

# Restaurants

## Why is this amendment being proposed?

- The definitions need to be revised to eliminate outdated operational characteristics, and create more generic definitions to accommodate current and future trends
- The use limitations should be clarified and simplified to remove unnecessary impediments and improve permitting

The **current** definitions are based on detailed operational characteristics:

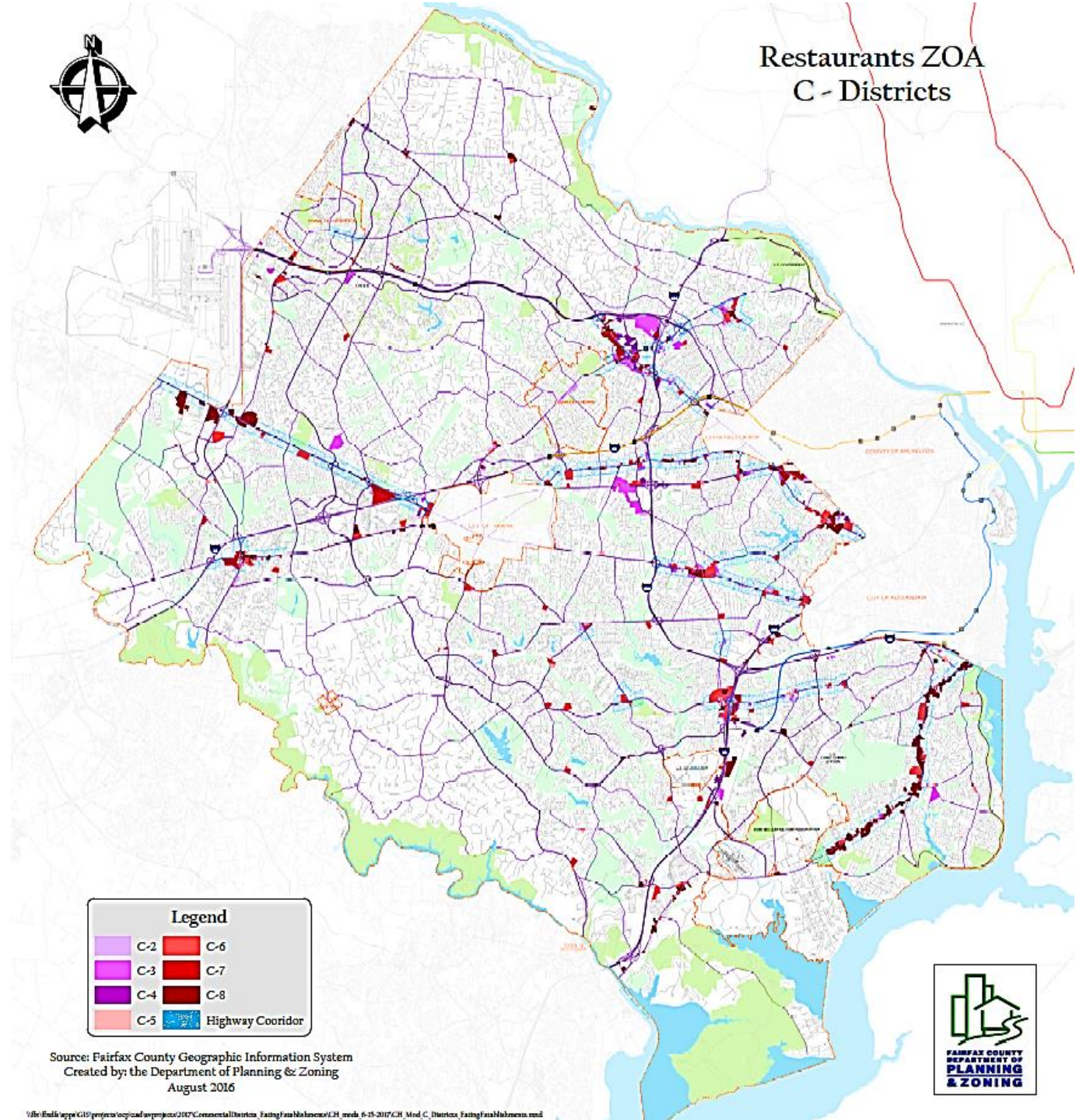
Use	Minimum Criteria	YES	NO
Eating Establishment	Individual menus for customers	<input type="checkbox"/>	<input type="checkbox"/>
	Served by restaurant employee	<input type="checkbox"/>	<input type="checkbox"/>
	Non-disposable plates, containers, utensils	<input type="checkbox"/>	<input type="checkbox"/>
	Tables cleared by employees	<input type="checkbox"/>	<input type="checkbox"/>
Fast Food Restaurant	Disposable plates, containers, utensils	<input type="checkbox"/>	<input type="checkbox"/>
	Over the counter service	<input type="checkbox"/>	<input type="checkbox"/>
	Tables cleared by customers	<input type="checkbox"/>	<input type="checkbox"/>
	At least 45% of g.f.a. devoted to food preparation, storage and related activities and not accessible to the public	<input type="checkbox"/>	<input type="checkbox"/>
	Drive-thru window service	<input type="checkbox"/>	<input type="checkbox"/>
Quick-Service Food Store	Less than 5,000 s.f. of net floor area	<input type="checkbox"/>	<input type="checkbox"/>
	Retail sale of food and other items	<input type="checkbox"/>	<input type="checkbox"/>

The **proposed** definitions would classify restaurants as:

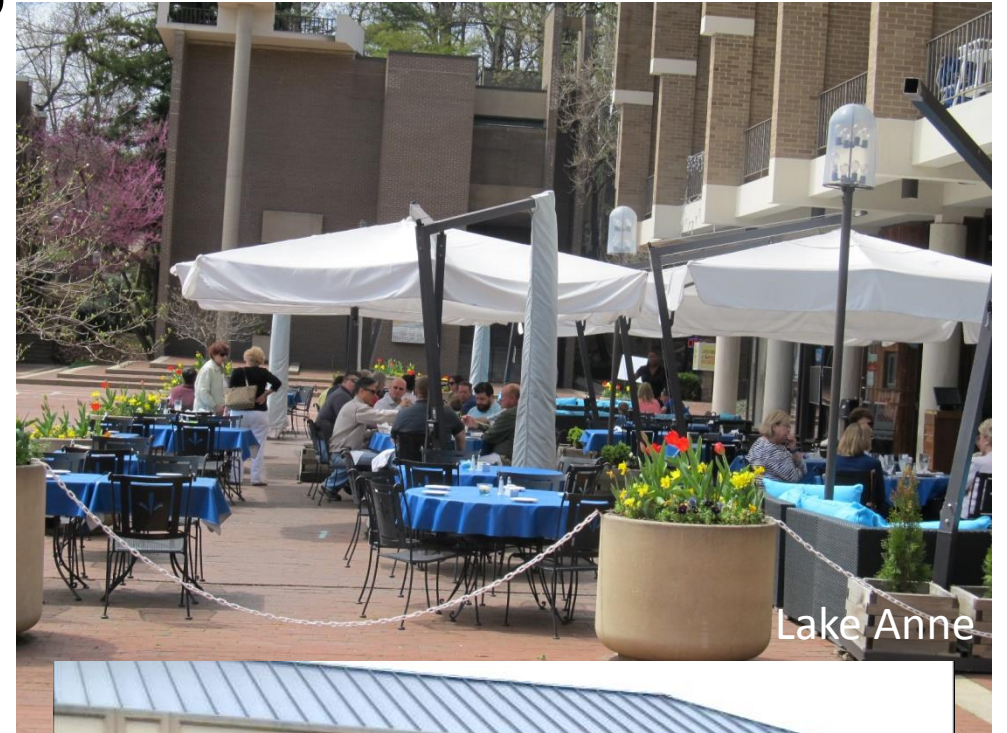
- Restaurant
- Restaurant with Drive-through, or
- Carryout Restaurant

Restaurant types have evolved and many, such as the popular fast-casual establishments, blur the previous distinctions. Future changes in operational practices are likely to continue this trend.

Restaurants are permitted by right or by special exception in commercial, planned and industrial districts.



# Outdoor Dining Opportunity?



# Why don't we see more outdoor dining?



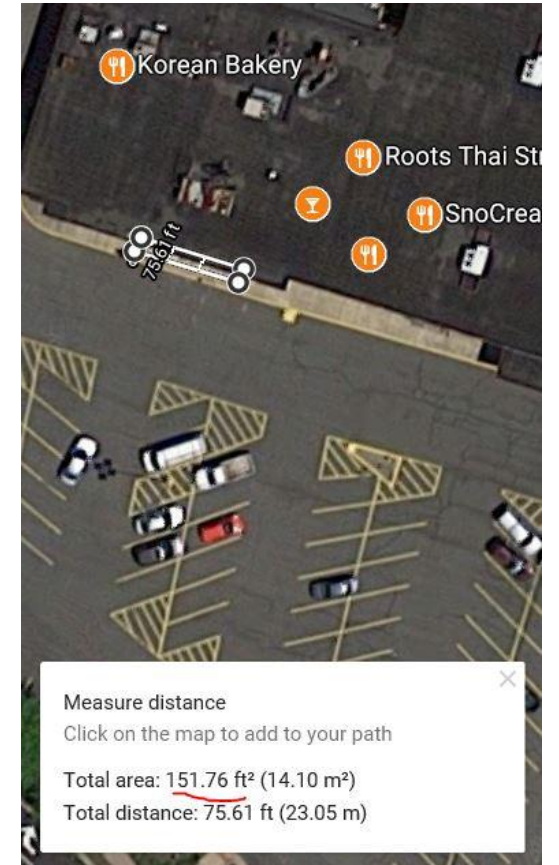
- Timing of development – regulations and/or trends
- Proffers or conditions of property
- Parking regulations tied to seating
- Complexity
- Time
- Cost

# Benefits

- Economic Vitality
- Placemaking



# Example – The Block



# Example - Silverados

