

If you would like to operate a drive-through coffee business, it is important to understand the special requirements that apply in your specific zone. Drive-through coffee businesses are allowed in Commercial zones (C-2 & C-3), Employment and Industrial zone (E-2), Walnut Station (S-WS), and in the Chambers Special Area zone (S-C/C-2).

In some cases, a property may also have an overlay zone that specifically prohibits drive-through facilities, such as the Nodal Development Overlay (/ND) and Broadway Overlay (/BW). It is important to find out whether an overlay zone applies to the subject property. To determine the zoning of a particular property, visit the City website at www.eugene-or.gov/zoningmap.

Land Use Code Requirements

Eugene Code, Chapter 9, Section 9.2170(4) & (12), Section 9.2461(11), Section 9.3970(6), and Section 9.6415

The standards provided below are special development standards that apply to drive-through facilities. They are in addition to both the general standards for all development (EC 9.6000 through 9.6995) as well as the standards that may apply based upon the site's specific zone.

Development Standards relevant to the C-2, C-3, E-2, S-WS, and S-C/C-2 zones:

- For buildings *less than 200 square feet*, each stacking lane for a single row of vehicles shall be at least 80 feet in length to allow queuing space for up to 4 cars.
- For buildings *over 200 square feet*, the stacking lane for a single row of vehicles shall be at least 200 feet in length to allow for up to 10 cars. If two stacking rows are provided, each stacking lane shall be at least 100 feet in length, allowing for up to 5 cars in each lane. (EC 9.6415)
- Vehicle stacking areas shall be landscaped as required by EC 9.6420(3).
- Stacking areas shall not interfere with safe and efficient circulation on the development site or within the abutting public right-of-way.
- Vehicle use areas are not allowed between the street and the portion of the building complying with the maximum setback.

In addition to the standards above, the following development standards apply to the C-2, C-3, E-2, and S-C/C-2 zones:

- Stacking lanes shall be setback a minimum of 10 feet from all property lines.

Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this document.

- Front yard setback areas adjacent to stacking lanes must be landscaped to the L-2 standard in EC 9.6210(2). Interior yard setback areas adjacent to stacking lanes must be landscaped to the L-3 standard in 9.6210(3).
- All driveway entrances, including stacking lane entrances, must be at least 100 feet from a public street intersection.
- Direct pedestrian access shall be provided from the public right of way to the entrance.
- Drive aisles for vehicular circulation are not permitted between the street and the building.

In addition to the standards above, the following development standards apply to the S-WS zone:

- No new direct access on to Franklin Boulevard is permitted for drive-through facilities. Drive-through establishments with frontage along Franklin Boulevard are required to take access from a side street or from an internal accessway.

A site plan demonstrating compliance with all applicable standards will be required at the time of building permit. The Land Use Code can be viewed online at www.eugene-or.gov/chapter9.

Additional Information

- If you have questions regarding the land use standards, please contact staff at 541-682-8336 or landuseinfo@ci.eugene.or.us.
- To determine building code requirements, contact a commercial code analyst at 541-682-5613 or commercialpermitinfo@ci.eugene.or.us.
- Public Works Engineering can answer questions regarding: Systems Development Charges (SDC's), Transportation Impact Analysis applicability, and stormwater and sanitary sewer requirements. They can be reached at 541-682-8400 or cewepic@ci.eugene.or.us.

www.eugene-or.gov/bps