window and a minimum of four (4) stacking spaces measured from the menu board order station. Take-out food stores shall be considered retail stores; see (20) below.

## **Lauderdale Lakes**

[https://library.municode.com/fl/lauderdale\\_lakes/codes/land\\_development\\_regulations?nodeId=CH8OREPALODRST\\_S801OREPALOST](https://library.municode.com/fl/lauderdale_lakes/codes/land_development_regulations?nodeId=CH8OREPALODRST_S801OREPALOST)

- 801.7.

*Drive-through service windows.* Businesses that provide a drive-through service are required to provide a drive-through service lane or lanes, whether for stacking or queuing, as separate and distinct

lanes from the circulation lanes necessary for entering or exiting the property. Each drive-through lane shall be separated from other on-site lanes. Each such drive-through lane shall be curbed, striped, marked or otherwise distinctly delineated. A separate and distinct escape lane shall be provided. A public street or alley shall not be counted as an escape lane. Drive-through lanes and escape lanes shall not conflict, or otherwise hamper access, to or from any parking space. Pedestrian walkways shall be clearly separated from drive-through lanes.

(a)

*Specifications.* Stacking spaces necessary for the provisions of drive-through lanes shall be determined using the following table. Stacking area shall be provided at the first required stopping area, such as the ordering board of a restaurant. If a second stopping area is required, such as a delivery and cashiering window, auxiliary stacking area shall be provided in the indicated amounts.

Type of Facility	Primary Stacking	Auxiliary Stacking
Automatic teller machine	4 per service lane	1 per service lane
Bank	4 per service lane	1 per service lane
Car wash	4 per service lane	2 per service lane
as accessory use	3per service lane	1 per service lane
Gatehouse	2 per resident lane	
	5 per visitor lane	
Laundry, dry cleaners	2 per service lane	1 per service lane
Pharmacies	3 per service lane	1 per service lane
Restaurant	6 per service lane	2 per service lane
Video rental	5 per service lane	1 per service lane



## **Parkland**

[https://library.municode.com/fl/parkland/codes/code\\_of\\_ordinances?nodeId=PTII-COOR\\_APXBLADECO\\_ART90OREPALO\\_DIV10ORELOSTRE\\_S90-1020STRE](https://library.municode.com/fl/parkland/codes/code_of_ordinances?nodeId=PTII-COOR_APXBLADECO_ART90OREPALO_DIV10ORELOSTRE_S90-1020STRE)

- **Sec. 90-1020. - Stacking requirements.**

A.

*Drive-through facilities.* A minimum one hundred-foot-long stacking lane shall be provided for drive-through window facilities for each window. The stacking lane shall be exclusive of adjacent parking spaces and drive aisles serving those spaces

B.

*Gated communities.* A sixty-foot stacking lane is required for each entrance into a gated community.  
(Ord. No. 2015-09, § 2(Exh. A), 9-21-2015)