

**Title 18 Zoning, Chapter 18.12 Special Development Standards, Section 18.12.140
Outdoor Dining Areas.**

- A. Permit Requirement. Permanent outdoor seating/dining areas can be permitted for approved restaurants on private property subject to the following requirements:
1. Outdoor dining areas that are less than or equal to 25 percent of the restaurant's total floor area are subject to the approval of an Administrative Adjustment.
 2. Outdoor dining areas that are larger than 25 percent of the restaurant's total floor area are subject to the approval of a Modification to a restaurant's Conditional Use Permit.
- B. Operational Restrictions.
1. Patron tables and other outdoor dining area components shall be located on the same site as the restaurant, on private property.
 2. Outdoor dining areas are limited to the serving and consumption of food and non-alcoholic beverages. Approval to serve alcoholic beverages within the outdoor dining area may require a separate Conditional Use Permit or an additional Modification to the restaurant's Conditional Use Permit.
 3. The display of merchandise within the outdoor dining area is prohibited.
 4. All proposed furnishings shall not obstruct or restrict motor vehicle lines of sight.
 5. Applicants that request outdoor dining areas that are larger than 25 percent of the restaurant's total floor area shall prepare a parking study to analyze the on-site parking impacts, prepared by a California licensed civil or traffic engineer.
 6. Outdoor dining areas located within the front setback or street side setback are not permitted.
 7. Outdoor dining area components shall be arranged so as to comply with all Federal, State and Local Laws, including but not limited to the Americans with Disability Act.
 8. Access to fire hydrants, fire lanes and building entrances/exits shall not be obstructed.
 9. Restaurant operator is required to obtain Orange County Health Care Agency approval.

10. The use of amplified music or live entertainment within the outdoor dining area is prohibited.

11. Appropriate outdoor lighting shall be provided.

C. Design Requirements.

1. All fences/enclosures shall be of durable materials, structurally sound, aesthetically pleasing and compatible with onsite improvements.

2. The use of temporary tents or canopies is prohibited.

D. Application Requirements.

1. Completed Modification application form.

2. Application fees as per the Master Fee Schedule.

3. A site plan of the property, drawn to scale, that identifies the location of the outdoor dining area.

4. Floor plan of the outdoor dining area, drawn to scale, that identifies all proposed tables, chairs, umbrellas, lighting, fencing/enclosure materials, gates, and any other proposed structural improvements.

5. Radius map package for public notification.

6. Operational characteristics to include proposed hours of operation for the outdoor dining area.

E. Violations. Failure to comply with the conditions of approval may involve possible suspension or revocation of the Administrative Adjustment or Modification pursuant to La Habra Municipal Code (LHMC) 18.66.100. (Ord. 1719 § 1, 2010)