

The background features a dark blue gradient with a starry sky effect. On the left side, there are several technical diagrams, including circular gauges with numerical scales (40, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260) and various circular arrows indicating rotation or flow. At the bottom of the image, a silhouette of a mountain range is visible against the dark sky.

# WMC CHAPTER 14-41 DRIVE-THROUGH FACILITY RESTRICTIONS

MODIFICATION OPTIONS



# BACKGROUND

## OCTOBER 22, 2024, CITY COUNCIL MEETING

- STAFF PRESENTED OVERVIEW OF WMC CHAPTER 14-41
- CITY COUNCIL DISCUSSED THE IMPACTS OF THE ORDINANCE ON DEVELOPMENT WITHIN THE CITY AND HOW THE ORDINANCE COULD BE UPDATED
- CITY COUNCIL DIRECTED STAFF TO IDENTIFY SEVERAL OPTIONS FOR MODIFYING WMC CHAPTER 14-41 TO ALLOW MORE DRIVE-THROUGH DEVELOPMENT WITHIN THE CITY

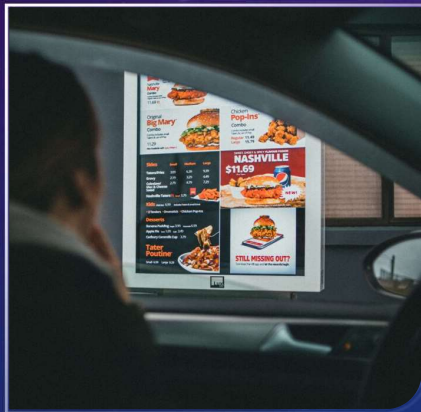
## MODIFICATION OPTIONS FOR COUNCIL CONSIDERATION

1. Exempt the Thoroughfare Commercial (CT) zoning district from the 150-foot setback requirement (Staff Recommendation)
2. Exempt multiple commercial zoning districts (CT, CNS, CN, CV) from the 150-foot setback requirement
3. Repeal Chapter 14-41 Drive-Through Facility Restrictions
4. Maintain Chapter 14-41 As-Is



## DEFINITION OF DRIVE-THROUGH FACILITY

“Drive-Through Facility” shall mean any commercial use that conducts business in whole or part with a person or persons who enters a commercial property in a motor vehicle and transacts business from said motor vehicle from any location on such property that is not a designated parking space. (WMC § 14-18.279)



# DRIVE-THROUGH FACILITY RESTRICTIONS

## WMC CHAPTER 14-41

- Only allows drive-through facilities in certain commercial zoning districts (CT, CN, CNS, CV)
- Requires a Special Use Permit for drive through facilities
- Requires 150-foot setback from parcels zoned for residential uses
- Requires setbacks from signalized intersections
- Requires setbacks from certain 'gateway' intersections
- Includes design standards for drive-through facilities

# ZONING DISTRICT OVERVIEW

- **Thoroughfare Commercial (CT)** - Intended for retail, commercial, service, amusement, and transient-residential uses which are appropriate to thoroughfare locations and dependent upon thoroughfare travel; located only in the immediate vicinity of major streets and arterials; and providing convenient vehicular access and parking for the public.
- **Neighborhood Commercial (CN)** - Intended for limited centers for convenience shopping in the residential communities and neighborhoods of the City; providing a limited amount of retail and service uses adequate to supply the day-to-day needs of the surrounding area; but not to intended for the development of a commercial center that would attract substantial volumes of traffic from outside the neighborhood.
- **Neighborhood Shopping Center (CNS)** - Intended for commercial shopping center complexes located outside the central business district of the City; providing predominantly commercial retail with limited service and amusement uses on a common parcel with common access for the public; to be located on major streets and arterials.
- **Visitor Commercial (CV)** - Intended for commercial areas catering primarily to tourists and visitors; for areas of attraction and special interest to persons residing both within and outside of the community; and providing business, service, lodging, amusement, and entertainment facilities which will enhance such areas and meet the needs of the visiting public.

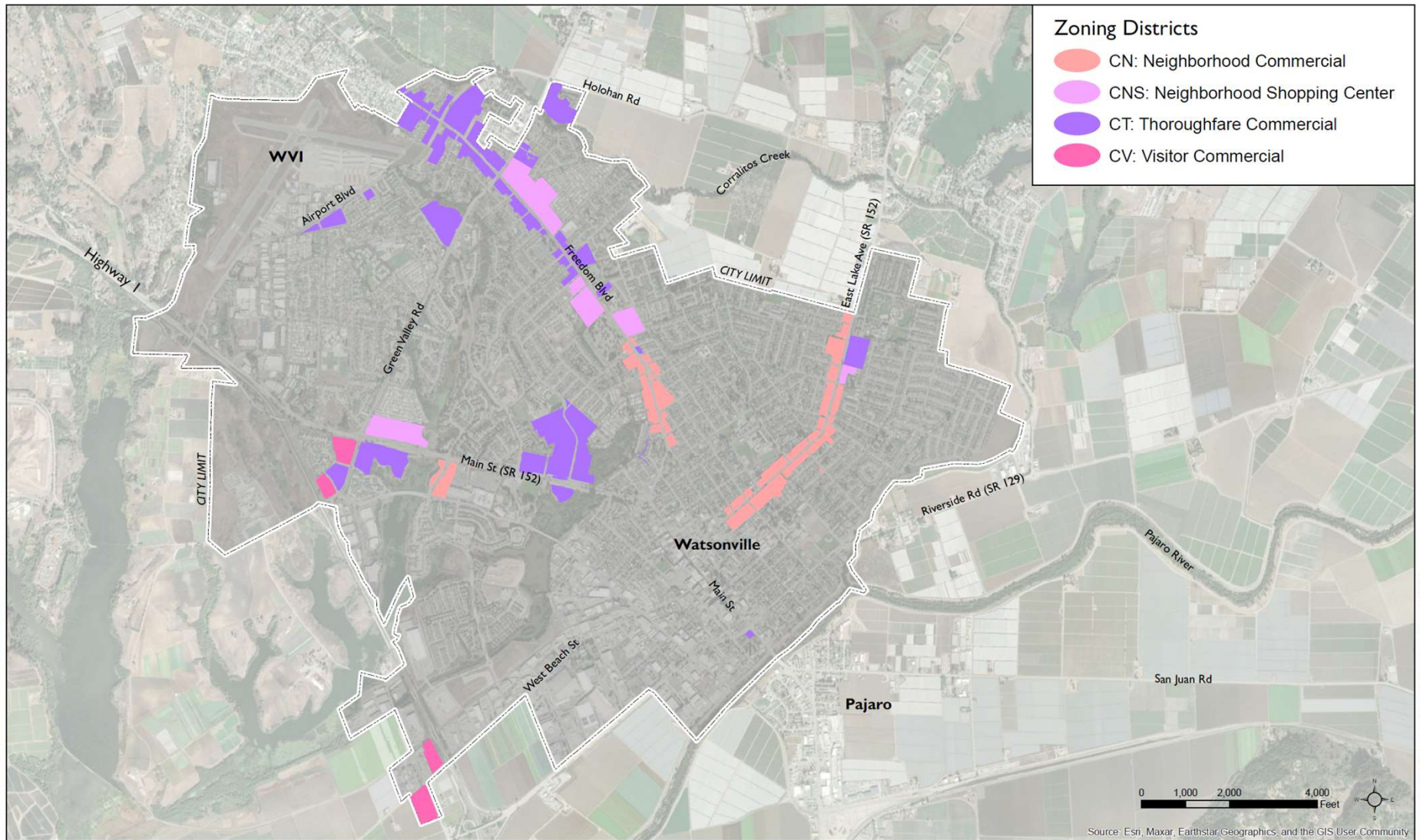
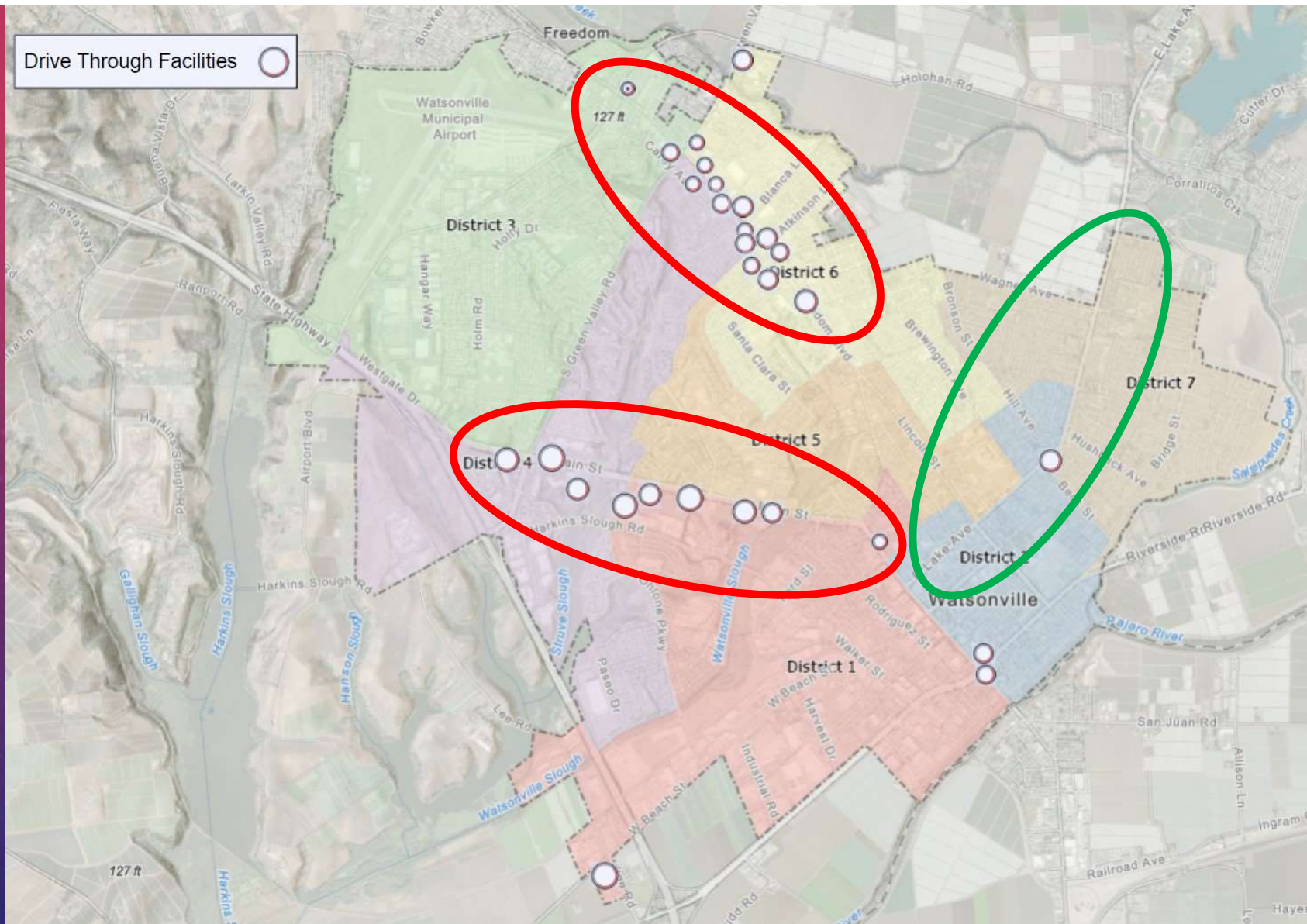


FIGURE 1. Commercial Zones that Conditionally Allow Drive-through Facilities in the City of Watsonville

# EXISTING DRIVE- THROUGH LOCATIONS

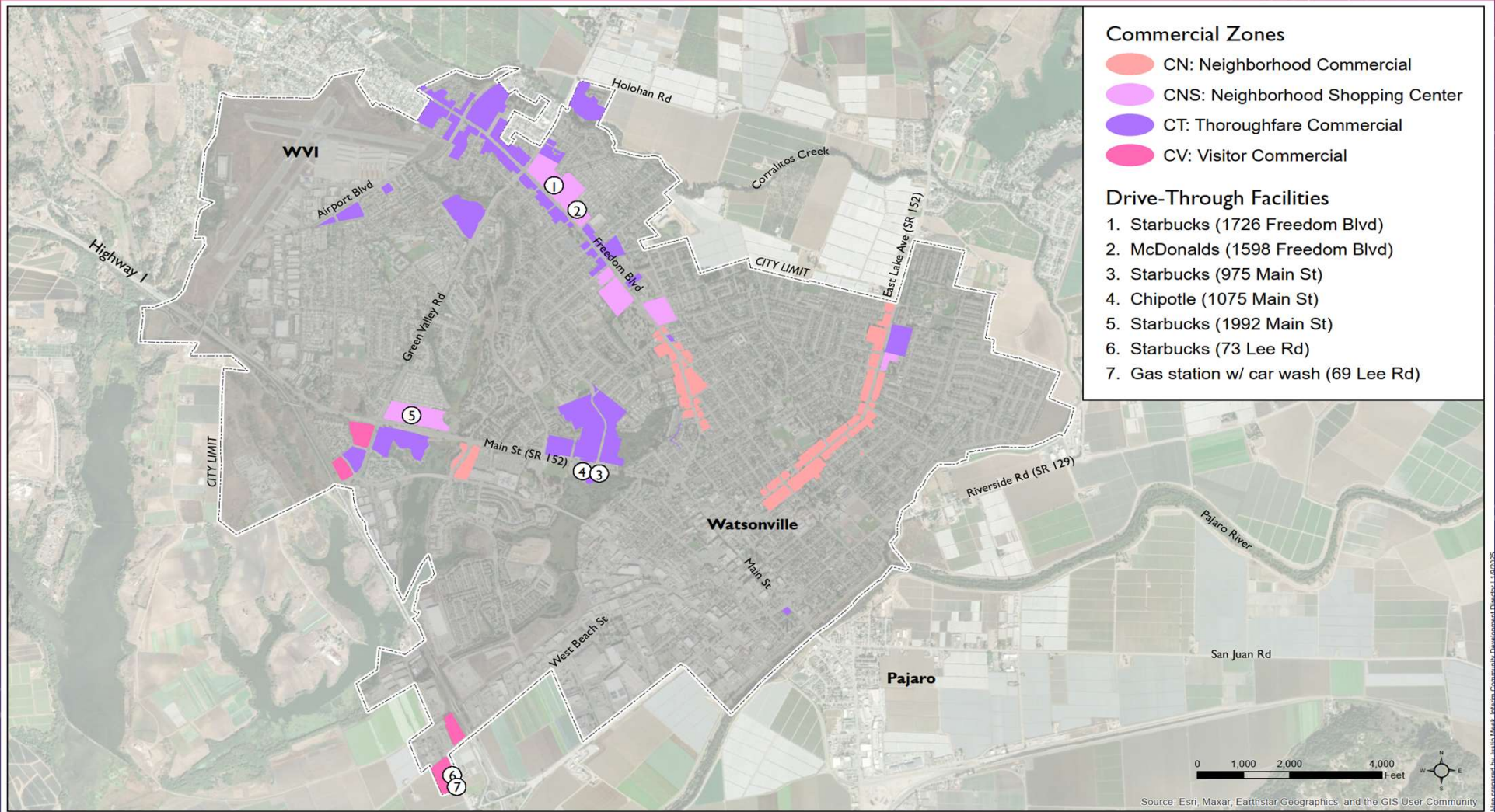


# RECENTLY APPROVED DRIVE-THROUGH FACILITIES

Recent Projects with Drive-Through Facilities			
Address	Project	Date (yr)	# Drive Thrus
1726 Freedom Blvd	Starbucks	2024	1
1598 Freedom Blvd	McDonalds	2021	1
975-1075 Main St	Starbucks & Chipotle	2021-22	2
1992 Main St	Starbucks	2021	1
69 Lee Rd	Gas station w/ Car Wash	2021	1
73 Lee Rd	Starbucks	2020	1
	<b>Total:</b>	<b>5 years</b>	<b>7</b>



# RECENTLY APPROVED DRIVE-THROUGH FACILITIES



# STAFF ANALYSIS

1. Setback Analysis
2. Zoning Analysis
3. Repeal Analysis

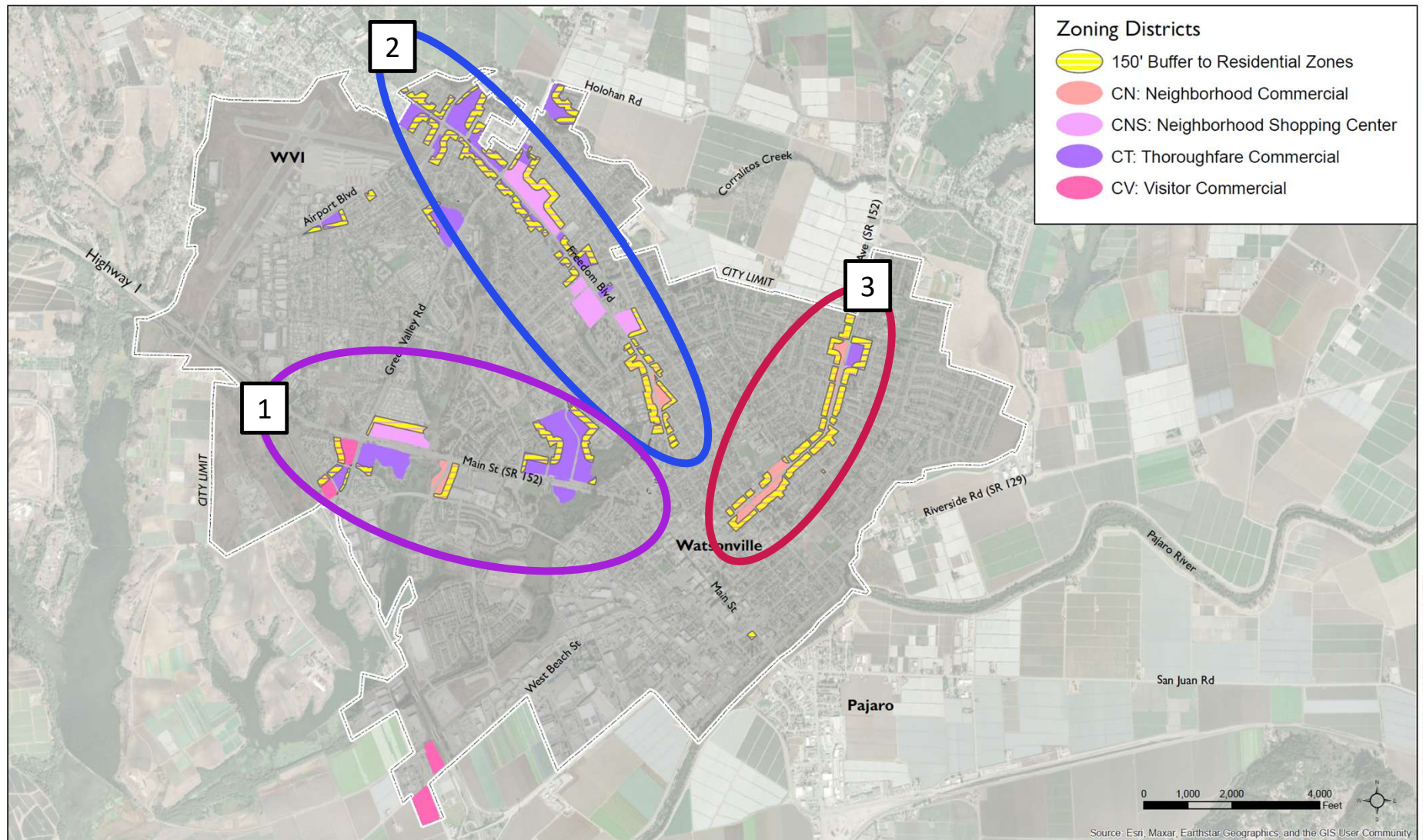
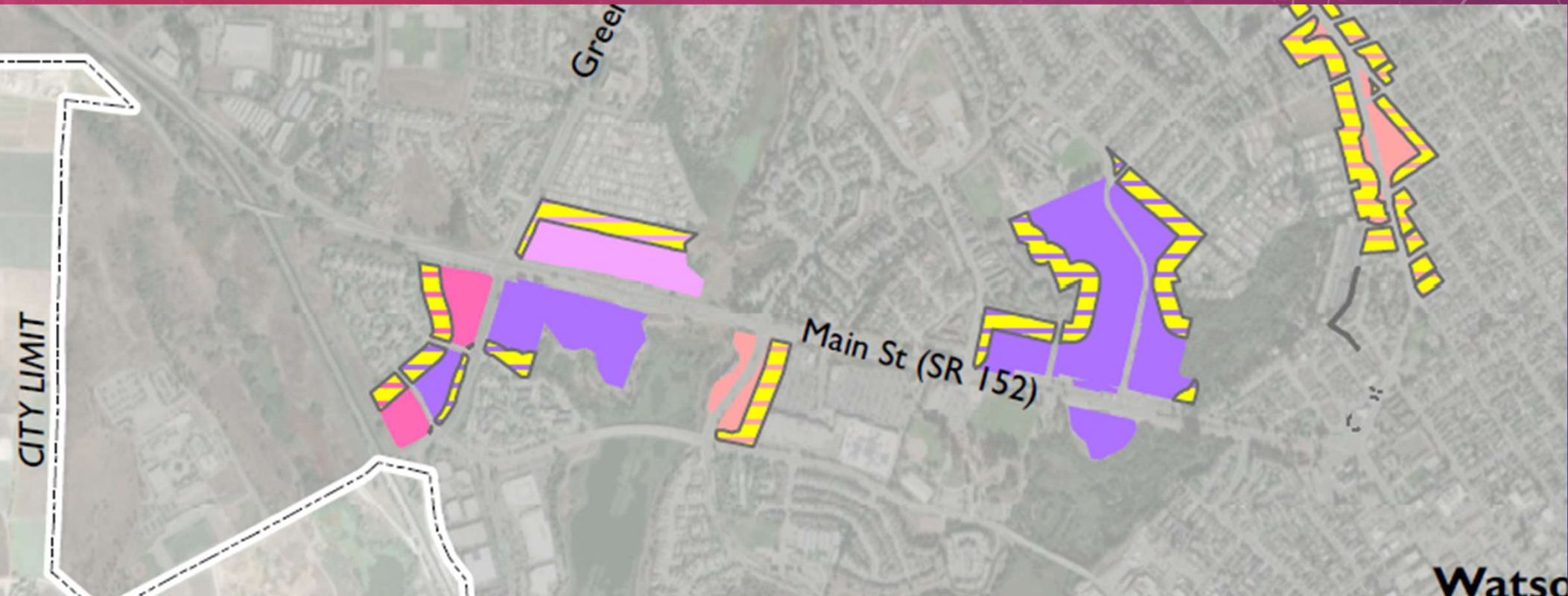


FIGURE 2. Commercial Zones within 150 feet of Residential Zones

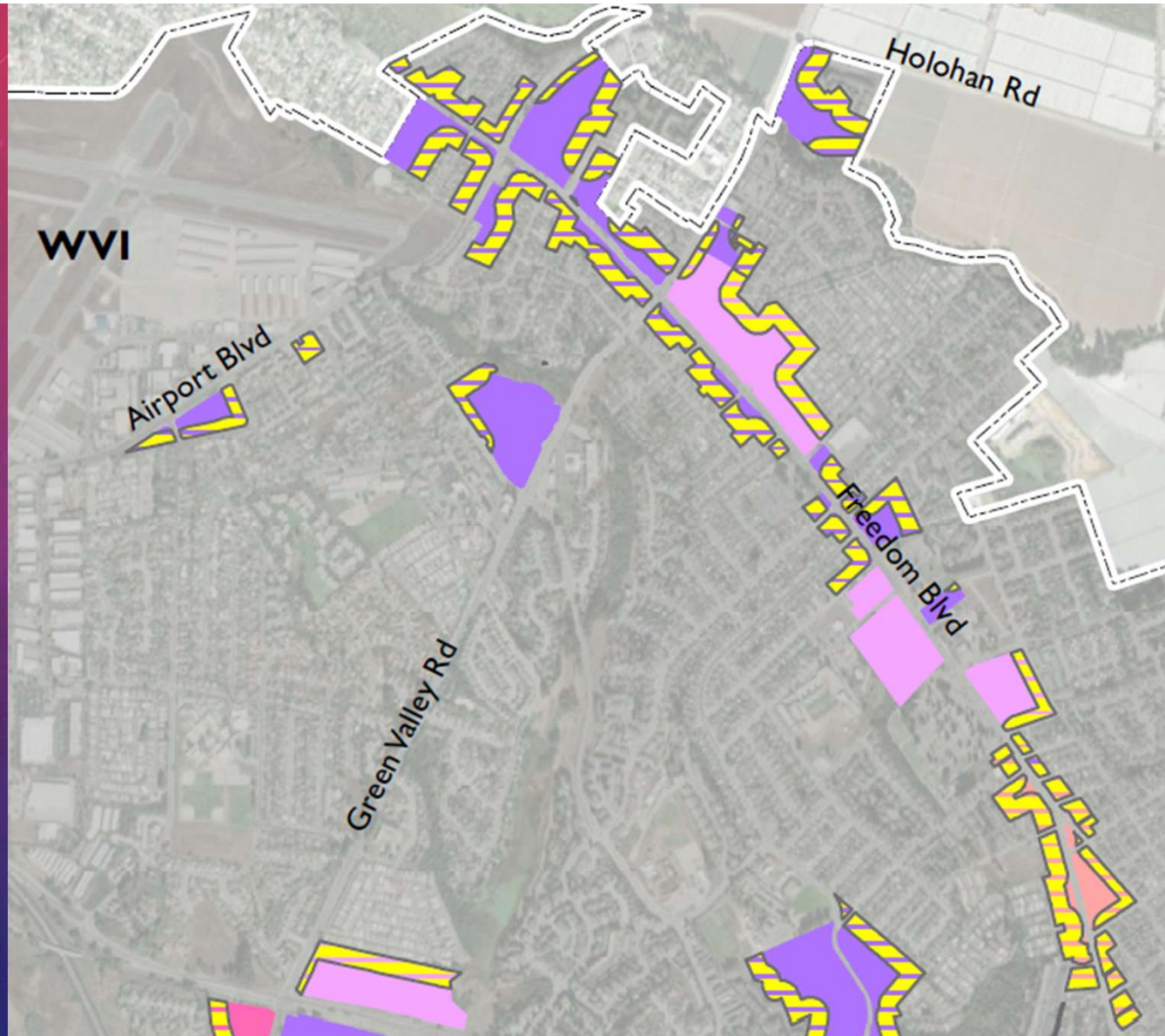
# STAFF ANALYSIS - SETBACKS



Main Street Commercial Corridor with 150-Foot Residential Setback

# STAFF ANALYSIS - SETBACKS

Freedom Boulevard  
Commercial Corridor with  
150-Foot Residential Setback



# STAFF ANALYSIS - SETBACKS

Freedom Boulevard Commercial Corridor  
with 150-Foot Residential Setback



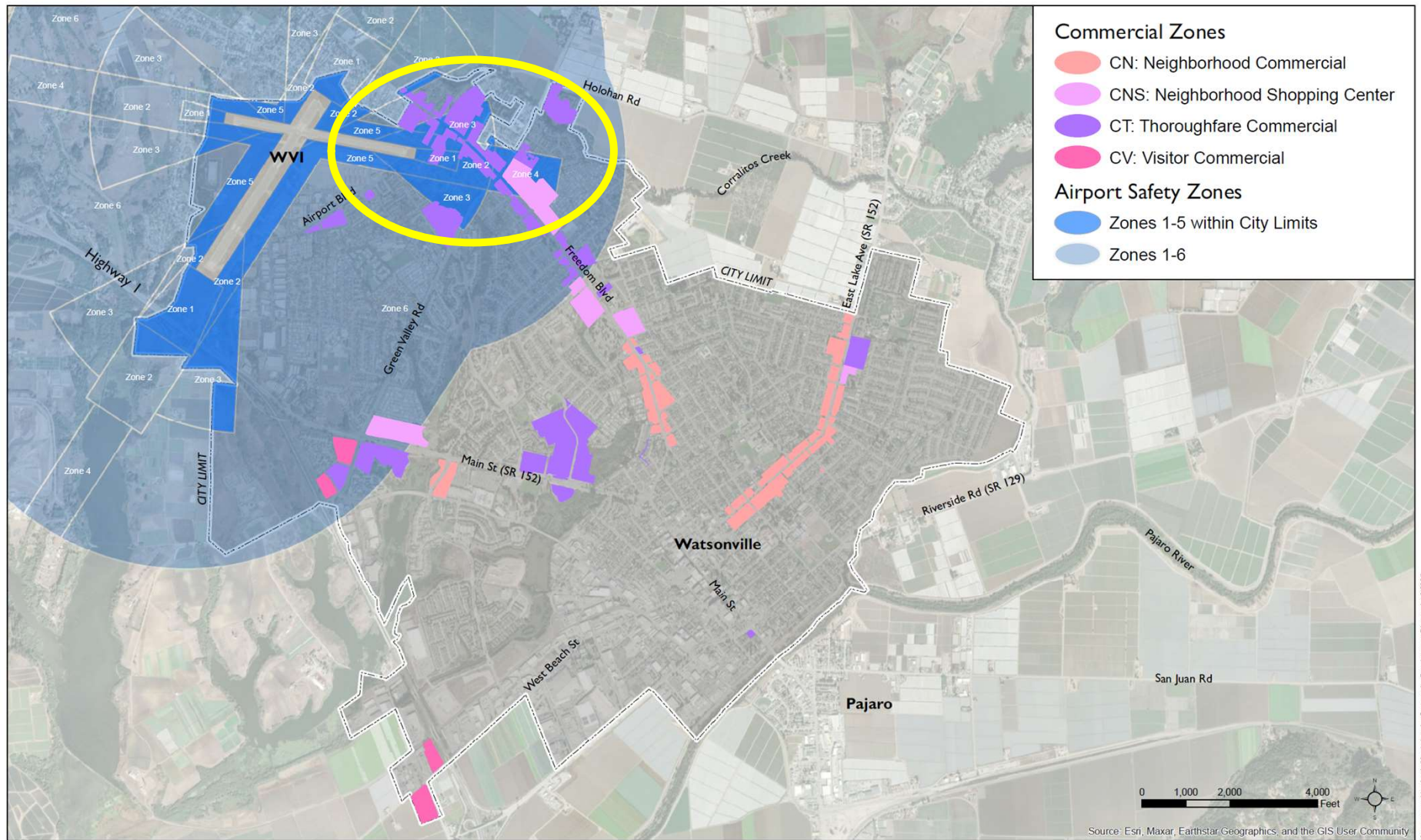
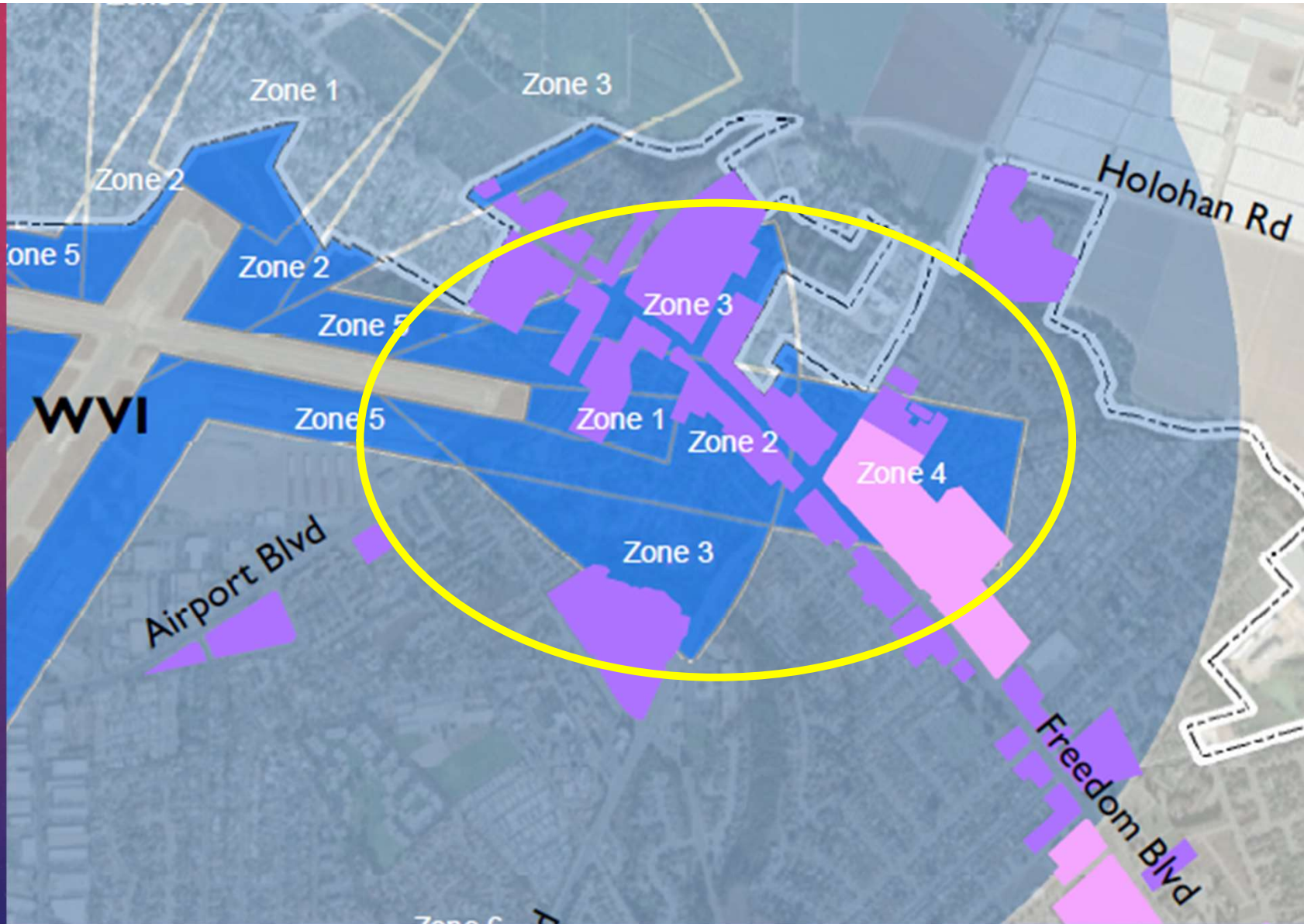


FIGURE 3. Overlay of Airport Safety Zones and Commercial Zones

# STAFF ANALYSIS - SETBACKS



# STAFF ANALYSIS - ZONING

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# STAFF ANALYSIS - ZONING

## Thoroughfare Commercial (CT) zoning district

### Staff Analysis:

- Purpose is to accommodate auto-dependent uses.
- Lends itself to drive-through facility development.

# STAFF ANALYSIS - ZONING

## Visitor Commercial (CV) Zoning District

### Staff Analysis:

- Purpose is to cater to tourists and visitors from outside of the community.
- Focus on providing business, service, lodging, amusement, and entertainment facilities for the visiting public.
- Lends itself to drive-through facility development.

# STAFF ANALYSIS - ZONING

## Neighborhood Shopping Center (CNS) Zoning District

### Staff Analysis:

- Purpose is to provide commercial shopping center complexes located outside the central business district of the City.
- Intended for clusters of commercial retail uses on a common parcel.
- To be located on major streets and arterials.
- Lends itself to drive-through facility development in certain locations.

# STAFF ANALYSIS - ZONING

## Neighborhood Commercial (CN) Zoning District

### Staff Analysis:

- Purpose is to serve residents in the immediate vicinity.
- Not intended to attract substantial volumes of traffic from outside the neighborhood.
- Does not lend itself to drive-through facility development.

# STAFF ANALYSIS - REPEAL

## Repeal Chapter 14-41 Drive-Through Facility Restrictions

### Staff Analysis:

- Based on the setback and zoning analyses, there are certain zoning districts in which the development of drive-through facilities should remain subject to the requirements of WMC Chapter 14-41.
- Repealing Chapter 14-41 would remove all requirements for drive-through facilities, including the special use permit requirement, setback requirements, and design criteria.
- This would also require updating multiple zoning code sections to correct the language related to drive-through facilities by zoning district.

# STAFF RECOMMENDATION

Staff recommends the City Council select the removal of the 150-foot setback requirement for the Thoroughfare Commercial (CT) zoning district as their preferred option and direct staff to bring an ordinance to the Planning Commission modifying the text of WMC Chapter 14-41 to remove the 150-foot setback requirement from the CT zoning district.

# RATIONALE FOR STAFF RECOMMENDATION

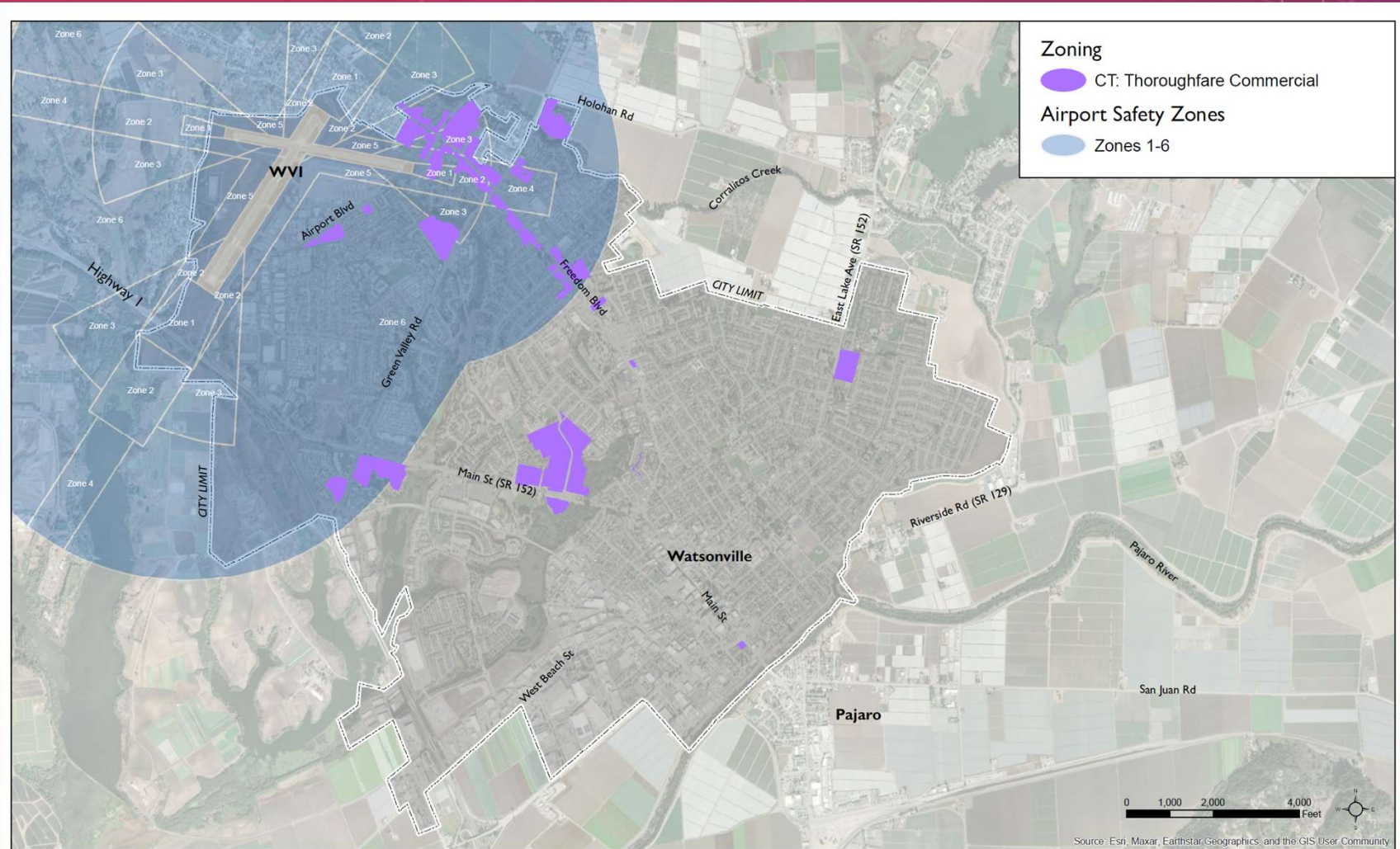
- The Thoroughfare Commercial (CT) zoning district designed to serve auto-oriented uses along major streets and arterials.
- Even if the 150-foot setback requirement were removed, drive-through facilities in the CT zone would still require a special use permit, be subject to the setback requirements from signalized and gateway intersections, and be required to comply with the design criteria.
- Potential impacts of drive-through facilities could still be addressed through project-specific conditions of approval.
- This change would only require a simple text change to WMC Section 14-41.100(a)(1).

# RATIONALE FOR STAFF RECOMMENDATION

Modification to WMC Section 14-41.100(a)(1):

*“In the CNS, CN, and CV zoning districts, no ~~to~~ drive-through lane, speakers, menu boards and/or take out windows shall be located within one hundred fifty (150') feet from any property boundary line of a parcel zoned for residential purposes.”*

# RATIONALE FOR STAFF RECOMMENDATION



# APPROPRIATE COUNCIL MOTION

Council to discuss and/or make a motion regarding options 1-4

1. Exempt the Thoroughfare Commercial (CT) zoning district from the 150-foot setback requirement (Staff Recommendation)
2. Exempt multiple commercial zoning districts (CT, CNS, CN, CV) from the 150-foot setback requirement
3. Repeal Chapter 14-41 Drive-Through Facility Restrictions
4. Maintain Chapter 14-41 As-Is

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THANK YOU!