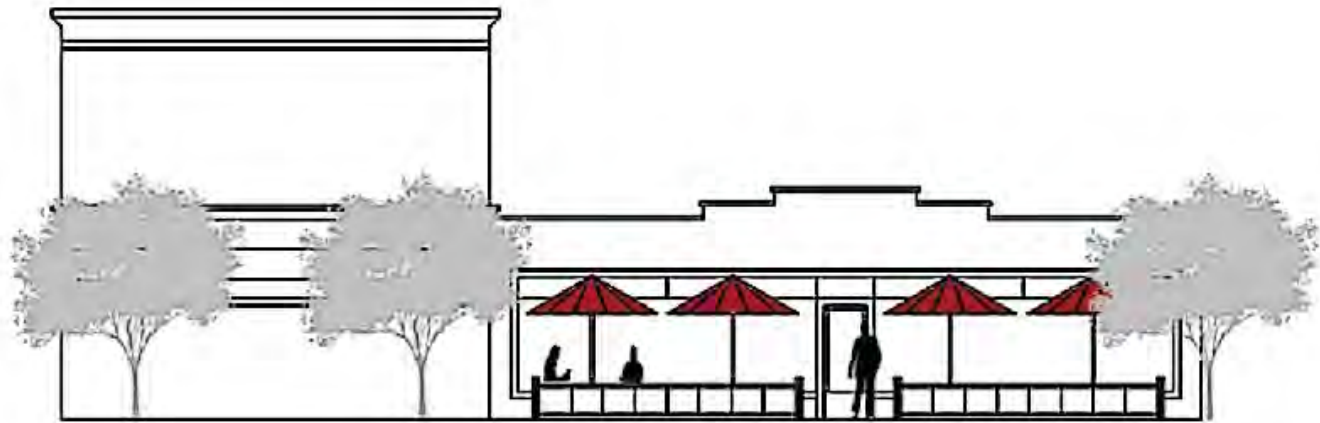


Outdoor Dining

Design Guidelines



Architectural Board of Review
The City of Lakewood
May 2009



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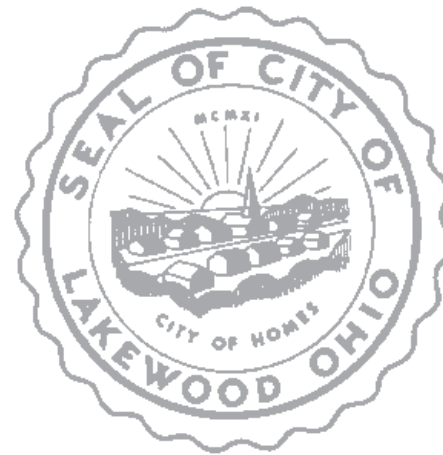
Cindy Ford

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Nathan Kelly, Director

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Adopted May 2009



Introduction

The City of Lakewood recognizes the importance of outdoor dining to the vitality and success of our commercial districts. The outdoor dining regulations are in place to promote the health, safety and welfare of our residents, businesses and visitors. Outdoor dining facilities are subject to the City of Lakewood Zoning Code under Conditional Use Permits, Chapter 1161.3 (t) and all applicable Building Code, Fire Code, Americans with Disabilities Act and Ohio Division of Liquor Control regulations.

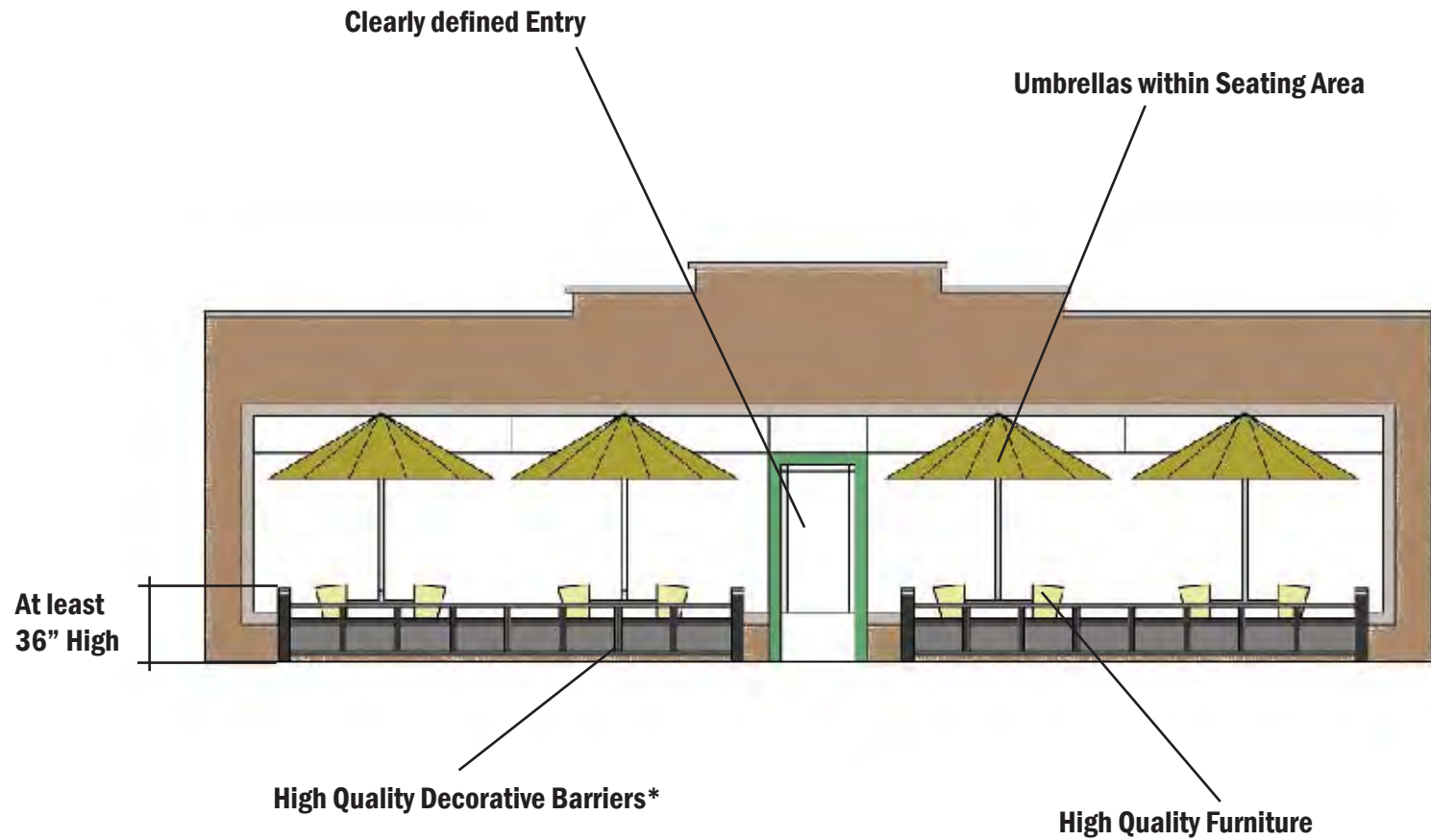
Purpose of Design Guidelines

These guidelines provide standards for outdoor dining areas throughout the City with special attention to those dining areas in high visibility areas within the public right-of-way. Central to the process of allowing outdoor dining areas is the necessity of ensuring furniture and other items placed along the street positively contribute to the character of Lakewood's commercial corridors. The guidelines apply to all outdoor dining facilities granted by Chapter 1161 Sections 1161.3 (t) of the Lakewood Zoning Code. Failure to comply with these requirements constitutes a violation of the Zoning Code.



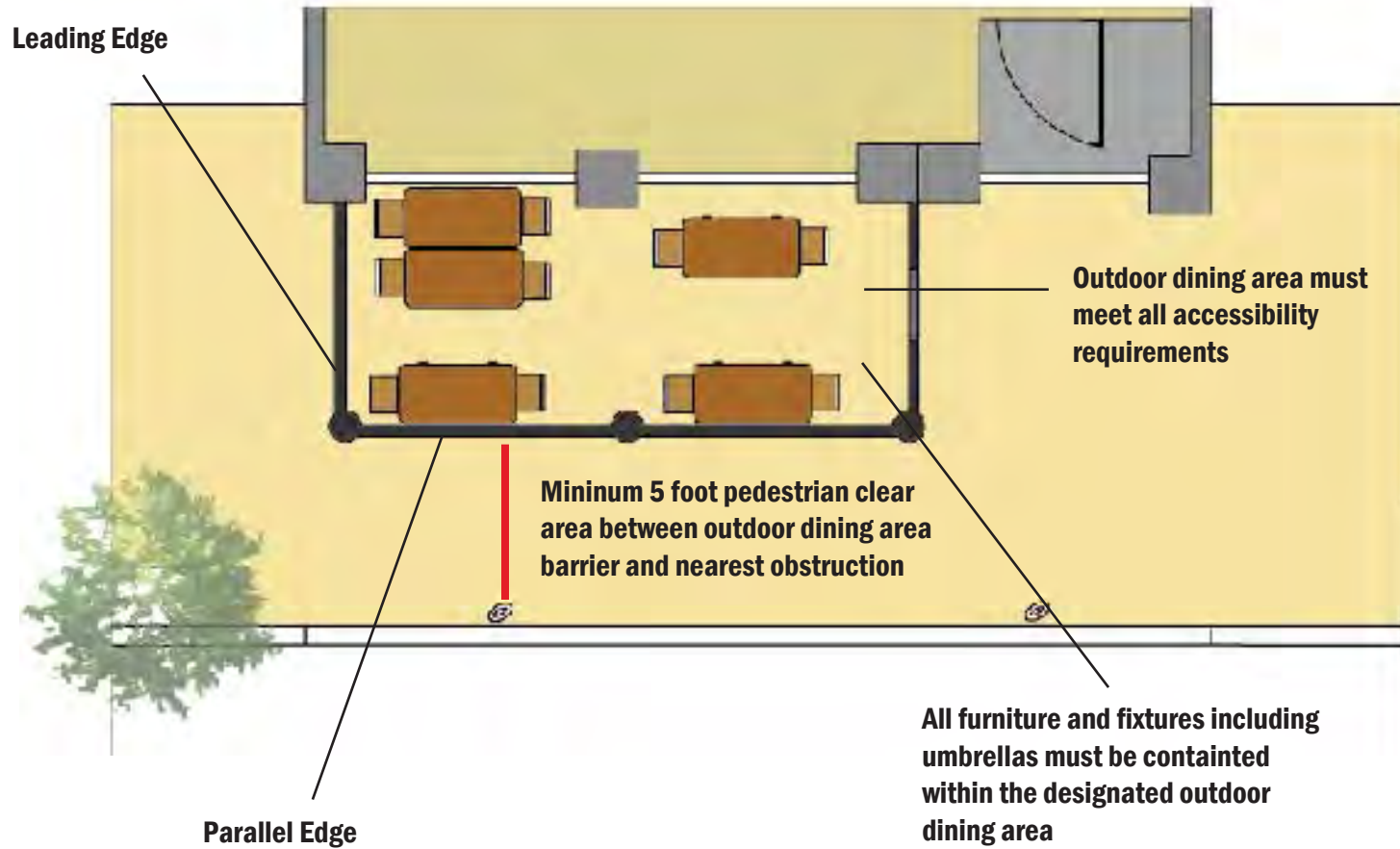
Ordinance Summary

Eligibility -	The outdoor dining facility must be part of a lawfully operating restaurant use with a valid food vendor's license.
Building/ADA-	Location and number of tables, spacing of tables and access within the outdoor dining area must meet all Building Code and Americans with Disabilities Act requirements.
Sidewalk Clearance -	A minimum of 5 foot wide continuous pedestrian access along the public sidewalk free from all obstruction and must not create any pedestrian hazard.
Parking -	Outdoor dining facilities do not require additional parking unless a parking problem arises in conjunction with the outdoor seating.
Seating -	Outdoor dining will not exceed 25% of the previously approved indoor seating capacity.
Alcohol Service-	<ol style="list-style-type: none">1. The outdoor dining area must be enclosed with a sturdy barrier not be less than 36 inches in height and shall clearly designate the area where food and/or beverages shall be permitted to be served and consumed.2. There must be only one well defined entrance to the outdoor dining area and it must be located directly in front of the egress doors.3. Alcoholic beverages shall be served as part of the service of food and meals.4. Customers are not permitted to carry their alcoholic beverages to the outdoor dining area.
No Alcohol Service-	<ol style="list-style-type: none">1. A barrier on some or all sides of the outdoor dining facility shall be provided.
Storage -	Outdoor dining furniture and materials cannot be stored in the public right-of-way.



*If the restaurant does not serve alcohol, a barrier may not be required.

Horizontal Layout





- Sidewalk dining areas in the public right-of-way shall be an enhancement to the public realm.
- All furniture and fixtures shall be of high quality, durable and attractive.
- All furniture and fixtures shall be consistent in color, style and type.
- Barriers must be sturdy, decorative metal or wood.
- No plastic tables and chairs are permitted.
- No advertising on umbrellas, furniture or barriers including any logos, graphics or names.

Approvals and Permits Requirements

A number of approvals and permits are required to open an outdoor dining facility. Staff from the Department of Planning and Development will work with you and advise you on your particular circumstances and assist in navigating the process. Contact P&D at 216.529.6630.

These approvals and permits are required:

Boards

1. **Planning Commission** ----- Approval of Condition Use Permit.
2. **Architectural Board of Review** ----- Approval of exterior design, materials, furniture, lighting, fencing, and signs.
3. **Ohio Division of Liquor Control** ----- Approval required for outdoor dining facilities that will serve alcohol in the public right-of-way or public property.

Agreements

1. **Use of Public Property Agreement** ----- Required for outdoor dining facilities that will partially or entirely in the public right-of-way.

Permits

1. **Building Permits** ----- Required for any structural, plumbing, electrical or paving changes necessary for the outdoor dining facility. Contact the Building Department at 216.529.6278
2. **Fence Permit** ----- Required for most barriers surrounding an outdoor dining facility. Contact the Building Department at 216.529.6278.



City of Lakewood website
www.onelakewood.com

Department of Planning and Development
phone: 216.529.6630
e-mail: planning@lakewoodoh.net

Building Department
phone 216.529.6278

Ohio Department of Commerce
Division of Liquor Control
www.com.ohio.gov/liqr/

