This Design Reference Note outlines a series of minimum design guidelines to be used in designing site plans that include drive-through stacking lanes. Individual site conditions and context are to be taken into account when applying the guidelines.

**Introduction**

**Stacking Lanes**

A stacking lane should:
- Have a minimum width of 3.0 m (9.8 ft.) [fig. 1];
- Have no obstructions by intersecting traffic, abutting parking, or loading spaces;
- Not obstruct an aisle required by a parking or loading space;
- Not be located within a front or exterior side yard;
- Minimize curve and turning movements;
- Be defined by raised curbs and a 1.2 m (3.9 ft.) wide landscape island where adjacent to parking and a 3.0 m (9.8 ft.) wide landscape island where adjacent to driveways [fig. 2]; and
- Not be located on a lot situated at the intersection of two highways, or parts thereof, having a designated right-of-way width of 26.0 m (85.3 ft.) or greater, as shown on Schedules 2.1.14(1) and 2.1.14(2) of Subsection 2.1.14 of Zoning By-Law 0225-2007.

**Setbacks**

The last required stacked vehicle space should be a minimum of 16.0 m (52.5 ft.) from the midpoint of any driveway or access at the property line measured along the driveway and/or aisle centre line using the shortest vehicular route [fig. 2].

**Noise**

Where stacking lanes require noise mitigation, noise barriers adjacent to a residential zone should be maximum height of 2.4 m (7.9 ft.) to minimize the visual impact.

A combination berm/noise barrier is an acceptable solution in circumstances where a 2.4 m (7.9 ft.) noise barrier does not provide adequate noise mitigation. The noise barrier should be located on the property line to prevent the creation of "no man's land" or left over space.

**Signage**

Anti-littering signage should be appropriately incorporated into the site and be directed to face vehicles in stacking lanes and parking areas [fig. 1 & 6].

For additional information, please contact the Planning and Building Department, Development and Design Division at (905) 615-3200 x5522 or visit www.mississauga.ca.

*Drive-Through Stacking Lane Reference Notes approved by Council for the City of Mississauga, January 30, 2008.*
The following parameters apply to a stacking lane access:

- The entrance to a stacking lane should be set into the site as deeply as possible (fig. 3);
- Where permitted, all access points at intersections should be right-in, right-out only. Additional access points may be considered if they are located at a minimum of 100.0 m (328.0 ft.) from the intersection of a designated right-of-way or site triangle;
- Access driveways on a corner site should be located as far as possible from the abutting intersection; and,
- Pedestrian/barrier-free access to building entrances should be provided in a safe and convenient manner, by ensuring that direct pedestrian links to main parking areas and public sidewalks, do not pass through a stacking lane (fig. 3 & 4).

Set-backs

The table below provides the minimum required setbacks from a residential zone to any portion of a stacking lane for various uses.

<table>
<thead>
<tr>
<th>Use Associated With Stacking Lane</th>
<th>Minimum setback to any portion of stacking lane, from a residential zone</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Restaurant and Service Kiosks</td>
<td>20.0 m (65.6 ft.)</td>
<td>Setback also applies to order boards or speakers used for ordering.</td>
</tr>
</tbody>
</table>
| Motor Vehicle Wash Facility / Motor Vehicle Wash Facility Restricted | with the entrance/exit located perpendicular to the property line | 50.0 m (164.0 ft.) | In all instances where the entrance/exit is not located perpendicular to a residential property line, it will considered to be “parallel”.
| | with the entrance/exit located parallel to the property line | 20.0 m (65.6 ft.) | |
| | with a staged exit | 4.5 m (14.7 ft.) | |
| Banking Machine accessory to a Financial Institution | 4.5 m (14.7 ft.) | |

* N.B. Refer to Subsection 3.1.5 of the City of Mississauga Zoning By-law for further information