



## Zoning Code Requirements for Open-Air Dining on PRIVATE PROPERTY, as Accessory to a Restaurant

See Zoning Code Section 5-119. "Restaurant, open-air" for full list of requirements

City of Coral Gables

Planning and Zoning Division

Phone# 305.460.5235

### Main requirements for open-air dining on PRIVATE PROPERTY, as accessory to a restaurant:

- The operation of the restaurant shall not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.
- The open-air dining area shall not occupy an area of more than thirty (30%) percent of the public indoor dining area of the primary restaurant operation.
- The open-air dining area shall be unenclosed and shall be open except that it may be covered with a canvas cover or structural canopy of a building's arcade, loggia or overhang.
- All kitchen equipment used to service the open-air dining area shall be located within the kitchen of the primary restaurant or business.
- Any changes to approved plans require resubmittal of application for approval.

### Required steps to apply for open-air dining on PRIVATE PROPERTY, as accessory to a restaurant:

- Step 1.** Submit plans for review by the Board of Architects. The following items are required to be submitted for review by the Board of Architects along with applicable fees:
- a) Two (2) sets of the following:
    - Site Plans: Entire site.
    - Elevation(s): All building facades where seating is to be located.
    - Floor plans (11" x 17" format): Provide seating layout and service stations, including number of tables and chairs.
  - b) Color photographs of the proposed location and surroundings where the outside seating will be placed (no black and white photos accepted).
  - c) Manufacturer specifications for the tables and chairs showing pictures.
  - d) Current signed and sealed survey of the property which is less than five (5) years old.
  - e) Completed, signed, and notarized Board of Architects application.
- Step 2.** Following Board of Architects' approval plans will be routed to all applicable trades for review and approval.
- Step 3.** After receiving approval from the Board of Architects submit plans for review and approval by the Zoning Division for a Zoning Permit for open-air dining on private property.
- Step 4.** Maintain copy of approved application and plans on-site and available for inspection.