

Dutch Specific Use Requirement Statement

This statement is submitted to demonstrate that the proposed Drive-Thru for Retail or restaurant use complies with the specific use requirements set forth in Section 1107.11(g), except where a variance has been formally requested.

1. Setback from Adjacent Residential Property

The drive-through window is located at least one hundred (100) feet from any adjacent residential property.

2. Audible Electronic Devices

The proposed development does not meet the seventy-five (75) foot setback requirement for audible electronic devices relative to residential districts. Accordingly, a variance has been requested for this specific provision.

3. Vehicle Stacking Requirements

The drive-through lane has been designed to exceed the minimum vehicle stacking requirements established in Table 1111.07-2: Required Number of Stacking Spaces. The site plan illustrates 10+ stacking spaces, which meet the requirement of 7.

4. Separation of Parking and Drive-Through Activities

Customer and employee parking areas are clearly separated from drive-in and drive-through activities. Customer parking is located in the area of highest accessibility to the principal dining and/or sales entrance to promote safe and convenient pedestrian access. A striped bypass lane is provided adjacent to the drive-through stacking lane.

5. Circulation and Pedestrian Safety

The site circulation system has been designed to provide smooth, continuous traffic flow with efficient, non-conflicting vehicular movement throughout the site. Internal drive aisles allow clear directional movement, minimizing cross-traffic and congestion. Major pedestrian movements are separated from primary vehicular circulation routes. Sidewalk connections are provided from parking areas to the building entrance, and pedestrian pathways are positioned to reduce conflicts with drive-through traffic. The overall design promotes safe and efficient movement for both vehicles and pedestrians.