



Citywide Outdoor Seating Design Guidelines

City of Dublin
September 19, 2023

Resolution No. 104-23



DUBLIN
CALIFORNIA

Purpose

The purpose of the Citywide Outdoor Seating Design Guidelines is to ensure that outdoor seating within parking lots is aesthetically pleasing, provides a high-quality environment for patrons and is appropriately designed for the location. The Design Guidelines provides a framework intended to provide design direction for restaurant operators and design professionals while encouraging innovation and creativity.



Goals

- Aesthetically pleasing design
- Provide a high-quality environment for patrons
- Appropriate design for the location
- Encourage creative design while enriching the community of Dublin



Applicability

The Outdoor Seating Design Guidelines apply to outdoor seating located within parking lots.

These Design Guidelines supplement existing development standards and regulations described in the Dublin Municipal Code (DMC). If there is a conflict between these Design Guidelines and other regulations, the more restrictive standard shall apply.

Outdoor seating within parking lots is subject to Site Development Review (SDR) in accordance with the DMC Chapter 8.104. Deviation from these Design Guidelines is subject to discretionary review by the Community Development Director, unless determined to be minor and approved by way of a SDR Waiver. Allowing flexibility through a discretionary SDR shall not be construed as allowing inferior quality and character of the project design.



We are here to help!

Applicants are encouraged to contact the Community Development Department prior to submitting a formal application to discuss the preliminary design of the project. This will help the applicant determine if the proposal is consistent with the Design Guidelines and Zoning Ordinance requirements, helping to save time and resources.



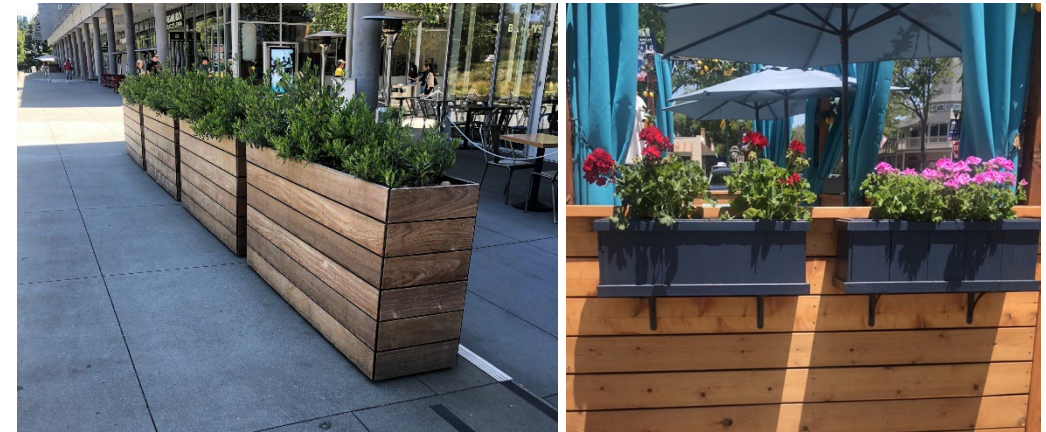
I. Location

- Parking spaces on private property immediately adjacent to restaurant.
- Located in areas that are not adjacent to red zones/fire hydrants.
- Keep utility access points accessible.
- Maintain drive aisles, accessible parking spaces, and pedestrian paths of travel.



2. Colors & Materials

- Colors and materials that showcase innovation and creativity are encouraged.
- Use high-quality, durable materials that provide an attractive design.
- Umbrellas and other shade materials should be limited to a maximum of two colors and not include product names or advertising.



3. Design

- Provide a solid barrier to separate outdoor seating from parking spaces and drive aisles. Examples include, but are not limited to:
 - Solid walls
 - Planter boxes
- The surface of outdoor seating areas shall be made flush with the adjacent walkway grade.



4. Amenities

- **Lighting.** Provide lighting to enhance the nighttime environment for patrons.
 - string lighting is encouraged (spotlights and illumination for advertising are prohibited).
- **Furniture.** Furnishings shall be coordinated and be made of high-quality materials (heaters may require approval by the Fire Department).
- **Shade.** Provide a solid roof, trellis, or fire-resistant sails or umbrellas.
 - Tents are not permitted.





For more
information,
contact the
**Planning
Division**

[planningpermits
@dublin.ca.gov](mailto:planningpermits@dublin.ca.gov)

925-833-6610



DUBLIN
CALIFORNIA