

TEMPORARY OUTDOOR DINING REQUIREMENTS

MINIMUM INSPECTION SCORE -- Only restaurants with a current inspection score of A or B are eligible for temporary outdoor dining expansions.

LOCATION - Temporary outdoor dining areas must meet the following requirements:

- Must be located on private property and only with permission from the property owner.
- Must not block pedestrian access to other businesses from the parking lot.
- May not be located on sidewalks in front of the restaurant.
- Must not block parking spaces designated for the disabled.
- Must not block a fire lane, a common drive aisle, or any drive aisle needed to access parking.
- Must maintain 6 feet of separation from adjacent parking spaces, patios, or pedestrian areas.
- May be located in the parking lot and separated from the building or lease space only with property owner approval.
- If in front of a tenant lease space, the spaces that are entirely within the limits of the storefront (if a straight line is extended from the edges of the leased space) may be used unless the adjacent lease space(s) are vacant and the property owner provides a letter of approval for expansion into adjacent, contiguous parking spaces.
 - Example – if a restaurant in a shopping center is 50 feet wide the expansion is limited to the parking spaces that are entirely within the space immediately in front of the lease space. If a parking space is only partially within the limits of the lease space it could not be used. In this example, about 5 spaces could be utilized.

SIZE -- Dining extensions in parking areas are limited to:

- 50% of code-required parking for the restaurant; or
 - Example – if code requires 40 spaces for the business based on its size, a maximum of 20 spaces may be utilized.
- The size is subject to the locational requirements listed above.

DINING AREA REQUIREMENTS

- Seating must be spaced to provide a minimum of 8 feet of separation between each seating area when in use.
- No decks or other support structures may be installed.
- Dining area limits must be defined by a physical barrier such as raised planter boxes, temporary fencing (chain link fence excluded) or other similar device(s).
- Canopies or awnings may be installed, but tents with enclosed walls are prohibited as is plastic sheeting of any type that is hung from a canopy or awning. The dining area shall not be enclosed in any manner. Tents, canopies and awnings must meet all requirements of the building code and fire code.
- String lights may be used to supplement existing lighting, only within the boundaries of the outdoor dining area. (electrical permit may be required).

- No furnishings shall be allowed except for restaurant style tables, chairs, hostess stands, umbrellas, outdoor patio heaters, supports for temporary lights and the physical barrier. Bars, bar seating and service carts or stations are not allowed.

TEMPORARY PERMIT APPLICATIONS

- Applications for temporary outdoor dining must be submitted to the Development Services Department and will be reviewed within 10 (business) days of submission. The application shall include the following information:
 - Site Plan (aerial photo acceptable). The site plan or aerial photo must show the following information:
 - the dining area size with dimensions.
 - Proposed seating arrangement, total number of seats and required spacing. This information may be provided on a separate floor plan.
 - The proposed type of fencing or physical barrier.
 - Letter of permission signed by property owner.
 - If the restaurant serves alcohol, a copy of a “Temporary Modification of Licensed Premises” permit approved by TABC.
- Application for an electrical permit if required.
- Application for a tent, canopy or awning permit if required.
- There is no fee for this permit application.

INSPECTION PROCESS

- The applicant must submit a digital photo of the temporary patio expansion within two weeks of installation.
- The Town will inspect the expansion after installation, on a complaint basis and as part of routine health and fire inspections.

TERMINATION OF TEMPORARY PERMIT

- The permit will terminate immediately once restaurants return to full capacity as allowed by the State of Texas or Dallas County.
- Chairs, tables, fencing and other furnishings must be removed within 7 days of the termination of the permit.
- The temporary dining area may be required to be removed within 3 days’ notice from the Town for any reason (orders by the State or County, an increase in COVID cases, unresolved complaints, attempts to enclose the dining area, etc.).