



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley
From: David Jarrell, City Manager
Date: March 11, 2022
Subject: O-11-22, Standard Restaurants – B1 District Special Exceptions

This ordinance modifies the list of items that may be permitted by special exception for restaurants in the B1 District. Currently, only “more than fifty seats” may be permitted by special exception.

This ordinance would make the B1 Districts consistent with the B2, B3, B3-CD and PM Districts by adding the following items that may be permitted by special exception:

- Bar, dancing, and live entertainment indoors;
- Hours of operation extending past midnight;
- Rooftop dining, subject to the following:
 - i. Alcoholic beverages shall be served only in conjunction with the service of food.
 - ii. Hours of operation shall be limited to 10:00 p.m., seven days a week.
 - iii. No bar, dancing or live entertainment and no speakers or public address system shall be allowed.
 - iv. No portion of a rooftop dining area may be located any closer than seventy-five feet from a residential structure, measured horizontally at grade.
 - v. The rooftop dining area may not exceed twenty-five percent of the floor area of the indoor restaurant area and may not have more than twenty-five percent of the number of seats in the indoor restaurant area.
 - vi. Access to the rooftop dining area shall be through the interior of the restaurant. An exterior access shall be allowed only as an emergency access for fire and life safety purposes.
 - vii. Lighting shall be directed away from adjoining properties and streets and designed to minimize glare. All lighting shall be at or below railing level.
 - viii. The design of the rooftop dining area shall include noise mitigation measures that will minimize adverse impacts on adjoining properties.

B1 Districts are located only in Wards 2 and 8.

Prepared by David Jarrell, City Manager