

# **Retail/Personal Service Uses Utilizing Uncovered Outdoor Entertainment Areas**

## **LATE HOURS OVERLAY**

**November 29, 2016**

# Purpose of Meeting

## **Discuss issues related to:**

- Retail and personal service uses utilizing large outdoor areas
- The potential development of a late hours overlay

## **Get feedback from:**

- Residents
- Property owners
- Bar & restaurant owners

# Retail and Personal Service Uses that Utilize Uncovered Outdoor Areas

- Land uses such as restaurants, bars, and breweries are increasingly utilizing large outdoor areas to provide amenities such as:
  - Outdoor seating;
  - Outdoor game areas (horseshoe pits, bocce ball areas, volleyball courts);
  - Dog parks; and
  - Live music
- These outdoor areas are:
  - Generally considered incidental to the main use
  - Typically are not detailed on the site plans submitted for building construction
  - If uncovered, the area is not used in the calculation of required off-street parking spaces

# Issues

- Overflow of parking into residential areas
- Uncovered seating and activity areas are not considered floor area as currently defined in the Dallas Development Code – and do not require additional parking
  - Any recommendations would not apply to Planned Development Districts that have specific parking regulations

# Benefits

- Benefits of outdoor seating and activity areas include:
  - Enhanced pedestrian street life;
  - Increased opportunity for social interaction;
  - Provision of needed outdoor space in areas with dense populations

# LATE HOURS OVERLAY

# Late Hours Overlay

- Different areas of the city have experienced impacts from establishments that operate late at night and into the early morning hours.
- Many of these establishments are in close proximity, if not adjacent to, residential neighborhoods.
- The concentration and proximity of these establishments may become a nuisance to nearby residential neighborhoods.

# Issues

- Noise
- Crime
- Trash
- Traffic
- Parking
- Property Damage
- Compatibility of uses with residential neighborhood

# Benefits

- Benefits of an Overlay include:
  - Control over issues of concern
  - More opportunity to manage negative impacts on adjacent neighborhoods

# Late Hour Establishments

- PD No. 842 along lower Greenville Ave was established to insure compatibility of uses with adjacent residential neighborhoods. It defines Late Hour Establishments, requires a Specific Use Permit (SUP) and provides provisions for their operation.
- We are looking to the PD as a starting point though considering applying as an overlay instead of a PD.
- Late Hour Establishment as defined in PD No. 842, means a retail and personal service use that operate between the hours of 12am and 6am. Such as:
  - Bars
  - Fitness Centers
  - Restaurants
  - General Merchandise
  - Commercial Amusement

# Late Hours Overlay

- An Overlay is a zoning tool that adds additional regulations on top of the base zoning, such as:
  - Neighborhood Stabilization Overlay
  - Historic Demolition Delay Overlay
  - Historic Overlay District
- An Overlay may be applied in any area of the city and defined by specific boundaries.

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## **Late Hours Overlay**

- **FEEDBACK**

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## **Late Hours Overlay**

Next meeting to receive input:

**December 12, 2016**

**6-7:30 pm**

**Dallas City Hall**

**L1FN Auditorium**