



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager for Development
DATE: April 22, 2021
SUBJECT: Ordinance amending the Code of Ordinances, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, Article 28-7, Access, Circulation, Parking and Loading

Recommendation

Accept this report and set the attached ordinance amendments for public hearing.

Background

Several applications for restaurants with multiple ordering station drive throughs have come before the Planning Board recently needing variances or conditional use permits to reduce the number of required stacking spaces. Contemporary drive throughs often utilize separated windows for pick up and ordering, as well as multiple ordering stations, allowing for differently configured—and more efficient—stacking lanes. Unfortunately, the City's ordinance has not kept pace with these new layouts and—in essence—disincentivizes restaurants for this efficiency.

Discussion

The City's current ordinance requires 11 stacking spaces per ordering station and was adopted when multiple ordering stations were relatively rare. A reading of the current ordinance results in the need for a restaurant to provide 22 stacking spaces should a restaurant have two ordering stations. This is a far greater requirement than was envisioned when this ordinance was last amended and exceeds what most, if not all, similar restaurants need for peak stacking.

Staff recommends the ordinance be amended to require 11 stacking spaces *in total*, regardless of whether there are two or more ordering stations. This would reduce the number of stacking spaces required to a more reasonable quantity on sites with multiple ordering stations, and allow stacking lanes to be configured more efficiently.

The ordinance will continue to prohibit stacking lanes from interfering with parking and loading spaces and access aisles, and require that they minimize conflict with pedestrian access.

The Planning Board reviewed these proposed amendments at their April 21, 2021 meeting and recommended approval.