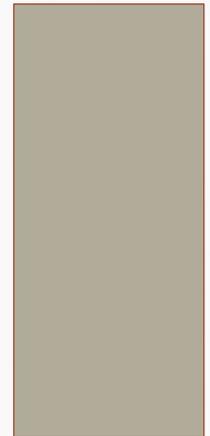


# OUTSIDE DINING OFF-STREET PARKING

CODE TEXT AMENDMENT



# OUTSIDE DINING PARKING

- City Council wants to review and possibly adopt parking requirements for outside dining
- Outside dining has never required parking stalls
- Inside dining
  - Previous code – 1 stall per 250 sq. ft. of dining area
  - PC recommendation – 1 stall per 200 sq. ft. of dining area
    - 20% increase
  - Current code - 1 stall per 150 sq. ft. of dining area
    - 40% increase

# OUTSIDE DINING PARKING

- General Plan promotes a vibrant commercial district which outside dining creates
- Planning Commission discussed that increasing the inside dining requirement would help cover the outside dining parking needs
- Outside dining is seasonal
- Requiring outside dining parking would make it more expensive for a business to locate in Midway

# OUTSIDE DINING PARKING

- Cities deal with outside dining parking in 4 ways
  - Outside dining parking is not required
  - Outside dining parking is not required until a threshold is met such as the area is larger than a specified number or the seating is greater than a specified number
  - Outside dining parking is calculated at the same rate as inside dining
  - Outside dining parking is determined as part of a CUP

# PARKING ANALYSIS

	The Corner	Mercantile	Galleria
# of stalls	14	11	5
Indoor Dining sq. ft.	2,636	2,031	1,332
Previous Code	11	9	5
Current Code	18	14	8
Outdoor dining sq. ft.	1,360	800	1,400
Outside dining using inside dining requirements	10	6	10
Total parking requirement	28	20	18

# OUTSIDE DINING PARKING

- Westminster, CA Municipal Code
  - No additional parking is required for outdoor dining area (open-air dining) no greater than 25% of the gross floor area of the enclosed restaurant or 1,000 square feet, whichever is smaller. In cases where the outdoor seating area is more than 25% of the gross floor (or 1,000 square feet, whichever is smaller) area of the enclosed restaurant area, the portion of outdoor seating area exceeding 25% (or 1,000 square feet, whichever is smaller) of the gross floor area of the enclosed restaurant shall be calculated at one parking space per 100 square feet of the gross outdoor dining floor area. The allowance for outdoor dining shall not be applicable to any establishment offering a total of 12 or fewer seats, inclusive of all seating located indoors and within an outdoor dining/seating area

# PARKING ANALYSIS

## Westminster Code

- The Corner Restaurant
  - 10 stalls for outside dining
  - 18 stalls for inside dining (current code)
  - 28 stalls total
- Midway Mercantile
  - 10 stalls for outside dining
  - 14 stalls for inside dining (current code)
  - 24 stalls total
- Café Galleria
  - 10 stalls for outside dining (1,000 sq. ft. maximum)
  - 8 stalls for inside dining (current code)
  - 18 stalls total

# OUTSIDE DINING PARKING

- Midway, UT Draft Municipal Code
  - No additional parking is required for any outdoor dining area (open-air dining) less than 50% of the indoor dining area. In cases where the outdoor dining area is more than 50% of the indoor dining area, the portion of outdoor dining area exceeding 50% of the indoor dining area shall be calculated at one parking space per 250 square feet of the outdoor dining area.

# PARKING ANALYSIS

## Proposed Outside Dining Parking Code

- Round Number Restaurant
  - Indoor Dining sq. ft.
    - 2,000 (50% - 1,000)
  - Outdoor Dining sq. ft.
    - 1,000
  - Parking requirements for percentage of outside vs. inside dining
    - 70% - 0 stalls
    - 60% - 0 stalls
    - 50% - 0 stalls
    - 40% - 1 stall
    - 30% - 2 stalls
- 14 stalls for inside dining (current code)
- Westminster Code outside dining requirement – 8 stalls

# PARKING ANALYSIS

## Proposed Outside Dining Parking Code

- The Corner Restaurant
  - Indoor Dining sq. ft.
    - 2,636 (50% - 1,318)
  - Outdoor Dining sq. ft.
    - 1,360
  - Parking requirements for percentage of outside vs. inside dining
    - 70% - 0 stalls
    - 60% - 0 stalls
    - 50% - 1 stall
    - 40% - 2 stalls
    - 30% - 4 stalls
- 18 stalls for inside dining (current code)
- Westminster Code outside dining requirement – 10 stalls

# PARKING ANALYSIS

## Proposed Outside Dining Parking Code

- Midway Mercantile
  - Indoor Dining sq. ft.
    - 2,031 (50% - 1,016.5)
  - Outdoor Dining sq. ft.
    - 800
  - Parking requirements for percentage of outside vs. inside dining
    - 70% - 0 stalls
    - 60% - 0 stalls
    - 50% - 0 stalls
    - 40% - 0 stalls
    - 30% - 1 stall
- 14 stalls for inside dining (current code)
- Westminster Code outside dining requirement – 10 stalls

# PARKING ANALYSIS

## Proposed Outside Dining Parking Code

- Café Galleria
  - Indoor Dining sq. ft.
    - 1,332 (50% - 666)
  - Outdoor Dining sq. ft.
    - 1,400
  - Parking requirements for percentage of outside vs. inside dining
    - 70% - 2 stalls
    - 60% - 4 stalls
    - 50% - 3 stalls
    - 40% - 4 stalls
    - 30% - 5 stalls
- 8 stalls for inside dining (current code)
- Westminster Code outside dining requirement – 10 stalls (1,000 max)

# PARKING ANALYSIS

## Proposed Outside Dining Parking Code

- Outside Dining Restaurant
  - Indoor Dining sq. ft.
    - 0
  - Outdoor Dining sq. ft.
    - 1,500
  - Parking requirements for percentage of outside vs. inside dining
    - 70% - 6 stalls
    - 60% - 6 stalls
    - 50% - 6 stalls
    - 40% - 6 stalls
    - 30% - 6 stalls
- 0 stalls for inside dining (current code)
- Westminster Code outside dining requirement – 10 stalls (1,000 max)

## POSSIBLE FINDINGS

- Increasing parking for outside dining at restaurants and cafes may help alleviate potential parking problems for future restaurants
- Increasing parking for outside dining at restaurants and cafes will make it more expensive for eating establishments to locate in Midway
- Increased parking requirements will require more area in the commercial zones to be paved which may distract from the vision of Main Street as described in the General Plan
- The General Plan promotes a pedestrian experience along Main Street and increased parking requirements might detract from that experience