

Proposed Zoning Text Amendment  
Parking Requirements – Fast Food Restaurant (small)  
One Buckland Center  
May 23, 2022  
DPI Project No. 1831

Article 6 – Site Development Regulations

Table 6.4.3B Minimum Required Parking Spaces – Commercial and Industrial Uses

**Add:**

“Use – Restaurant, Fast Food (small)

Minimum Required Parking Spaces – 1 space per 200 square feet of Gross Floor Area (GFA).”

**Modify as follows:**

“Use – Fast Food

Minimum Required Parking Spaces – 1 space per 75 square feet of GFA.”

“Use – Restaurants, Taverns, Cocktail Lounges

Minimum Required Parking Spaces – 1 space per 75 square feet of GFA.”

Article 10 – Definitions

Section 10.3 Definitions, **add the following:**

“Restaurant, Fast Food (small) – A fast food restaurant in a shopping center that meets the following criteria:

- a) Gross floor area is 1,600 square feet or less, which represents no more than 1/5 of the gross floor area of the shopping center;
- b) Seating capacity is 16 or less;
- c) Food and beverages served on the premises are actually or expected to be consumed primarily off the premises;
- d) No drive-through service; and
- e) Shall be in a building containing multiple tenant spaces.”

“Shopping Center – One or more buildings integrated architecturally with a minimum of 15,000 square feet gross floor area, containing three or more businesses primarily devoted to retail, dining and service establishments, which use parking and other facilities in common.”