



Outdoor Dining

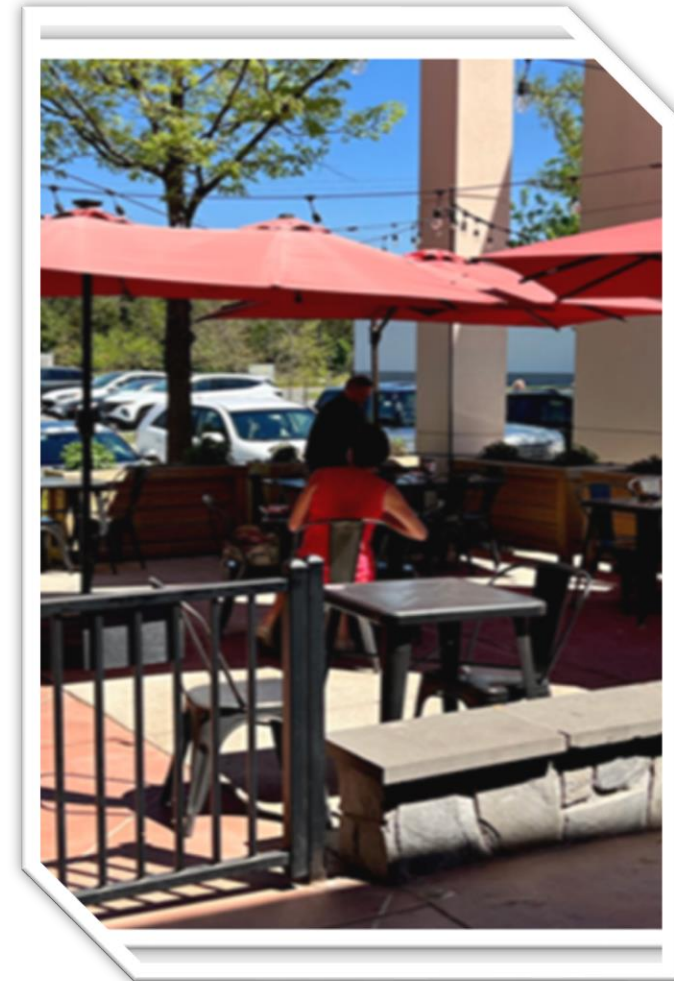
Land Use Policy Committee

April 25, 2023

Lily Yegazu, Zoning Administration Division

Background

- Priority 1 Item on ZOWP
 - “Additional Reports to the Board”
- Consider ways to allow the continuation of outdoor dining permitted in parking areas during the Covid Emergency



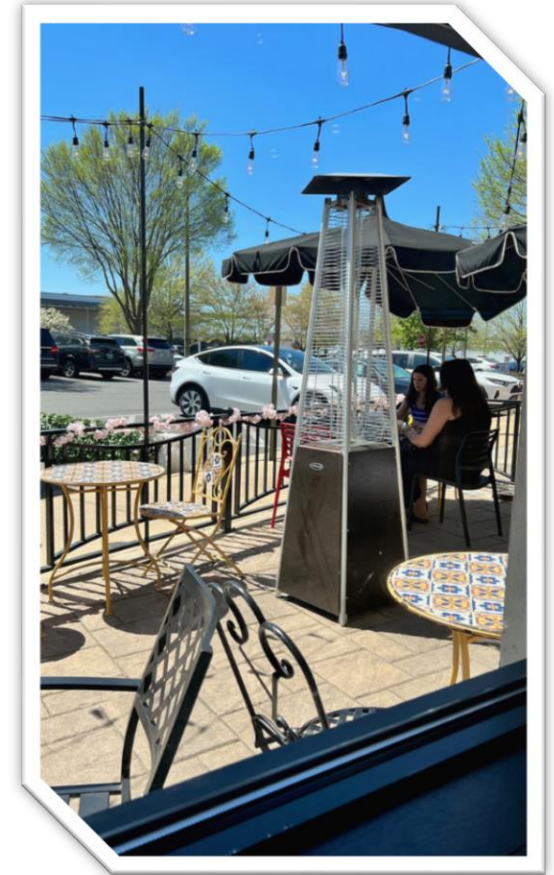
Existing Zoning Ordinance Provisions



- Does not define Outdoor Dining
- Generally treated as an accessory use with no standards
- Exempts portions of outdoor seating from parking requirements
- Parking required for establishments with 5,000 SF or more

Emergency Ordinance

- Allowed the setup of outdoor dining without individual approval
 - With any existing restaurant, dining establishment, food court, brewery, microbrewery, distillery, winery, or tasting room
 - Include regulations related to ADA, alcohol, furniture and tents, life safety, location, parking, pedestrian circulation and signs
 - Sunsets March 2024



Proposal

- Proposal to carry forward regulations in Emergency Ordinance
- Add new definition of outdoor dining
- Permit as an accessory use
- May not include permanent structures
- Permit in all Zoning District
 - be clearly demarcated by rope, bollards, planters or other object
 - be on impervious surfaces
 - not obstruct pedestrian access
 - not obstruct emergency access by Fire Marshal
- No additional parking required

Proposal (cont.)

- Permitted by-right on sidewalk/patio
- Limit size to 50% of indoor dining area
 - Option: 25% - 75%
- Limit hour of operation to match business hours of use
 - Not permitted before 7:00 AM or after 10:00 PM if establishment is directly adjacent to single family development
 - Option: not permitted before 9:00 AM if establishment is directly adjacent to single family development
- Permit with Administrative Permit in parking areas
 - May not reduce parking below minimum required
 - \$205 one-time application fee
 - Option: \$100 - \$205

Next Steps



Refine proposed changes



Share with stakeholders including:

shopping center owners
restaurant operators
other food and beverage operators



Public outreach meetings:

Spring/Summer 2023



Authorization and public hearings:

Summer/Fall 2023

Questions?

Lily.Yegazu@fairfaxcounty.gov or 703.324.1314



PLANNING & DEVELOPMENT

