

## Chapter 515. Zoning

### Article XX. Special Land Uses

#### § 515-150. Outdoor cafes.

Outdoor cafes, when incidental to a permitted use in the GBD General Business Downtown District, may be permitted, provided the following conditions are met:

- A. Outdoor dining areas shall be separated from parking areas, public rights-of-way and other common areas by an ornamental fence, landscaping or other material acceptable to the Planning Commission. When adjacent to a pedestrian walk, a six-foot sidewalk width shall be maintained for pedestrian flow.
- B. Lighting for outdoor dining areas shall be noted on a site plan and shielded downward and away from adjacent properties and rights-of-way. All lighting shall be designed to prevent glare from negatively impacting adjacent properties or rights-of-way. See § **515-90** for specific requirements for site lighting.
- C. Parking for an outdoor cafe shall be determined by the Planning Commission, based upon the size of the outdoor dining area in relation to the permanent seating in the principal use as follows. In determining whether a restaurant must provide additional parking for its outdoor cafe, the Planning Commission shall use the following guidelines:
  - (1) If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
  - (2) If the outdoor seating is 26% to 50% of the seating capacity indoors, additional parking shall be required up to 125% of the parking required for the indoor space, as determined by the Planning Commission.
  - (3) If the outdoor seating is over 50% of the seating capacity indoors, additional parking shall be required up to 150% of the parking required for the indoor space, as determined by the Planning Commission.