



CITY of NORTH OLMSTED

Mayor Kevin M. Kennedy

Kimberly Lieber, AICP, Director | Department of Planning and Community Development

A 5200 Dover Center Road | North Olmsted, Ohio 44070 P 440-716-4118 F 440-777-5889

Temporary Zoning Approval for Outdoor Patio Dining Areas

Effective May 12, 2020

Due to the COVID-19 restrictions, food service operations that currently have only indoor seating, such as restaurants and bars, may desire to create outdoor patio dining areas. The City has developed the following requirements in order to assist the operator during this difficult time. Once these requirements have been met, the operator will be issued a Temporary Zoning Approval for this outdoor patio dining area until state restrictions are lifted from the restaurant and bar for indoor seating.

- The operator must provide a drawing to scale of the proposed area and seating, specifically indicating the area to be used for the outdoor patio dining area and any other proposed temporary fences, vehicular protections or other temporary improvements.
- The operator must provide written approval from the property owner for the proposed temporary outdoor patio dining area.
- Temporary patios shall only be permitted to operate during normal business hours, however temporary patios within 250 feet of residential property may not operate between 9:00 pm and 7:30 am.
- The temporary improvements may not block any required means of egress, access to adjacent tenants or uses, or accessible path for the site or building.
- Parking areas may be used but suitable barricades or protections shall be provided to protect pedestrians and diners.
- Tents up to 400 square feet with 1 or more sides or up to 700 square feet without sides may be erected without a permit as long as the Temporary Zoning Approval for outdoor patio dining has been obtained. Tents over these limits are regulated by the Ohio Building Code and may only be erected subject to a tent permit per Chapter 733 and the OBC.
- New or additional lighting will require plan review and permits for installation.
- Seating or other improvements may not be placed on any public sidewalk or right of way.
- Alcohol may only be served in accordance with County Health Department and State of Ohio Liquor Control rules, restrictions and requirements. The operator is responsible to make themselves familiar with these and comply with applicable rules.
- The operator shall ensure that the property is maintained free of trash and debris.
- The maintenance of any required social distancing or other operational requirements imposed by the State due to the COVID-19 epidemic is the responsibility of the operator.
- Temporary signage shall be in compliance with Chapter 1163.
- Operation of the outdoor patio dining area must be maintained in accordance with the approval.