

Existing Outdoor Seating Areas

The following pictures below illustrate outdoor seating areas with an approximate 0-foot setback from the front property line (street right-of-way) line, as well as an outdoor seating area located away from the nearest property line. Does a 0-foot setback continue to be acceptable? If not, does the Commission desire a minimum setback (measured from the front property line) to provide additional separation from the adjacent roadway? Should certain zoning districts (such as LI) be treated differently compared to others (such as LR-1 and LR-2)? Also, should required front yard areas be preserved for landscaping?



The following pictures below illustrate outdoor seating areas located near the various businesses' public entrance, as well as an outdoor seating area located away from the public entrance. Should outdoor seating areas be required to be placed within a certain distance from the business's public entrance, or is no minimum distance acceptable?



The following pictures below illustrate outdoor seating areas and their respective approximate square footages compared to their respective business interior square footage. Should outdoor seating areas be limited to a maximum percentage correlating with the business's interior square footage? Or, should it matter how large the outdoor seating area is compared to the restaurant interior? (Outdoor seating areas are currently exempt from minimum parking ratio requirements for restaurants.)



Odd Muse Interior: 5,880 SF
Outdoor seating area: 4,000 SF
Percentage of Interior: 68%



Marshall's BBQ Interior: 1,800 SF
Outdoor seating area: 800 SF
Percentage of Interior: 44%



Four Corners Interior: 2,300 SF
Outdoor seating area: 600 SF
Percentage of Interior: 26%