

Patio Layout

Potential Patio Layouts

A Sidewalk

See page P-10

B Program Zone 10'

See page P-11

C Program Zone 18'

See page P-12

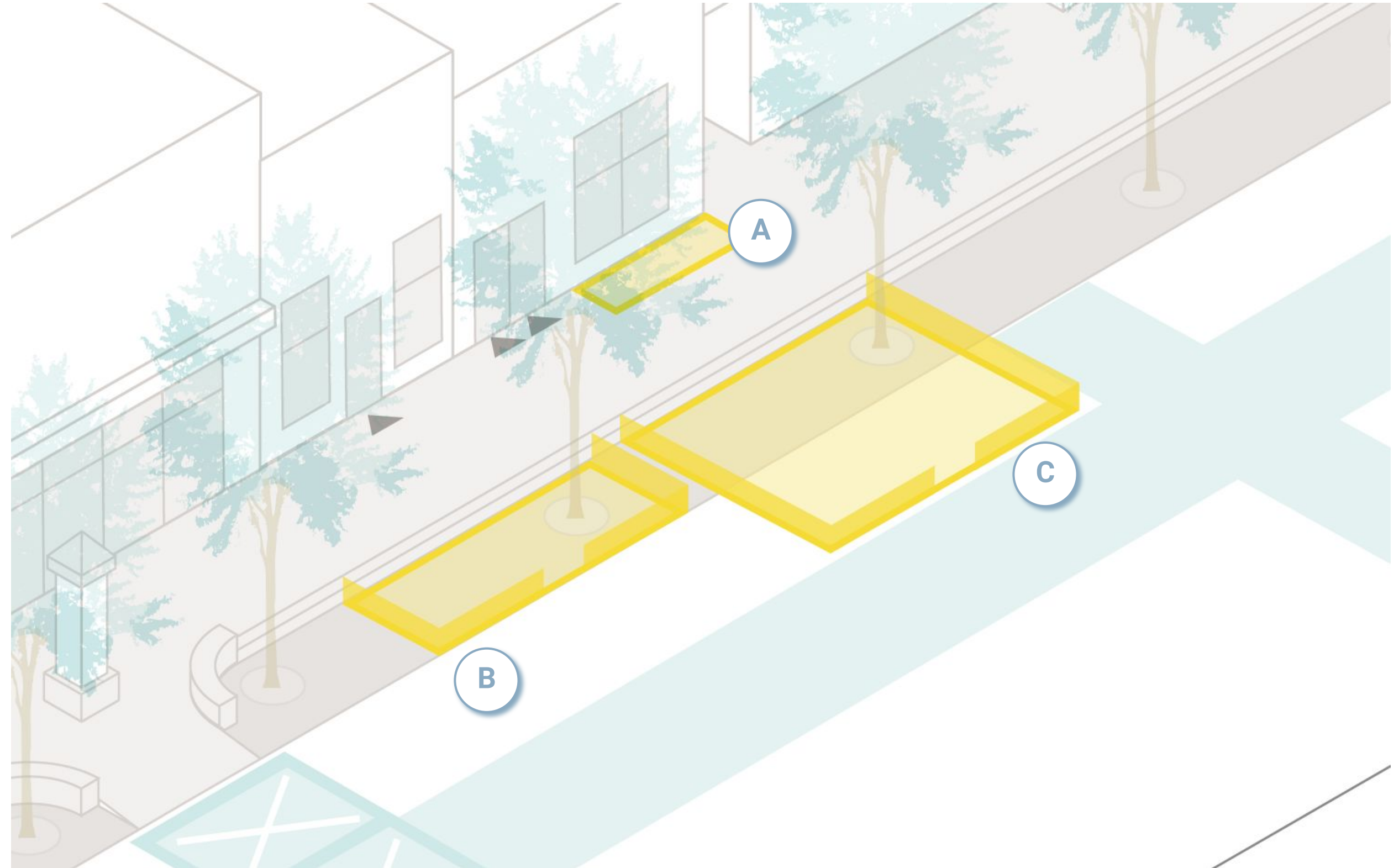


Figure 3: Potential Patio Layouts in Pedestrian Mall

Permitted Outdoor Activities

1 Dining

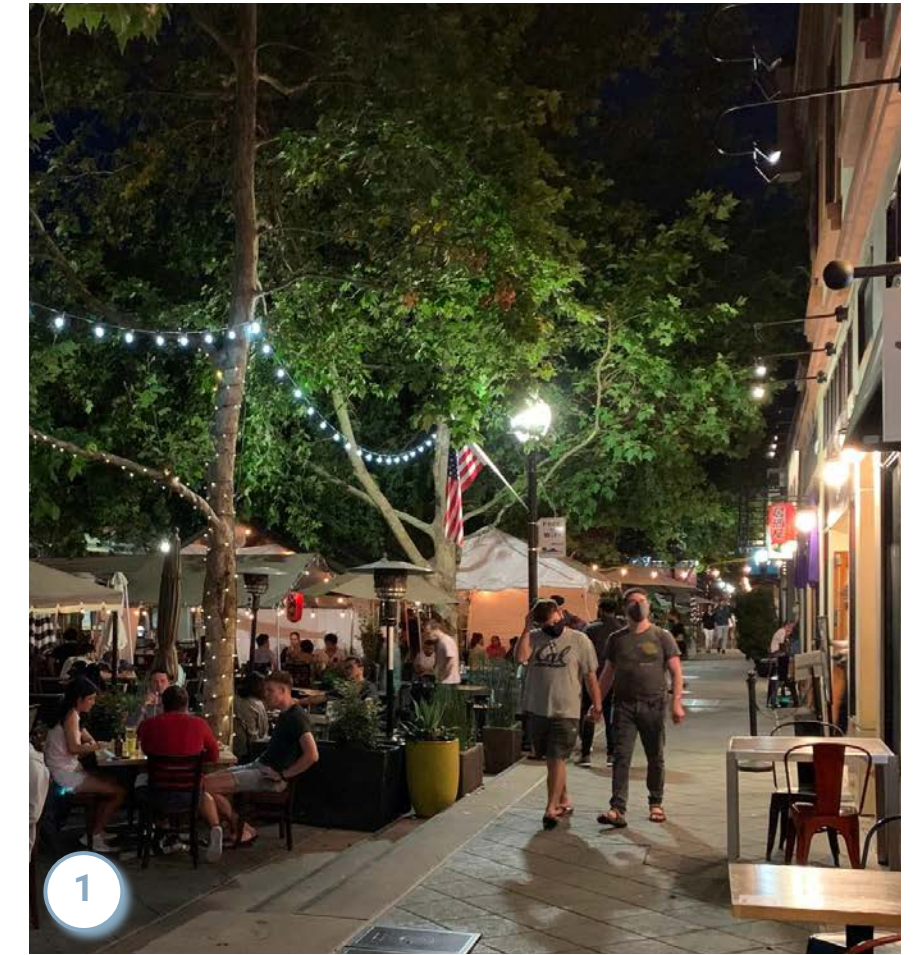
- ❑ Pedestrian Mall: Permitted on sidewalks and program zone patios

2 Merchandise Display

- ❑ Pedestrian Mall: Permitted in program zone patios only; not permitted on the sidewalks

3 Outdoor Live Music within Patio Space

- ❑ Pedestrian Mall: Permitted in program zone patios only
- ❑ Not permitted on sidewalks
- ❑ No amplified sound
- ❑ Live entertainment restricted to 11am-8pm
- ❑ Only allowed upon approval from City
- ❑ No dancing or dance floors



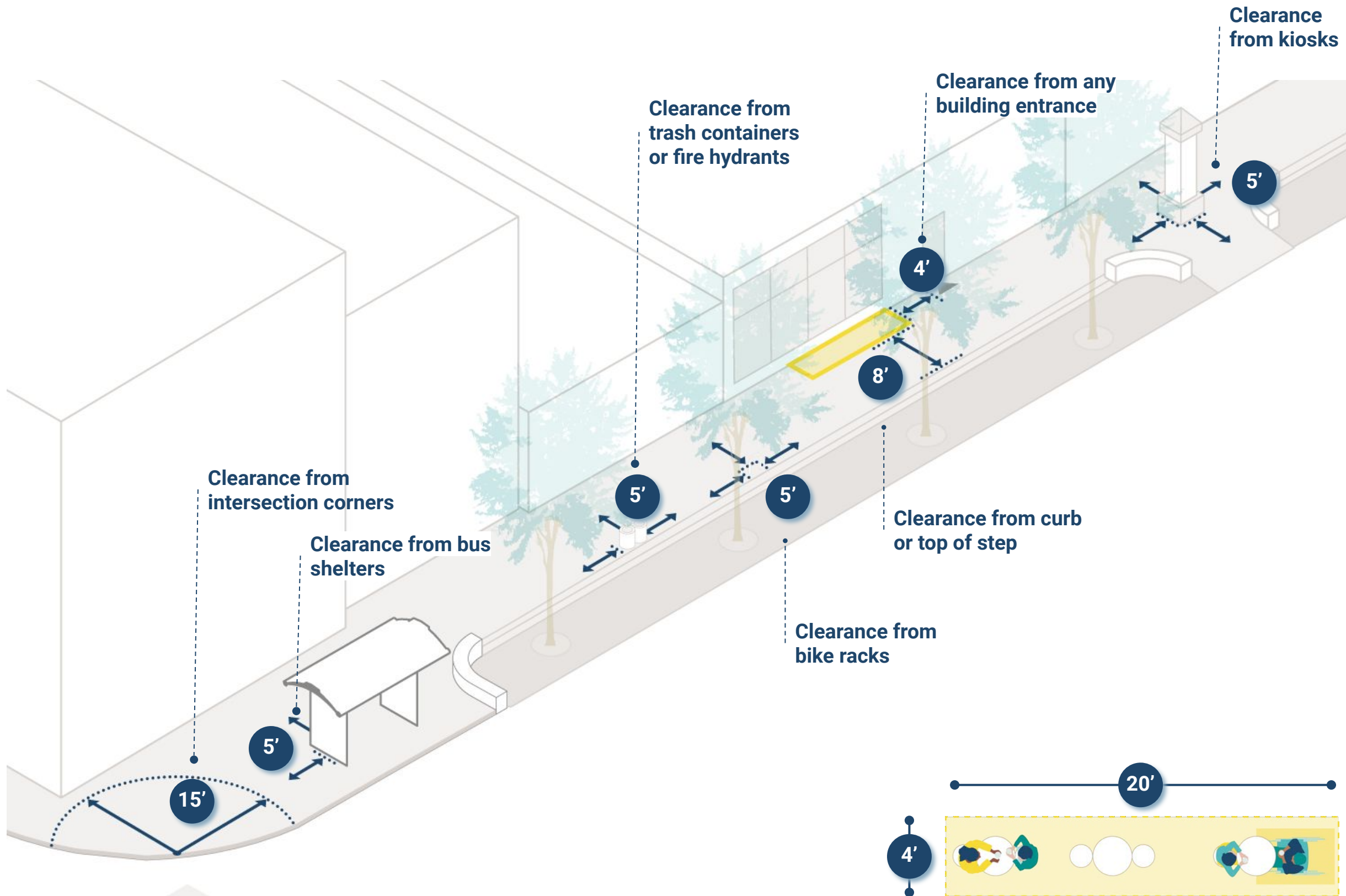


Figure 4: Sidewalk Patio Minimum Dimensions

Seating Capacity

Approximately 1 customer per 15ft²

Patio Layout

A Sidewalk

For Outdoor Patios located on the sidewalk, the Patio operator shall maintain the listed minimum dimensions for pedestrian access along the sidewalk.

Pedestrian Access Minimum Dimensions

- ❑ Eight feet (8') wide along sidewalk (top of step towards building); and
- ❑ Four feet (4') clearance from the building entrance/exit; and
- ❑ Fifteen feet (15') (radial) from the corner intersections, as measured from the back of the curb; and
- ❑ Five feet (5') clear around City planters, bus shelters, trash containers, bicycle racks, and public kiosks; and
- ❑ No umbrellas or heaters are permitted on the sidewalk; and
- ❑ Food trays or carts, receptacles for dirty dishes, trays or carts for linen and utensils, and cooking appliances shall not be placed or stored on any portion of the sidewalk area.

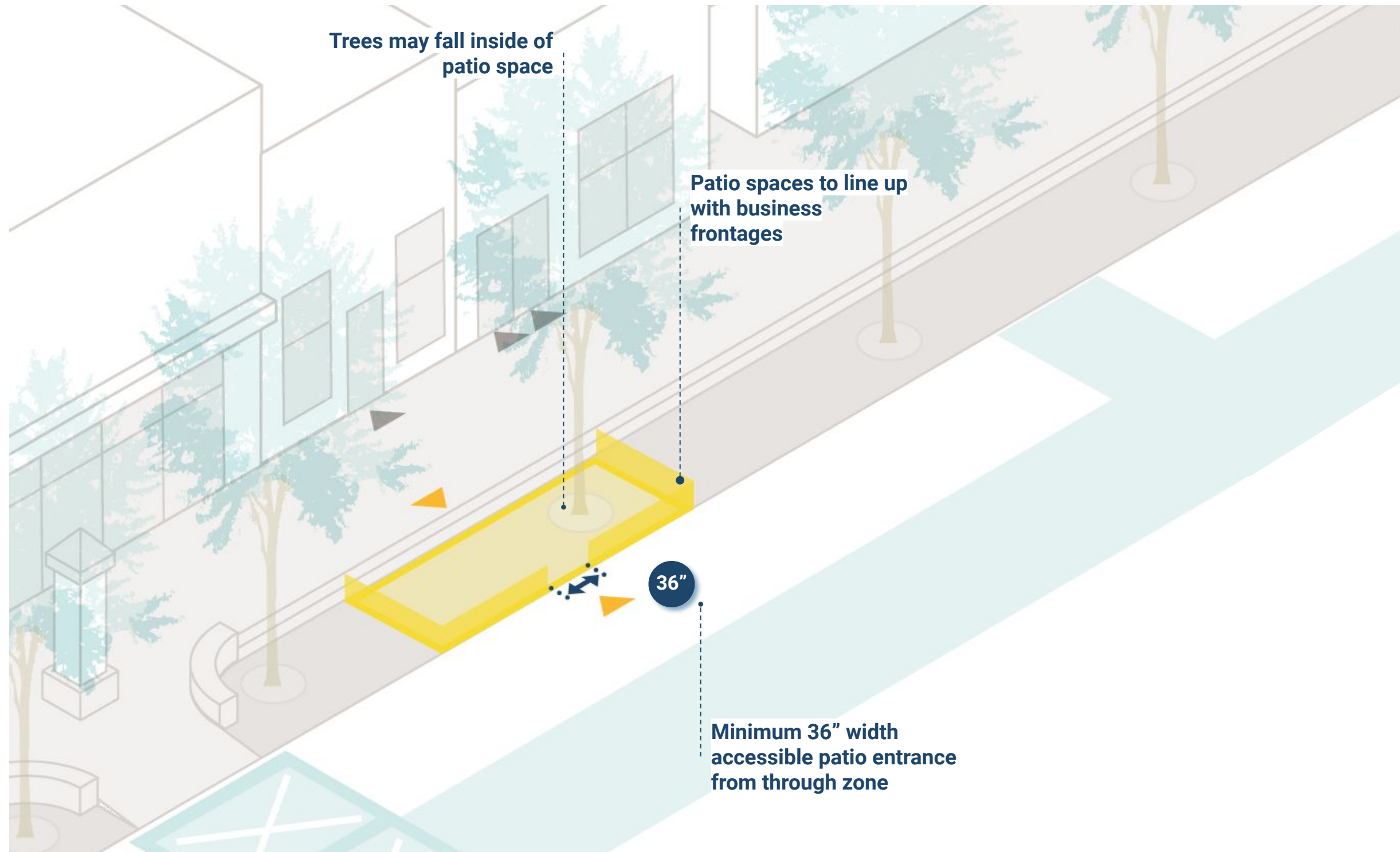
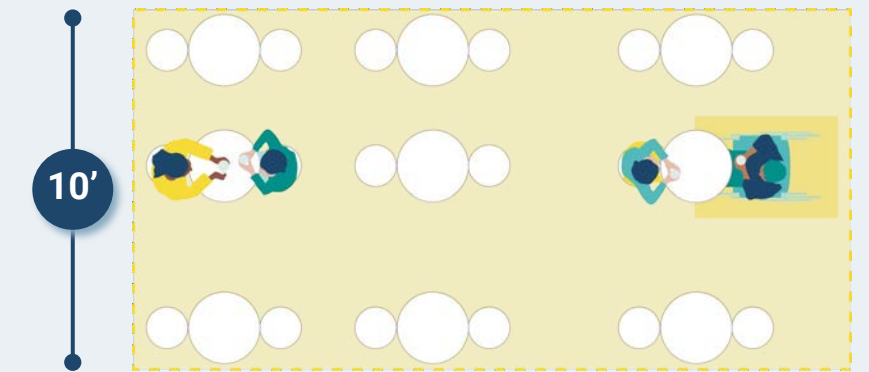


Figure 5: Patio Layout in 10' Program Zone

Patio Layout

B Program Zone 10'



Seating Capacity

Approximately 1 customer per 15ft²

- ❑ Patio operators must operate in full compliance with the Americans with Disabilities Act (ADA) and the California Building Code (CBC) standards. (See P-26)

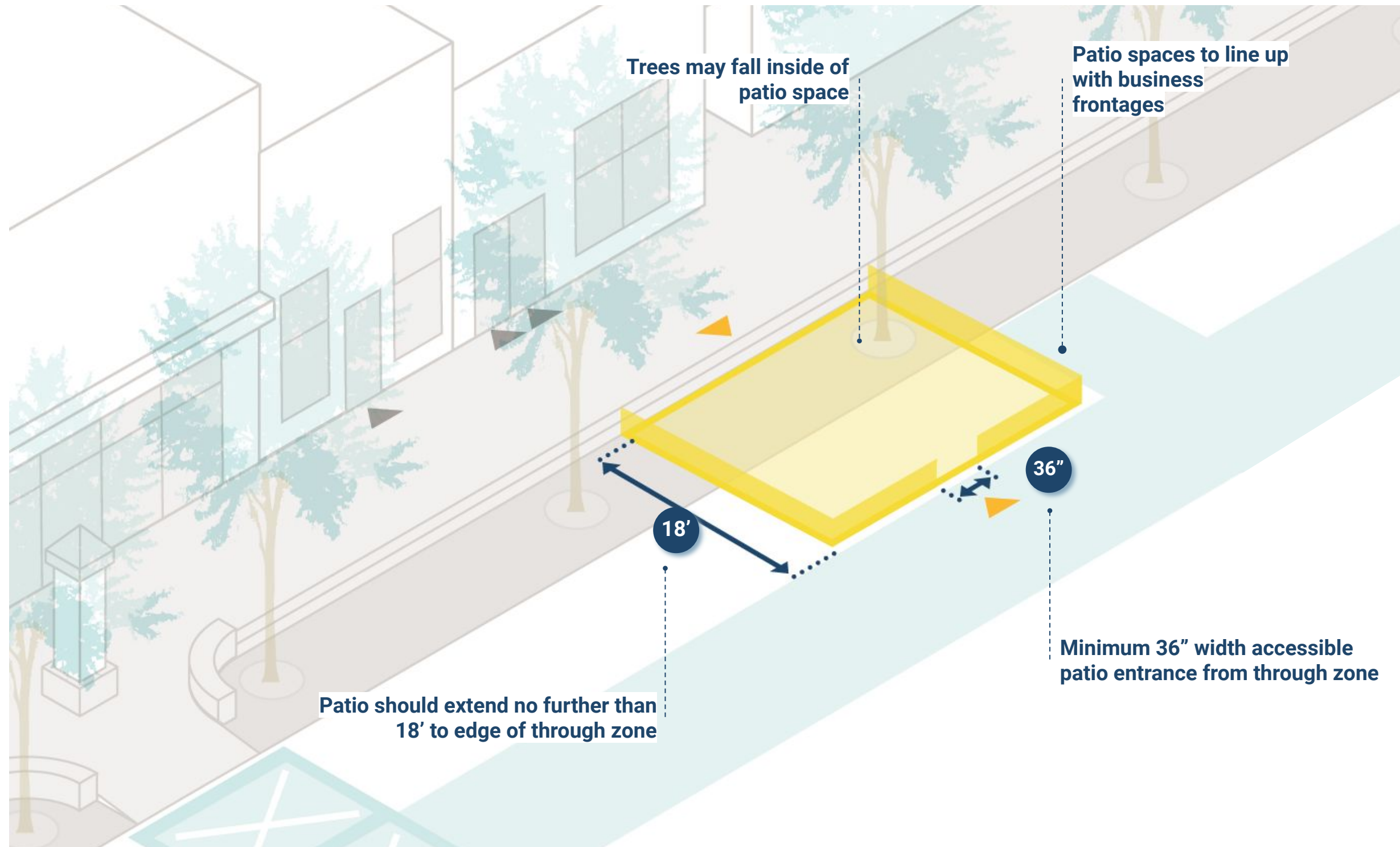
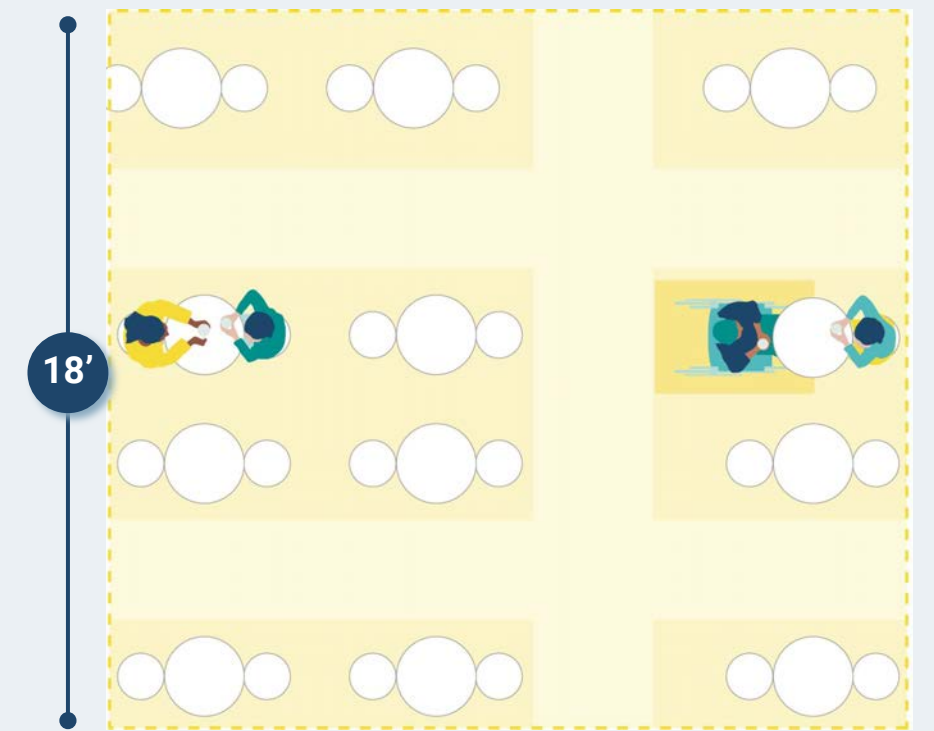


Figure 6: Patio Layout in 18' Program Zone

Patio Layout

C Program Zone 18'



Seating Capacity

Approximately 1 customer per 15ft²

- ❑ Patio operators must operate in full compliance with the Americans with Disabilities Act (ADA) and the California Building Code (CBC) standards. (See P-26)

Patio Layout

– Adjacent Extension

A Patio operator may propose to extend the Outdoor Patio in front of an adjacent business if it can be found that the proposed use will not block the visibility of display windows or signage of that business. However, the adjacent business tenant and owner must provide written approval of the extended layout.

The written approval is valid for one-year term and approval giver cannot revoke during this period. Written approvals shall be submitted during annual renewal.

Before extending a patio in front of an adjacent business, patio operators should first extend to a 18' program zone patio. The maximum allowable patio space of a single business is 750 square feet.

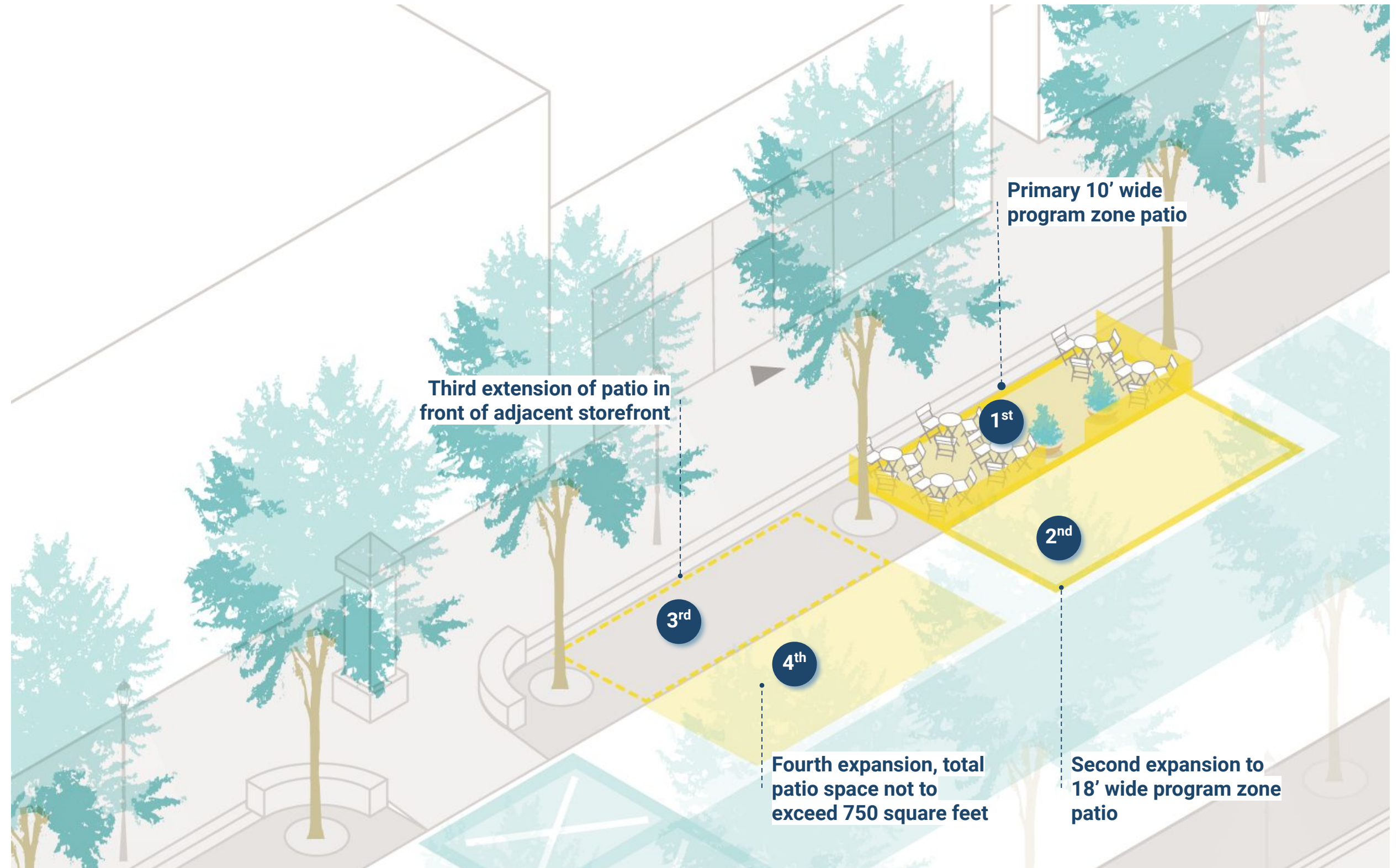


Figure 7: Patio Layout in Pedestrian Mall

Design Guidelines

Patio elements must ...

Operating an outdoor patio is optional. However, if businesses chose to operate outdoors and the license agreement is approved, the patio elements must meet the following guidelines:



Patio Element Guidelines

- ❑ All elements/furnishings must be freestanding; nothing may be bolted to the ground.
- ❑ All elements must be easily movable; businesses should be able to easily pack up their patio space for street cleaning or special events.
- ❑ Patio spaces must be ADA accessible and have accessible seating, or ADA accessible seating must be provided on the sidewalk.
- ❑ Patio furnishings must not encroach the central walkway or block pedestrian access along the sidewalk.
- ❑ Only solar or battery powered tea or mood lighting on tabletops is permitted. No electricity may be strung between the patio and place of business. Flame candles are not permitted.
- ❑ Power generators cannot be placed in the patio spaces or sidewalks.
- ❑ Structures and platforms are not permitted.
- ❑ Floor coverings (e.g., synthetic turf) are not permitted.
- ❑ Patio furnishings must not damage the pavement, sidewalk, landscaping, lighting, street trees, or any other City property.
- ❑ Patio furnishings shall not be attached to or hung from light poles, signposts, bus shelters or street trees.
- ❑ Banners or other elements shall not be placed on the patio barriers.
- ❑ Businesses must make good faith efforts to properly maintain the patio barriers.

Guidelines for Merchandise in Patios



Merchandise Display Guidelines

- ❑ Display merchandise in outdoor patios is only permitted within the Castro Street Pedestrian Mall, i.e., on Castro Street between Evelyn Avenue and California Street.
- ❑ Display merchandise can be placed on the patio in front of the permitted retail establishment and shall be representative of the merchandise displayed inside the retail establishment.
- ❑ City is not responsible for security (loss/theft) of any merchandise.
- ❑ Monetary transactions shall occur only within the retail establishment.
- ❑ All display stands must be removed every day in accordance with the approved hours of operation of the retail establishment.
- ❑ If displaying merchandise on patio space, business owner shall comply with ADA requirements.
- ❑ No electricity may be strung between the business and the patio space.
- ❑ Generators are not permitted on sidewalks or patio spaces.
- ❑ Any furnishings provided within the patio space shall comply with these guidelines/standards.
- ❑ Businesses shall provide layout of the space, and identify display materials when submitting outdoor patio license application.

Patio Furnishings

The permitted furnishings within the patio spaces are seating, umbrellas, heaters, trash cans and other amenities such as small planters, table-top lightings, etc.

All furnishings must be fully contained within the patio space. The requirements for each of the elements are further described in detail on the following pages.



Seating
p-18



Umbrellas*
p-19



Portable Heaters*
p-20



Trash Can*
p-21



Signage
p-22



Accessibility
p-23



Other Amenities
p-24

* Umbrellas and portable heaters are only permitted on program zone patios. These are not permitted on sidewalks.

Patio Furnishings

– Seating

Seating shall adhere to the listed requirements.



For sidewalk and program zone patios

Requirements

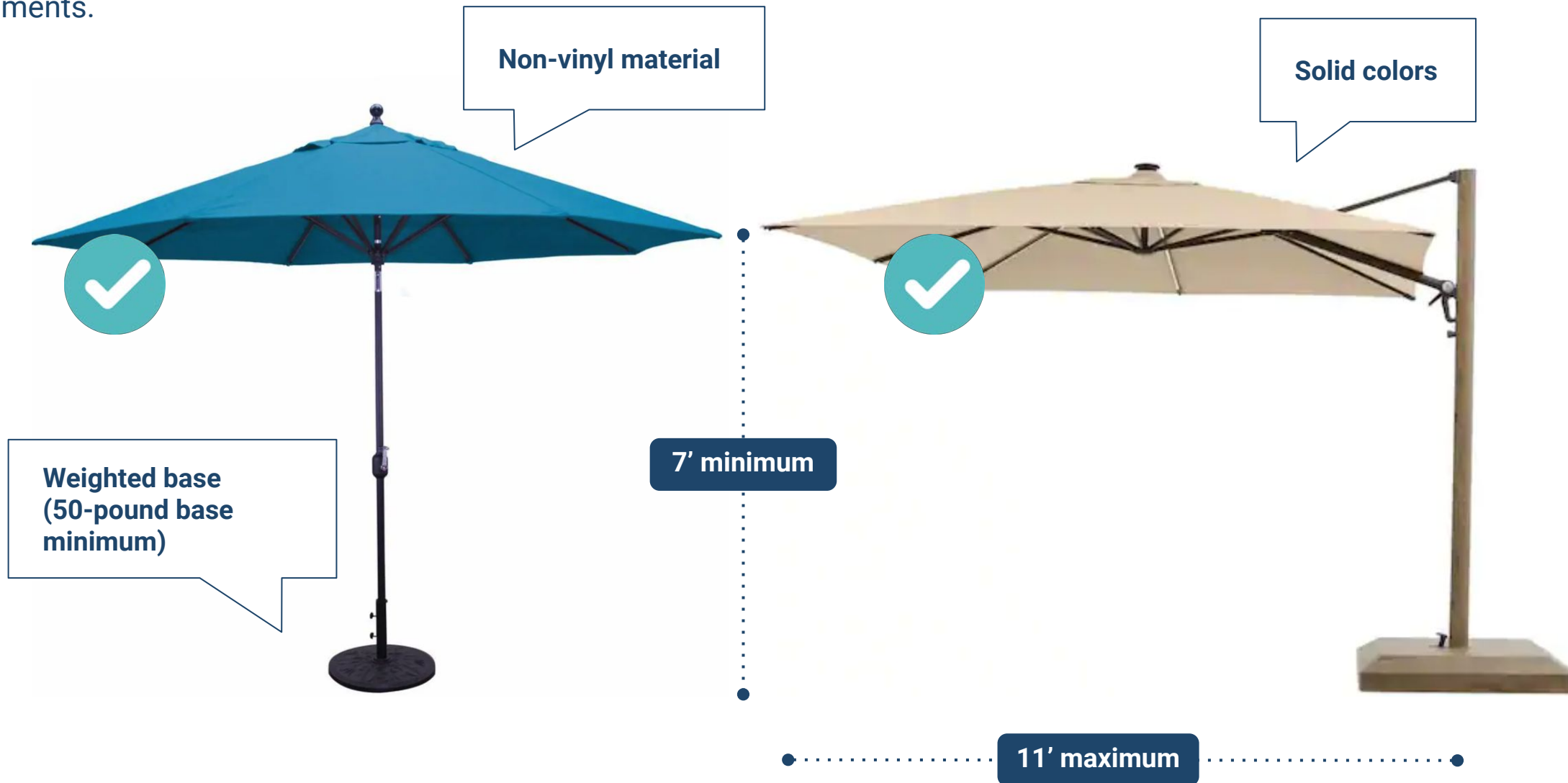


- ❑ All furniture shall be rated for commercial outdoor use – indoor furniture is not permitted for patio along Castro Street.
- ❑ If providing seating, business owners shall provide ADA compliant and accessible seating options. If the ADA furnishings are along the sidewalk, a minimum 8’ wide pedestrian access shall be maintained.
- ❑ All furniture shall be properly maintained and cleaned regularly.
- ❑ Shall be easy to remove for events and street cleaning.
- ❑ Businesses may choose style and color.

Patio Furnishings

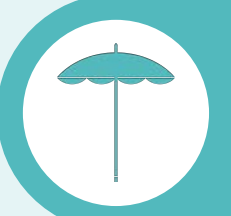
– Umbrellas

Patio umbrellas are an optional element, restricted to program zone patios, and must adhere to the listed requirements.



Only for program zone patios

Requirements

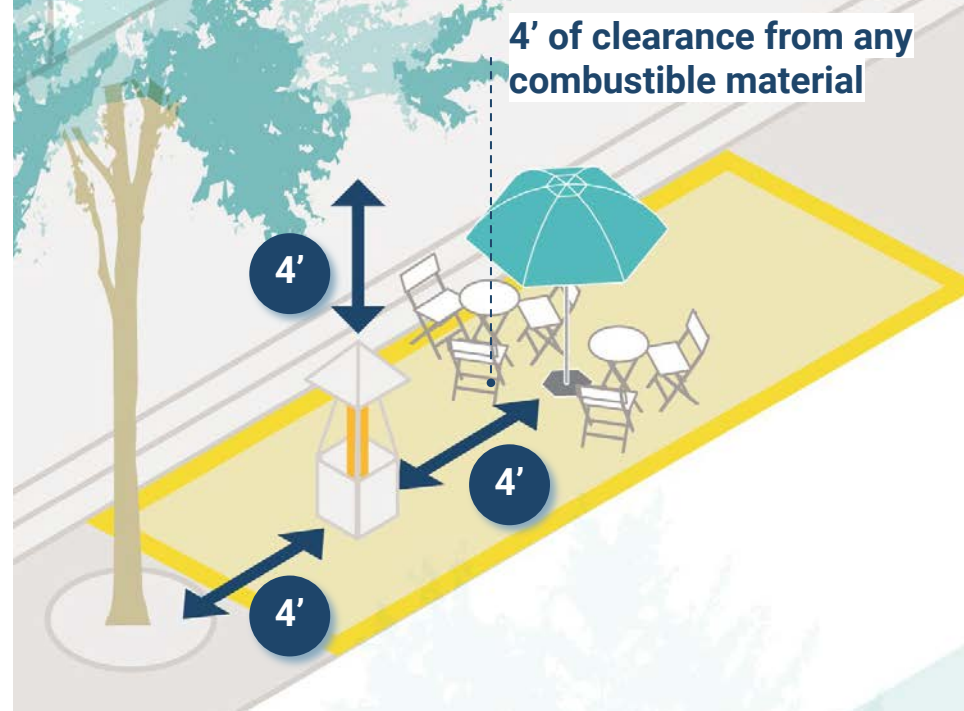


- ❑ Umbrellas shall be designed for outdoor commercial use and maintained in a clean manner.
- ❑ Shade structures with side panels or flaps or “tent-like” structures are prohibited.
- ❑ Umbrellas shall not be larger than 11' diameter.
- ❑ Umbrellas shall be weighted with a minimum 50-pound base weight and allow 7' height clearance. Bases shall be filled with water and not sand.
- ❑ Umbrellas shall not block sightlines through or along Castro Street.
- ❑ Umbrellas shall not extend past the patio footprint.
- ❑ Umbrellas shall be a solid color and made of non-vinyl fabric.
- ❑ Neon colored umbrellas are not permitted.
- ❑ Umbrellas may display the name of the business so long as the name does not exceed 6" in height. One business logo not to exceed 1 square foot is also permitted. The total umbrella signage shall not cover more than 10% of the area off each umbrella and shall contain no generic advertising (i.e., Cinzano, Perrier).

Patio Furnishings

– Portable Heaters

Heaters are subject to review and approval through the annual license renewal process. Patio heaters are an optional element, restricted to program zone patios, and shall adhere to the listed requirements.



Requirements



- ❑ “Mushroom cap heaters,” “tungsten directional heaters,” and “pyramid style heaters” are permitted.
- ❑ Patio heaters are not allowed within 4’ proximity of tree trunks, foliage, umbrellas, or other combustible materials, including vertical clearance.
- ❑ Businesses are responsible for properly storing propane fuel for heaters per existing City requirements.
- ❑ Propane tanks cannot be stored in the public right-of-way.
- ❑ Heaters must not block pedestrian access along Castro Street, sidewalks, or curb cuts.
- ❑ Heaters shall not create fire hazards.
- ❑ Electric heaters are prohibited.
- ❑ Heaters shall not be placed or extend past the patio footprint.



Patio Furnishings – Trash Cans



Only for program zone patios

Requirements



- ❑ Trash bins shall be provided within the approved area, and always kept clear of ADA access path.
- ❑ All bins shall be brought inside the business establishment at end of business day.
- ❑ Trash shall be properly disposed in compliance with local, state and federal laws. More information can be found on City website at MountainView.gov/recycle.

Patio Furnishings

– Signage

Signage is an optional element and must adhere to the listed requirements.



For sidewalk and program zone patios

Requirements

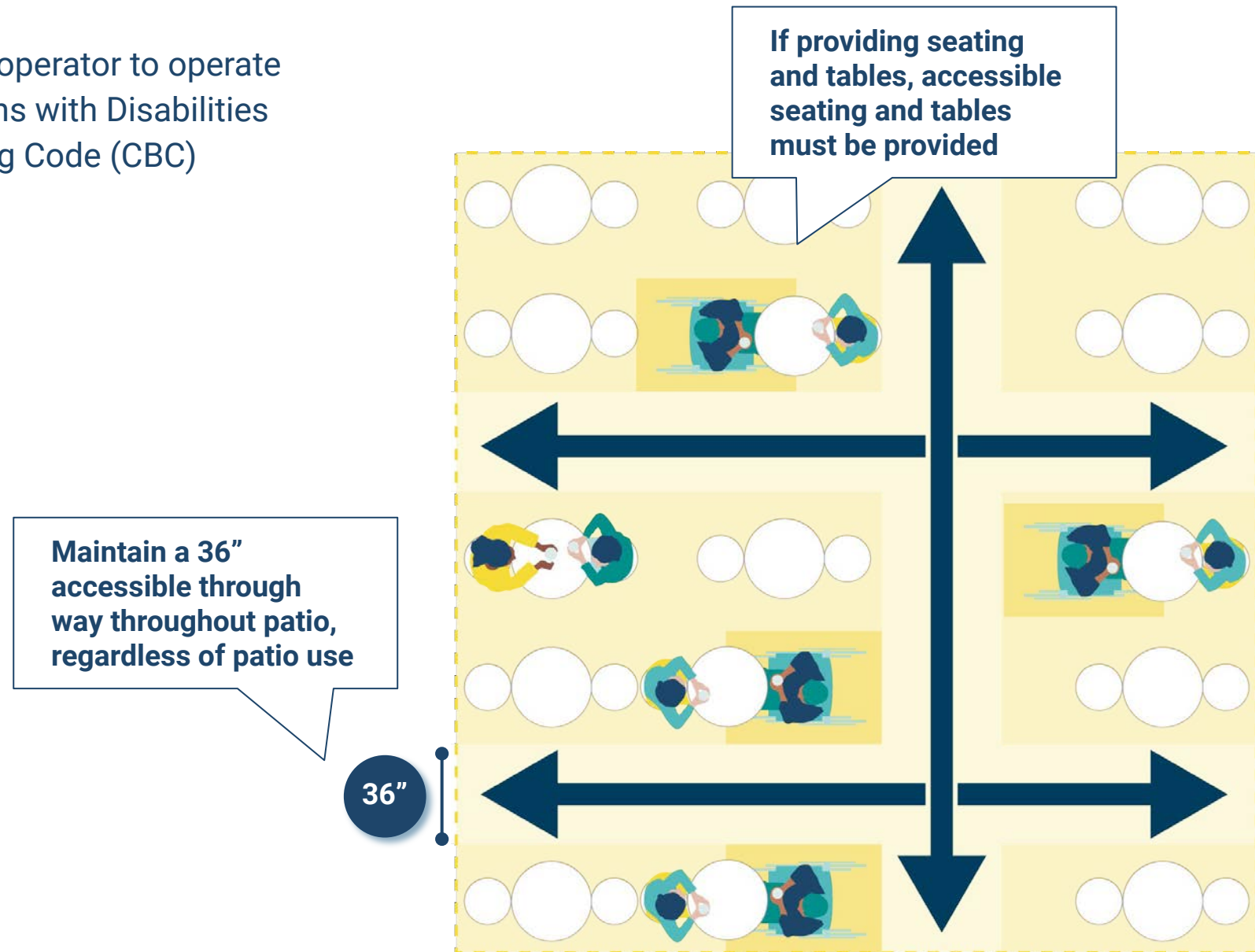


- ❑ A menu holder, such as a window box or wall panel mounted on the exterior storefront of a restaurant, is a permitted patio sign, requiring a City permit from Community Development Department.
- ❑ A menu holder is permitted on the exterior storefront of a restaurant. The menu holder shall be limited to the size of two (2) pages of the menu utilized by the establishment. The menu holder shall be located so that it does not impede pedestrians on the public sidewalk. The menu holder shall not be used for additional business identification signage and lettering shall not exceed one (1) inch in height.
- ❑ The menu holder shall be professionally constructed of high-quality and durable material, including, but not limited to, brushed or polished metal, glass, and sandblasted wood.
- ❑ No “A” frame signs, white boards, blackboards, or chalkboards are permitted.
- ❑ Signage should be consistent with the Article XII, Division 7 - Sign Regulations for the Downtown Precise Plan.

Patio Furnishings

– Accessibility

It is the responsibility of each patio operator to operate in full compliance with the Americans with Disabilities Act (ADA) and the California Building Code (CBC) standards.



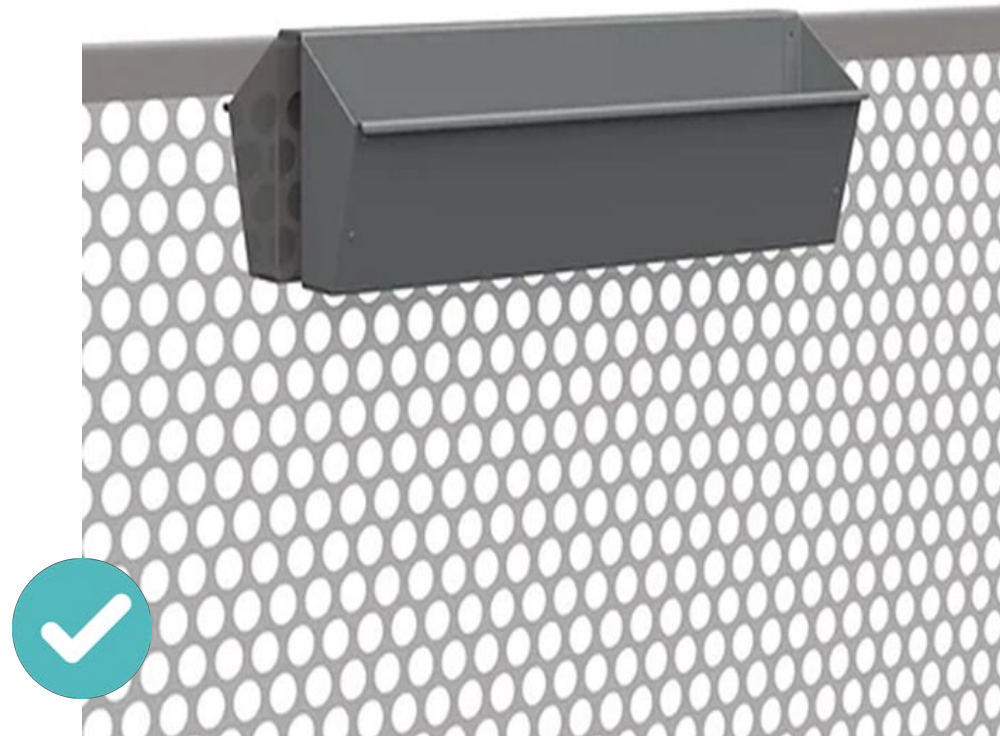
Requirements



- ❑ Patio operators must operate in full compliance with the Americans with Disabilities Act (ADA) and the California Building Code (CBC) standards.
- ❑ In a dining area, tables must be far enough apart that a person using a wheelchair can maneuver between the tables when patrons are sitting at them.
- ❑ Some accessible tables must be provided, dispersed throughout the dining area versus clustered in a single location.

Patio Furnishings – Other Amenities

If businesses chose to provide other amenities such as planters, they must adhere to the listed requirements.



For sidewalk and program zone patios

Requirements



- ❑ If provided, shall be contained within the licensed patio area.
- ❑ Lights – solar or battery powered table-top lights only.
- ❑ Planters shall be potted with live plants and flowers at all times.
- ❑ A variety of plant types are acceptable as long as the plants do not exceed 36” in height, measured from the pavement.
- ❑ Planters shall be easy to move and include a drip pan so as not to drain onto the street.
- ❑ Plants should be potted in the planter pots. Trash bins, plastic buckets, etc., shall not be repurposed for planter pots.
- ❑ Overhanging planters are allowed on patio barriers and should be within the patio space. Overhanging into the central walkway or sidewalk area is prohibited