



# Zoning Code Requirements for Open-Air Dining on PUBLIC PROPERTY, as Accessory to a Restaurant

See Zoning Code Section 5-119. "Restaurant, open-air" for full list of requirements

City of Coral Gables

Planning and Zoning Division

Phone# 305.460.5211

## Main requirements for open-air dining on PUBLIC PROPERTY, as accessory to a restaurant:

- A permit issued for an open-air dining located on public property shall be issued for a period of one (1) year, renewable annually by the Planning and Zoning Division. Such permit shall not be transferable in any manner.
- There shall be maintained a minimum of five (5) foot clear distance of public sidewalk, free of all obstructions, in order to allow adequate pedestrian movement. The minimum distance shall be measured from the portion of the open-air dining area nearest either the curb-line or the nearest obstruction.
- No awning, canopy or covering of any kind, except individual table umbrellas, shall be allowed over any portion of the open-air dining area located on public property except as allowed under separate covenant process.
- No perimeter structures such as fences, railings, planters or other such barriers shall surround the open-air dining area which would restrict the free and unobstructed pedestrian flow or discourage the free use of the tables or chairs by the general public.
- No signage shall be permitted on the public portion of the property.
- No pass through window shall be permitted for service of patrons.
- The hours of operation shall coincide with that of the primary restaurant. Tables, chairs and all other furniture used in the operation of an outdoor dining area shall not be anchored or restrained in any visible manner as with a chain, rope or wire.
- Any changes to approved plans require resubmittal of application for approval.

## Required steps to apply for open-air dining on PUBLIC PROPERTY, as accessory to a restaurant:

- Step 1.** Submit plans for review by the Board of Architects. The following items are required to be submitted for review by the Board of Architects along with applicable fees:
- a) Two (2) sets of the following:
    - Site Plans: Entire site.
    - Elevation(s): All building facades where seating is to be located.
    - Floor plans: Provide seating layout and service stations, including number of tables and chairs.
  - b) Color photographs of the proposed location and surroundings where the outside seating will be placed (no black and white photos accepted).
  - c) Manufacturer specifications for the tables and chairs showing pictures.
  - d) Current signed and sealed survey of the property which is less than five (5) years old.
  - e) Completed, signed, and notarized Board of Architects application.
- Step 2.** Following Board of Architects' approval plans will be routed to all applicable trades for review and approval.
- Step 3.** After receiving approval from the Board of Architects submit plans for review by the Planning Division. The following items are application submittal requirements for review of open-air dining on public property by the Planning Division:
- a) Four (4) sets of the following:
    - Planning Division Application with Administrative Review sign-off sheet completed, signed and notarized.
    - Site Plan: Include site plan with location map.
    - Elevation(s): Provide elevations of the building where open-air dining is proposed.
    - Floor plan(s) (11" x 17" format only): Include restaurant layout, provide location of all seating (inside and outside) including chairs and tables, service stations, umbrellas, show locations for ingress/egress (pedestrian and vehicular), and depict all streetscape amenities. Floor plan(s) must show a minimum of five (5) foot clear distance of public sidewalk, free of all obstructions, in order to allow adequate pedestrian movement. The minimum distance shall be measured from the portion of the open-air dining area nearest either the curb-line or the nearest obstruction (i.e. curb, landscaping, light pole, parking meter, street sign, etc.).
    - Manufacturer specifications for the chairs and tables showing pictures.
    - Board of Architects stamp of approval.
  - b) Conditional Use – Administrative Review fee.
- Step 4.** After receiving approval from the Planning Division submit plans for review and approval by the Zoning Division for a Zoning Permit for open-air dining on public property.
- Step 5.** Maintain copy of approved application and plans on-site and available for inspection.