

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.

The required landscape and buffer areas for the off-site private parking spaces (Vehicular Use Areas), shall not be used as an expanded converted use for foodservice operations. There shall not be parking or outside seating activities in these areas.




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

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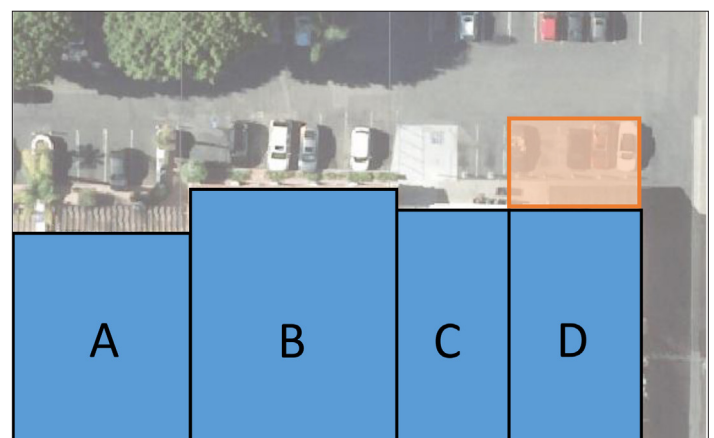
Location Requirements



1. The width of the outdoor dining area is as follows:
 - a. The width shall generally align with the width of the facade of the business abutting the outdoor dining area.
 - b. 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

