Community Development offers informational brochures on the following topics:

CEQA and Environmental Review
Conditional Use Permits
Development Agreements
Development Plan Review
Drought Tolerant Landscape Standards
Fees and Charges
For Sale/For Lease Banners
Front Drought Tolerant Landscape Standards
General Plan Amendment
Lot Line Adjustments
Municipal Code Text Amendments
Outdoor Dining in Commercial Zones
Outdoor Displays of Merchandise
Permanent Signs
Planning Commission
Portable Signs
Property Information Inquiry
Residential Artificial Turf Standards
Residential Care Facilities
RV & Trailer Parking
Site Plan Requirements
Specific Plans
Storage Sheds in Residential Zones
Subdivisions
Temporary Signs and Banners
Temporary Use Permits
Trash Enclosure Standards
Tree Preservation
Variances
Window Replacement – Town Core
Window Signs
Zone Changes
Zoning Descriptions

**These brochures are generally intended to assist in the processing of application material. It does not necessarily provide every detail regarding Municipal Code regulations.*

To view additional brochures, scan the QR Code below.

Outdoor Dining in Commercial Zones

Community Development Department
Planning Division
245 E. Bonita Avenue
San Dimas, CA 91773.
(909) 394-6250
planning@sandimasca.gov

Mon-Thurs 7:30 a.m. - 5:30 p.m.
Fridays 7:30 a.m. - 4:30 p.m.

www.sandimasca.gov

Merchants and community members have expressed a desire to have outdoor dining in various commercial zones. In addition, the San Dimas General Plan encourages outdoor uses as a means to revitalize and improve downtown as a community focus (SDGP, p. 11-44).

OUTDOOR DINING ALLOWED

Outdoor dining shall only be allowed as an incidental use to an established restaurant, coffee house, or other food service business.



APPLICATION REQUIRED

Outdoor dining shall not be established on any property until an application has been reviewed and approved by the Director of Community Development and the Director of Public Works, pursuant to Chapter 18.142.080 of the Zoning Code. The application shall include a detailed site plan, improvement plan, and permission from the property owner and/or management company. If outdoor dining is proposed in the public right-of-way or in a common area of a shopping center, adjoining business establishments will be notified of the application. Applications will be reviewed by City Staff.

Additional parking may be required for establishments which comply with Chapter 18.156 (Parking) for outdoor dining based on the subject site conditions.

STANDARD CONDITIONS

1. The business owner shall at all times maintain a minimum 5 foot clearance for use of the sidewalk by the general public.

2. Outdoor dining shall not obstruct any entries, exits, permitted signs, mailboxes, utilities, public seating, public safety measures, or extend into the safe line-of-sight distances at intersections, as determined by the City Engineer.

3. Outdoor dining shall be separated from parking facilities by pedestrian walkways, landscaping, decorative fences, walls, or other means approved by the Director of Community Development.

4. The business owner shall be responsible for maintaining all chairs, tables, fencing, paving, ground surfaces, landscape, and other improvements associated with outdoor dining in a safe, sound, and visually attractive condition.

5. The business owner shall ensure the outside dining area is continuously cleaned of any debris, litter or food scraps. If smoking is allowed, the business owner shall provide ashtrays.

6. Signs, banners, and outdoor events shall be subject to separate application and permit procedures.

7. If outdoor dining is located within the public right-of-way, the business owner shall submit an application for an encroachment permit to the Public Works Department. To the greatest extent possible, landscaping in the right of way will be preserved or enhanced. The business owner shall notify the Public Works Department before any work within the public right-of-way begins. A City inspector/representative shall inspect all irrigation, planting, ground cover, and construction. Paving, landscaping, and fencing materials and design shall be installed to the satisfaction of the Director of Community Development and the City Engineer.

8. Any approval granted pursuant to Code Section 18.142.080 may be modified or revoked at any time if the City deems the applicant is not complying with the local, State, or Federal laws and regulations. Upon notification by the City of San Dimas, the business owner shall remove all improvements and uses and return the premises to its previous condition.

SPECIAL CONDITIONS

Special conditions will be determined on a case-by-case review. Samples are provided below.

9. Tables and chairs (shall/shall not) be required to be taken indoors at the close of business each day.

10. Alcoholic beverages may be served in an outdoor dining area, subject to approval by the City and the Department of Alcoholic Beverage Control (ABC).