

City of Santa Barbara

GUIDE TO TEMPORARY OUTDOOR DINING ON PRIVATE PROPERTY

Temporary Outdoor Dining on Private Property

Foodservice establishments with direct access to private sidewalks or private parking may utilize these areas for temporary expanded dining services, in accordance with the safety guidelines outlined in this guide, provided the consent of the landlord or property owner is obtained.

Use of Parking Spaces on Private Property

Single Tenant: Up to 50% of the total required on-site private parking spaces may be temporarily converted to outdoor food service/commercial space, when the lot is directly adjacent to the parent property.

Multi-Tenant: Each food service/commercial establishment may occupy a percentage of the required parking spaces that equates to the percentage of the establishment's floor area in relation to the floor area of all uses that rely on the required parking area. Example: A 2,000 sq. ft. restaurant in a 20,000 sq. ft. shopping center may occupy up to 10% of the shopping center's shared parking spaces.

ADA: No parking, loading space, or access aisle for disabled persons may be repurposed for outdoor dining use.

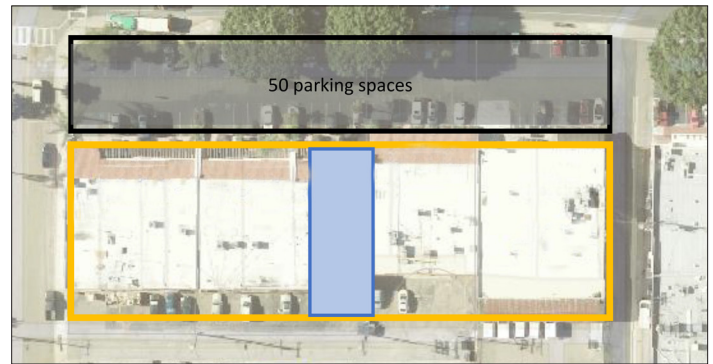
Landscape: Required landscape and buffer areas in parking lots shall not be converted for the expanded outdoor use. No parking or seating in these areas.




Required Yard Setbacks: Temporary placement of equipment such as hand wash or hand sanitizing stations, or stations for staff set up and service do not need to meet required yard setbacks.

Location Requirements

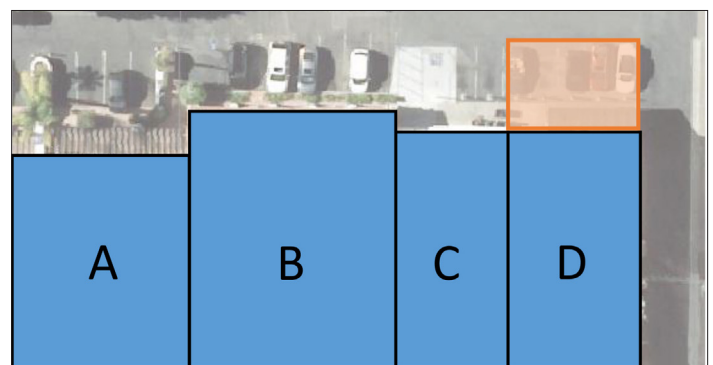
The width of the outdoor dining area is as follows:



1. The width shall generally align with the width of the facade of the business abutting the outdoor dining area.
2. Adjacent businesses are strongly encouraged to coordinate.



-  All uses on-site = 40,000 sq. ft.
-  Subject Business = 4,000 sq. ft.
-  Total Parking Spaces = 50

Note: Maximum number of spaces that may be used by an establishment is 5 spaces. No Accessible Parking Spaces may be used.



-  Business/Tenant Spaces
-  General area for expanded outdoor dining for Tenant D

GUIDELINES FOR THE USE OF TENTS, CANOPIES OR SHADE STRUCTURES AND HEATING ELEMENTS IN TEMPORARY PARKLETS

The following requirements shall apply to the use of tents, canopies or any form of overhead shade structures (herein referred as tents) within temporary parklets:

- The operation of temporary parklets under tents or other membrane structures is subject to the requirements of the California Code of Regulations, Title 19, Division 1 and Chapters 3 and 31 of the California Fire Code. Subject to inspection by the Fire Department.

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- All heaters and tents are subject to Fire Department inspection.
- Tents require a Fire Department permit if they exceed 700 square feet or greater (call (805) 965-5254 for permit).
- Any temporary parklet that is covered with a tent, canopy, shade structure or roof **may only enclose one side. A temporary parklet with a roof structure must remain open on at least three sides.**
- No tent shall be enclosed while open to the public, tents must allow open air flow and meet public health guidelines.
- All tent material must be treated for flame resistance in accordance with an approved State Fire Marshal method or be of a fabric that is inherently flame resistant, regardless of whether a permit is needed.
- Tents must be adequately roped, braced and anchored to withstand the elements and avoid collapsing.
- Staking of tents is prohibited in the public rights-of-way. Tethering or securing tents to trees in the right of way is prohibited.
- Generally, a tent is required to have two means of egress if the occupant load exceeds 10.
- Seating arrangements in tents is subject to Covid-19 restrictions and the requirements of Chapter 10 of the Fire and Building Codes.
- Smoking is prohibited under tents at all times. Santa Barbara is a **Smoke-Free City**.

Heating Elements

- Heating equipment subject to Section 3104 of the Fire Code and requires Fire Department approval.
- Gas Heaters must adhere to the California Mechanical Code; heating equipment may not be located within 10 feet of the tent exit.
- Gas equipment shall be vented to the exterior. If such venting requires a flue, the pipe shall not be installed within 12 inches of the tent fabric.
- Electrical heaters shall be installed pursuant to the California Electrical Code.
- Clearance from any ignition source to any combustible material must be maintained in an approved manner.
- Candles may only be used in approved and stable candle holders on individual tables in dining establishments. Under no circumstances shall hand held candles be permitted.
- Open flame and charcoal cooking devices shall not be operated within 10 feet of a combustible surface.
- Portable or fixed outdoor fireplaces shall not be operated within 15 feet of a combustible surface.
- In the event strict compliance is not achievable, alternate means of compliance must be approved by the Fire Department and equal in effectiveness.

Securing Requirements

- All tents supports or legs must be weighted.
- Each tent leg must have a minimum of 40 lbs.
- Weights must be securely attached to tent roof and tent leg separately.
 - Ropes and straps should be high quality.
 - Bungee or rubber straps are prohibited.
- Weights must be on the ground and not dangling.
- Weights and lines must not pose a hazard and be clearly visible.
- For maximum safety, tents should be secured as soon as they are put up, and brought down as soon as weight is removed. Do not leave unsecured tents at any time.

Items that make acceptable weights:

- 5 gallon bucket full of sand or concrete
- Large commercially available tent weights
- Sandbags 40 lbs or heavier

SANTA BARBARA PARKLET ACCESSIBILITY GUIDELINES

At least one (1) accessible table for wheelchair users must be provided in each parklet. The accessible table must meet the following requirements:

- Table surface between 28 to 34 inches high.
- At least 27 inches of space from the floor to the bottom of the table.
- Knee clearance extends at least 19 inches under the table.
- Total clear floor area of 30 inches by 48 inches per seat.
- Minimum distance of 4 feet to the nearest obstruction.
- International Symbol of Accessibility displayed at the table.
- Maintain an accessible path of travel to the table.

Parklets that do not meet the grade of the existing curb must provide a ramp for access. Parklet ramps and temporary ramps in the right-of-way must comply with California Building Code Chapter 11B, summarized as follows:

- Ramps must be at least 4 feet wide.
- 8.3% (1:12) maximum running slope (parallel to the direction of travel).
- A level landing at the top of the ramp measuring at least 4 feet by 4 feet.

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- Accessible, unobstructed path of travel from the sidewalk pedestrian path to the ramp.
- Edge protection is required on each side of the ramp. A curb or barrier that prevents the passage of a 4-inch diameter sphere must be provided along both edges of the ramp. To prevent wheel entrapment, the edge protection must provide a continuous, uninterrupted barrier along the edge of the ramp
- Ramp material must be firm, stable, and slip-resistant.
- Ramp must be securely attached to the parklet and/or curb so that it does not move or shift during use.

Business operations, including customer seating, umbrellas, lighting, heaters, and other materials, must not encroach upon a single, continuous, straight, clear pedestrian path of travel of no less than 6 feet wide on the public sidewalk. All accessibility requirements are subject to inspection and enforcement.

If you have questions or need additional guidance, please send an email to OutdoorDining@SantaBarbaraCA.gov, or call (805) 560-7520

