



OUTDOOR SEATING – TEMPORARY EXPANSION

During the State of Local Emergency for Covid-19, should the owner/landlord of a shopping center or stand-alone building wish to expand the outdoor seating **temporarily** for their existing restaurant tenant(s), the owner/landlord must submit a letter of request to the Weston Zoning Department along with a master outdoor seating plan and an emergency action plan clarifying the following:

- Any proposed expansion of outdoor seating must comply with Federal ADA Standards (Chapters 3 & 4) as well as Fire Life Safety regulations (NFPA, Chapter(s) 12 & 13). **The most stringent regulation(s) shall apply.**
- Proposed number of outdoor tables and chairs - please provide a seating plan for indoor and outdoor seating that does not expand on the currently approved restaurant seating capacity. The total amount of seating, indoor and outdoor, may not exceed the maximum number of seats previously approved by the City.
- Dimensions of the tables and chairs.
- Dimensions of the outside seating area - the overall dimension measurements (square footage). If located along a walkway, please measure from the front of the building to the edge of the walkway.
- Measurements between tables from chair back to chair back - tables must be arranged such that the distance from the back of one chair to the back of another chair shall be at least 6 feet apart and guests shall face each other from a distance of at least 3 feet (3 foot of internal table distance does not apply to parties consisting of one household unit).
- Access routes – please indicate and provide measurements of all access routes including the egress route of persons leaving the inside portion of an applicable restaurant.
- Show neighboring occupancy exit doors to ensure no encroachment in the exit door swing clearance.
- If applicable, please delineate the outdoor seating areas of separate restaurants for table service.
- If applicable, any proposed expansion of an outdoor seating area into an adjacent tenant's outside tenant area is a private matter/agreement between the property owner and the affected adjacent tenant.
- Lighting – please provide the location of any proposed temporary lighting. Be aware that depending upon the type of lighting being proposed, and/or if generators for any lighting are to be utilized, a Building Permit may be required. Extension cords are not permitted.
- Umbrellas and/or Tents - show any potential locations of umbrellas and/or tents. Please be aware that any tent 120 sq. ft. or larger will require a Building Permit. The use of multiple 10 X 10 tents requires a building permit as well. Tents 120 sq. ft. or larger require no smoking signs as well as an exit sign. Tents must be Fire rated and require tie downs/weights. Please identify any tents that have sides, as this will change the review requirements.



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- Fire Extinguishers - if there is potential use of tents, please provide locations of any required fire extinguishers as determined by BSO Fire.
- Location of Fire Hydrants – please provide the location of all fire hydrants on site.
- No open flames or candles on tables are permitted.

At such time that the State of Local Emergency for Covid-19 ceases or as provided in any subsequent Emergency Order, the expanded temporary seating must be removed **immediately** and all affected areas fully restored within (7) calendar days.

All submissions shall be directed to Mr. Michael Miller, Assistant Director of Development Services. He can be reached at Mmiller@westonfl.org or 954-385-0500.