

EAST GRANBY ZONING REGULATIONS AMENDMENTS – Application 07-02

II. INTERPRETATION

A. DEFINITIONS

Restaurant (replace with) - A business establishment, in a suitable and permanent building kept, used, maintained and advertised to the public to be a place whose principal business is the regular sale of food and beverages to the customer in a ready-to-consume state, and where the customer may consume these foods while seated at tables within the establishment. A restaurant may have take out service from the interior of the building. A restaurant shall be provided with an adequate and sanitary kitchen and dining room areas. A restaurant shall not have drive-thru service.

Drive Thru Establishment (new) - A business establishment so developed that its retail and service character is dependent upon or includes providing a driveway approach or parking spaces for motor vehicles to serve patrons while in the motor vehicle at a service window.

,Type A – A food service establishment that serves patrons packaged food or drinks while in the motor vehicle, or else intended to permit consumption on premises or in the motor vehicle of packaged food or beverages obtained by the patron from such business establishment.

,Type B – Establishments such as banks, pharmacies, dry cleaners, and similar non-food or beverage service type businesses.

V. BUSINESS & INDUSTRIAL USES

A. BUSINESS ZONE

2. Permitted Uses

h. (new) Drive Thru Establishment, Type B.

3. Special Permit Uses

a. (new) Drive Thru Establishment, Type A, subject to the following:

- A single property may have only one such establishment that shall occupy no greater than twenty-five (25%) percent of the total ground floor area of all buildings on the property.
- The serving window shall not be located closer, measured horizontally, than 1,500 feet from the serving window of a Type A Drive Thru Establishment on another property.
- No primary vehicular access from School Street or Church Road. For properties having a secondary street access from School Street or Church Road the driveway and service queue lane shall be arranged for entry from Rainbow Road.
- No said use will be permitted within 250 feet of a residence in a residential zone measured horizontally from the Type A serving window to the nearest point of the residence building.

- The serving window shall be located at the rear or side of the building arranged to harmonize with the character of the surrounding area.
- There shall be only one (1) serving window served by one (1) vehicular service lane. Unless otherwise required by the Commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks and pedestrian access to the building.
- Hours of operation shall be limited to between 5:00 AM to 11:00 PM unless waived or further limited by the Commission.
- No outside audio system is permitted except for a central service ordering menu board.
- Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.
- Outdoor seating limited to not more than twenty (20) seats may be permitted as an accessory use. Outdoor seating areas are to be separated from traveled areas by walls, fences or landscaping.
- Trash receptacles are to be located for the convenience of the patrons and are to be shown on the proposed site plan.
- One (1) menu sign board not exceeding twenty-four (24) square feet may be permitted in addition to signage allowed in Section VII.C. subject to the requirements of Section VII.

The East Granby Planning & Zoning Commission approved the above Zoning Regulation changes on June 5, 2007. The effective date of these regulations is June 27, 2007.

John Welsh, Chairman

Date