

EXHIBIT "A"

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 50 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 50 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. Approval to serve alcoholic beverages within the outdoor dining area is subject to the following:
 - a. Restaurants with a Conditional Use Permit to serve alcoholic beverages inside the restaurant may serve alcoholic beverages in the outdoor dining area subject to the approval of an Administrative Adjustment if the outdoor dining area is less than or equal to 50 percent of the restaurant's total floor area.
 - b. Restaurants with a Conditional Use Permit to serve alcoholic beverages inside the restaurant may serve alcoholic beverages in the outdoor dining area subject to the approval of a Modification of a Conditional Use Permit if the outdoor dining area is greater than 50 percent of the restaurant's total floor area.
 - c. Restaurants without a Conditional Use Permit to serve alcoholic beverages inside the restaurant may concurrently request to serve alcoholic beverages inside the restaurant and within the outdoor dining areas subject to the approval of a Conditional Use Permit.
 - d. New restaurants may concurrently request to serve alcoholic beverages inside the restaurant and within the outdoor dining areas subject to the approval of a 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 50 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 Administrative Adjustment or Modification application form, as applicable per the above requirements.
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; Ord. 1839 § 5, 2022)