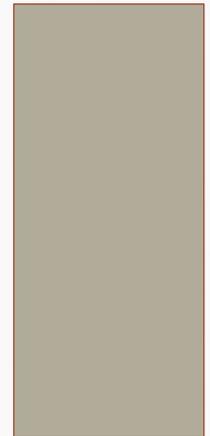


OUTSIDE DINING OFF-STREET PARKING

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
 - Current code - 1 stall per 150 sq. ft. of dining area
 - 66% 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

OUTSIDE DINING PARKING

- Westminster, WA 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

OUTSIDE DINING PARKING

- San Diego, CA Municipal Code
 - Eating and Drinking Establishments. The minimum parking ratios apply to eating and drinking establishments that do not have a common parking area with any other uses. There is no minimum parking requirement or maximum permitted parking for outdoor dining. Within the Coastal Overlay Zone, outdoor dining areas such as decks, patios, terraces, etc., are considered part of the eating and drinking establishment's gross floor area and are included in calculating parking requirements.
 - Coastal Overlay Zone parking requirement ranged from 2.1-5 stalls per 1,000 sq. ft. gross floor area

OUTSIDE DINING PARKING

- San Jose, CA Municipal Code
 - For outdoor dining areas incidental to a public eating establishment, the city requires that business owners provide one space per 2.5 dining seats if the outdoor area has more than 25 seats. If the outdoor dining area has less than 25 dining seats, no additional parking spaces are required beyond those required by the number of seats or square footage of the indoor dining area.
- Newport Beach, CA Municipal Code
 - Food Service - 1 per 175 sq. ft. of gross area, including outdoor dining areas, but excluding the first 25% or 1,000 sq. ft of outdoor dining area, whichever is less.
 - Fast Food Service - 1 per 50 sq. ft., and 1 per 100 sq. ft. for outdoor dining areas

OUTSIDE DINING PARKING

- Park City, UT Municipal Code
 - Restaurant, Outdoor Dining - Based on Site specific review at the time of CUP
- Santa Monica, CA Municipal Code
 - Outdoor dining areas of less than 200 sq. ft. may be approved administratively and shall not require additional parking. Outdoor dining areas that exceed 200 sq. ft. shall comply with parking requirements established by Santa Monica Municipal Code Section 9.04.10.08.040.
 - 1 space per 300 sq. ft. of support area, 1 space per 75 sq. ft. of service and seating area open to customers, and 1 space per 50 sq. ft. of separate bar area.

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

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