

55-190. FASTFOOD RESTAURANTS AND CONVENIENCE STORES. [Added 8-17-98 by Ord. No. 1998-13 § 8 and Ord. No. 1998-14 § 5]

Fast food restaurants and convenience stores shall be subject to the following design standards:

- A. The use shall be conducted within a totally enclosed, permanent building, excepting that tables and seating may be provided outdoors but shall be in addition to any required indoor seating.
- B. The minimum lot size shall be thirty thousand (30,000) square feet, the minimum lot frontage and width shall be one hundred twenty-five (125) feet and the minimum lot depth shall be one hundred and fifty (150) feet. The minimum front yard setback shall be fifty (50) feet, the minimum side yard on one side shall be ten (10) feet and the total side yards shall be twenty (20) feet. The minimum rear yard setback shall be forty (40) feet. Along any common property line with a residential use or residential zoning district, appropriate buffers shall be provided as required in this chapter, and the area shall be bermed if necessary, to provide sufficient screening.
- C. The maximum lot coverage by buildings shall be thirty percent (30%) and the maximum impervious lot area shall be eighty percent (80%). All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- D. There shall be no manufacturing. Additionally, there shall be no processing or assembling except that which is incidental and essential to the food enterprise, such as the assembling of sandwiches, and only when the processed or assembled merchandise is sold at retail on the premises.

- E. All fast food restaurants shall provide separate public restroom facilities easily accessible from the interior of the building for male and female customer use.
- F. Adequate on-site parking shall be provided either at the ratio of one (1) space for every one hundred (100) square feet of gross floor area, or one (1) space for every four (4) seats, whichever results in a greater requirement.
- G. A loading zone shall be provided for off-street loading at the side or rear of the building. There shall be at least one (1) off-street loading space for every building. Each loading space shall be at least fifteen (15) feet in width and forty (40) feet in length with adequate ingress and egress from a public street. There shall be no loading and unloading from the street.
- H. There shall be at least one (1) trash and garbage pick-up location provided by each building which shall be separated from the parking spaces by a steel-like, totally enclosed container which shall be placed on a concrete pad and enclosed by an eight foot by eight (8 x 8) fences in area six (6) feet high with an opening front gate to be located at least five (5) feet inside property line and ten (10) feet inside the rear property line.
- I. All other area, yard and general requirements of the CPHD zoning district, engineering and design standards, site plan regulations, procedural requirements and other applicable requirements of this chapter must be met.