

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE), INCLUDING REVISIONS TO: HOME OCCUPATION PERMITS, RECYCLING CENTERS, TAKE-OUT WINDOWS FOR RESTAURANTS, HISTORIC PRESERVATION PROVISIONS, AND APPEALS/CALLS FOR REVIEW

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

“Ordinance No. _____ amends various provisions of Title 17 (the Zoning Code) to, among other things: revise requirements applicable to home occupancy permits, to regulate their impact on neighborhoods; revise regulations applicable to recycling centers to limit the impacts of small scale facilities; implement regulations applicable to restaurant take-out windows; update the historic preservation sections of the Zoning Code; and clarify the appeal/call for review process. The Ordinance also includes other minor amendments and corrections as “clean ups” to Title 17.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, **TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS, TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS, and TABLE 2-4 - MULTI-FAMILY RESIDENTIAL**

DISTRICT DEVELOPMENT STANDARDS are amended as shown in Exhibits - 1, - 2 and - 3, attached hereto and incorporated by this reference.

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.050, Subsection B, Paragraph 1 is amended as follows:

“1. Garages. A garage proposed on a blockface, including reverse corner lots, where 50 percent or more of the existing garages are located behind the primary structure shall also be located behind the primary structure. If the garage is required to be located to the rear of the primary structure and is attached, the garage shall be located so that the garage door is not visible from the street and the garage shall be the closest portion of the structure to the rear property line. This requirement shall not apply within the HD (Hillside Development) overlay zone. See ~~17.50.050.H~~ 17.50.250.H for additional requirements for attached garages. A garage on a corner lot in which the garage doors face the street shall be setback a minimum of 18 feet from a street property line.”

SECTION 4. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.070, Subsection C is amended as follows:

“C. Yard Encroachments. Structures and structural features may project into required setbacks in compliance with ~~Section 17.40.150 (Setback Measurement and Exceptions)~~ Section 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions). For projects in which the rear or side yard adjoins an RS district, no balconies or upper floor decks may project into the rear or side yard setback.”

SECTION 5. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24, **TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND**

INDUSTRIAL ZONING DISTRICTS is amended as shown in Exhibit - 4, attached hereto and incorporated by this reference.

SECTION 6. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, **TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS** is amended as shown in Exhibit - 5, attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.28, Section 17.28.120 is amended by modifying the title of this section as follows:

“17.28.120 - WAH WORKFORCE/AFFORDABLE HOUSING OVERLAY DISTRICT”
(The remainder of this section remains unchanged.)

SECTION 8. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, Section 17.29.060, Subsection A is amended to read as follows:

“A. Maximum floor area. The total gross floor area of all structures on a site shall not exceed the area provided by this Subsection. Gross floor area shall be defined and measured the same as in other RS zoning districts, except that gross floor area in the HD and HD-SR overlay districts shall include without limitation: all covered parking, habitable attic space, and basements, including garage and carport areas, with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above. If the basement, garage or carport area has any portion of an exposed wall over six feet in height, then the entire area shall be counted as floor area.” (The remainder of this subsection remains unchanged.)

SECTION 9. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, Section 17.29.100, Subsection C, Paragraph 2 as follows:

“2. Setback requirements. Proposed structures shall comply with the front setback requirements established by Table 2-9. The Zoning Administrator shall maintain on file a map illustrating these setback requirements. A lot that is not included in Table 2-9 shall meet the minimum 25 foot front yard setback requirement. Proposed development shall also comply with the side and rear setback requirements established by the applicable base zoning district. Garage setback reductions shall apply to detached garages only.”

SECTION 10. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, **TABLE 3-1- ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS** and **TABLE 3-2 - CD DISTRICT GENERAL DEVELOPMENT STANDARDS** are amended as shown in Exhibits - 6 and - 7, attached hereto and incorporated by this reference.

SECTION 11. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.050, Subsection C is amended by adding the following new paragraphs:

“4. Application requirements. An application for additional FAR shall be filed in compliance with Chapter 17.60 (Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for applications for additional FAR. The applicant shall be responsible for providing the evidence in support of the findings required by Paragraph 2. (Required findings) above.

5. Project review, notice, and hearing.

a. Each application shall be analyzed by the Planning Director to ensure that the application is consistent with the purpose and intent of this Section. The Planning Director shall submit a staff report and recommendation to the Commission for consideration.

b. The applicable review authority shall conduct a public hearing on an application for additional FAR before the approval or disapproval of the application.

c. Notice of the public hearing shall be the same as a Conditional Use Permit, and the hearing shall be conducted in compliance with Chapter 17.76 (Public Hearings).

d. The applicable review authority shall render a decision on the application within 10 days following the final public hearing on the application.”

6. Effective date. The effective date of a decision on a decision on additional FAR shall be in compliance with Section 17.64.020 (Effective Dates).

7. Appeal. The Commission’s decision may be appealed in compliance with Chapter 17.72 (Appeals).

SECTION 12. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, **TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS** and **TABLE 3-4 EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS** are amended as shown in Exhibits - 8 and - 9, attached hereto and incorporated by this reference.

SECTION 13. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, **TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**, **TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**, **TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS**, **TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS** and **TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS** are amended as shown in Exhibits - 10, - 11, - 12, - 13, and - 14 attached hereto and incorporated by this reference.

SECTION 14. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.090, Subsection B is amended as follows:

“B. In Subarea d-2, special development limitations shall apply during the interim limited-development period as shown in ~~Table 3-13~~ Table 3-12.1 (Floor Area Ratios within Subarea d2 during Interim Limited Development Period).”

SECTION 15. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, **TABLE 3-12 - AMOUNT OF NEW DEVELOPMENT PERMITTED BY SUBAREA** is amended as shown in Exhibit - 15, attached hereto and incorporated by this reference.

SECTION 16. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, the title of **TABLE 3-13 - FLOOR AREA RATIOS WITHIN SUBAREA d2 DURING INTERIM LIMITED DEVELOPMENT PERIOD** is amended to read **TABLE 3-12.1 - FLOOR AREA RATIOS WITHIN SUBAREA d2 DURING INTERIM LIMITED DEVELOPMENT PERIOD.**

SECTION 17. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, **TABLE 3-12 - ALLOWED USES AND PERMIT REQUIREMENTS FOR FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS** is amended as shown in Exhibit - 16, attached hereto and incorporated by this reference. (Note that this table is renumbered to Table 3-13.)

SECTION 18. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, **TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FOR FAIR OAKS/ORANGE GROVE CL, C-2 AND C-3 DISTRICTS** is amended as shown in Exhibit - 17, attached hereto and incorporated by this reference.

SECTION 19. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36, **TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS FOR WGSP ZONING**

DISTRICTS is amended as shown in Exhibit - 18, attached hereto and incorporated by this reference.

SECTION 20. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36, **TABLE 3-17 - WEST GATEWAY SPECIFIC PLAN DEVELOPMENT STANDARDS** is amended as shown in Exhibit - 19, attached hereto and incorporated by this reference.

SECTION 21. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.060, Subsection B is amended as follows:

“B. Maximum height of structures. The height of each structure shall not exceed the height limit established for the applicable zoning district by Article 2 (Zoning Districts and Allowable Land Uses), other provisions of this Article, Article 5 (Standards for Specific Land Uses), or by any height limit (HL) overlay zone (~~Section 17.16.050~~) (Section 17.28.040), except as otherwise provided by this Section.”

SECTION 22. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.160, Subsection D, Paragraphs 1 through 4 are amended as follows:

“1. RS and RM-12 zoning districts. Principal structures within the RS and RM-12 zoning districts shall not be located within a side setback encroachment plane sloping upward and inward to the site at a 30-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line; and (~~See Figure 4-8~~). Line. See Figure 4-8. (Figure remains unchanged)

2. Nonresidential structures abutting RS or RM-12 districts. Principal and accessory structures shall not be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing six feet above the existing grade at the property line of the abutting residential zoning district. (~~See Figure 4-8.1~~.) This encroachment plane requirement

shall not apply along a property line that abuts a parking overlay property (PK) that is used for parking. See Figure 4-8.1.

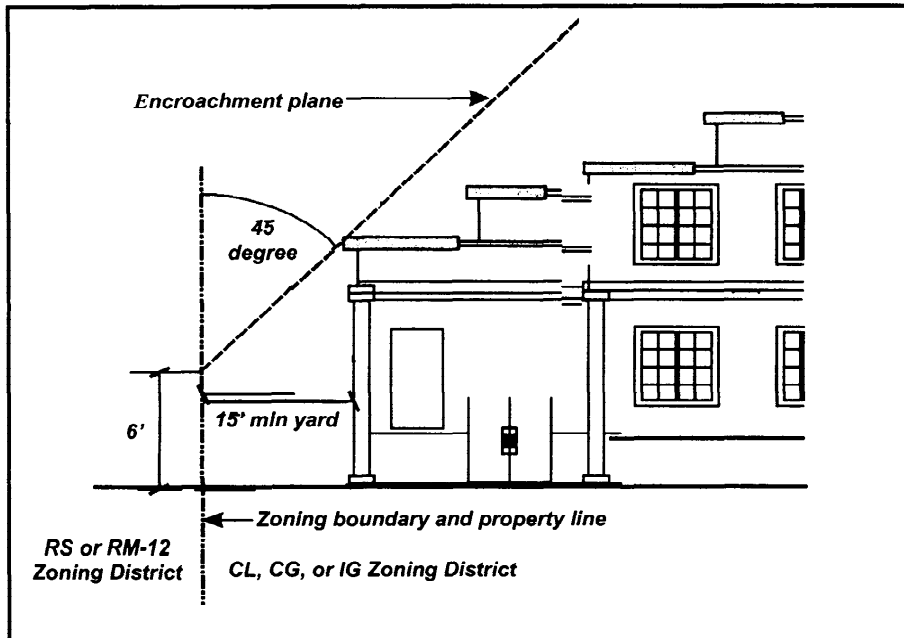


Figure 4-8.1 - Encroachment Plane Requirements for Projects Abutting RS and RM-12 Zoning Districts

3. Nonresidential structures abutting RM-16, RM-32, and RM-48 zoning districts.

Principal and accessory structures shall not be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 20 feet above the existing grade at the property line of the abutting residential zoning district. This encroachment plane requirement shall not apply along a property line that abuts a parking overlay property (PK) that is used for parking. ~~(See Figure 4-9)~~ See Figure 4.9.

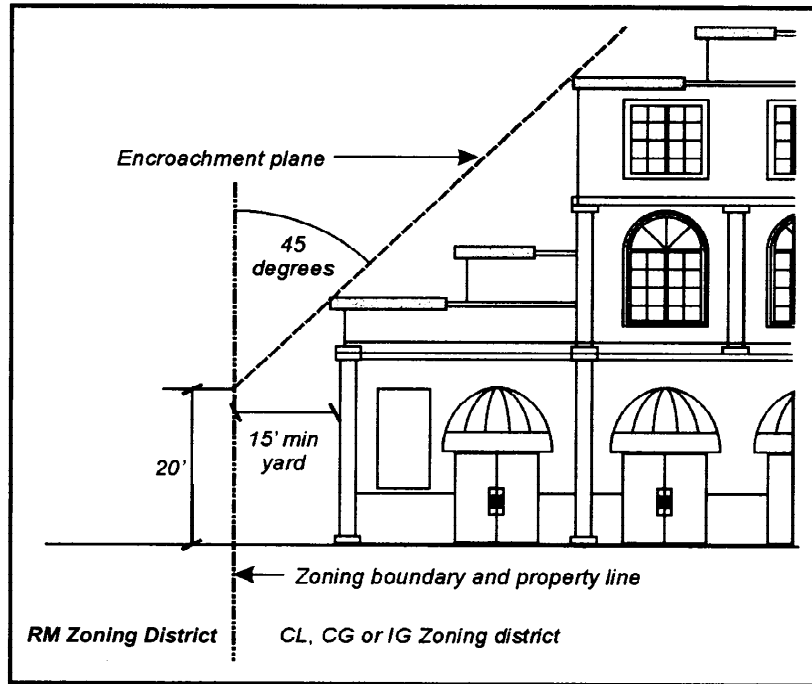


Figure 4-9 – Encroachment Plane Requirements for Projects Abutting an RM-16, RM-32, and RM-48 Zoning Districts

4. Multi-family projects adjacent to single-family districts. Principal and accessory structures using the City of Gardens Standards (Section 17.22.070) that adjoin an RS district along a side lot line shall provide a five-foot side yard setback and shall not be located within a side encroachment plane sloping upward and inward to the site at a 30-degree angle measured from the vertical, commencing six feet above the existing grade along the side lot line (~~See Figure 4-9.1 Side yard encroachment plane under City of Gardens~~) See Figure 4-9.1. Also see encroachment exceptions in Table 4-2.1.

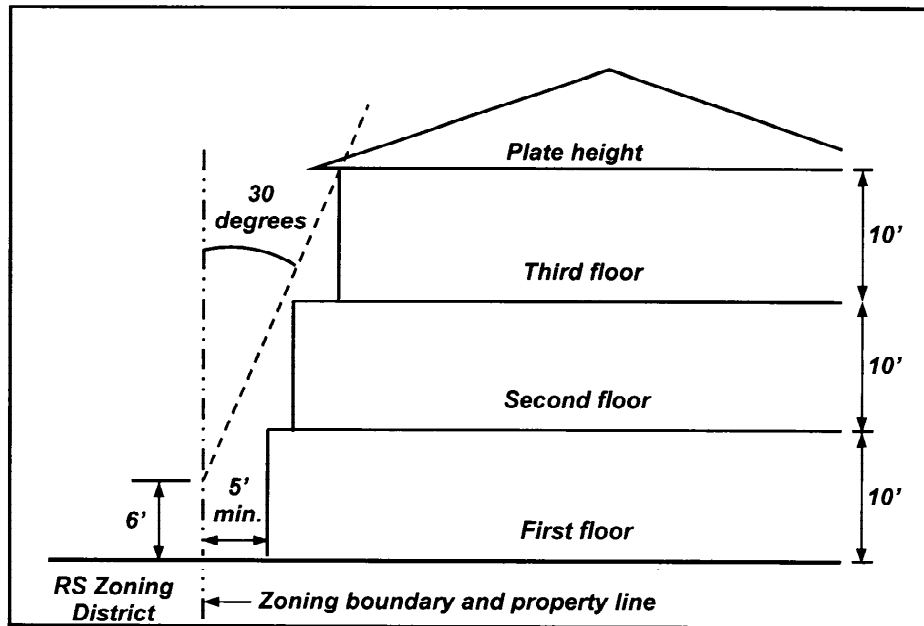


Figure 4-9.1 – Side Yard Encroachment Plane under City of Gardens

SECTION 23. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, **TABLE 4-1 - ALLOWED PROJECTIONS INTO SETBACKS** is amended as shown in Exhibit - 20 attached hereto and incorporated by this reference.

SECTION 24. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, **TABLE 4-2.1 - ALLOWED PROJECTIONS INTO ENCROACHMENT PLANE FOR PROJECTS USING CITY OF GARDENS STANDARDS** (Section 17.22.070) is amended as follows:

TABLE 4-2.1 - ALLOWED PROJECTIONS INTO ENCROACHMENT PLANE FOR PROJECTS USING CITY OF GARDENS STANDARDS (17.22.070)

Projecting Feature	Allowed Projection into Encroachment Plane
Eave/roof overhang	36 inches
Fireplace or chimney	24 in. for a maximum length of 10 ft along the wall from which it projects.
Dormer, gable, and/or gable end of roof structure on main structure	36 inches
Second story of main structure	May be within encroachment plane so long as: <ol style="list-style-type: none"> 1. The structure setback of the second story continues the structure setback of the first story; 2. The side setback adjacent to the main structure complies with the minimum setback required by the applicable zoning district; and 3. The structure was constructed under a Building Permit issued after February _____, 2006 June 3, 2006.

SECTION 25. Pasadena Municipal Code, Title 17, Article 4, Section 17.40.100, Subsection B, Paragraph 1 is amended as follows:

“1. Projects over 25,000 square feet. Each commercial, industrial, mixed-use project, and parking garage over 25,000 square feet of gross floor area shall incorporate in its design a public art component. For the purpose of this section, the gross floor area calculation shall include parking garages (including below grade and at or above grade garages).”

SECTION 26. Pasadena Municipal Code, Title 17, Article 4, Section 17.40.180 is amended as follows:

1. By amending Subsection B, Paragraph 2 as follows:

“2. Residential zoning districts. The maximum height of a wall or fence within the RS or RM-12 zoning districts shall be as follows and as illustrated by Figure 4-11 (Fence Height Limits in the RS and RM-12 Zoning Districts) below. See Section 17.22.070 (RM District Additional Development Standards) for wall and fence requirements within the RM-16, RM-32, and RM-48 zoning districts.” (The remainder of this subsection remains unchanged.)

2. By amending Subparagraph d as follows:

“d. Corner and rear yard areas. Walls and fences in corner and rear yard setback areas shall be allowed as follows ~~and as illustrated by Figure 4-11 (Corner Wall and Fence Height Limits in RS and RM-12 Zoning Districts) below:~~” (The remainder of this subparagraph remains unchanged.)

3. By amending Figure 4-11 as shown in Exhibit - 21, attached hereto and incorporated by this reference.

4. By amending Subsection C to read as paragraph c as follows:

“C. c. All new projects abutting a residential zoning district. Required setbacks abutting residential zoning districts shall be enclosed by a solid concrete or masonry wall at least seven feet in height.”

SECTION 27. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43, Section 17.43.050, Subsection A is amended as follows:

“A. Concessions and other incentives. An applicant who utilizes the density bonus provisions of this chapter may request one or more concessions or other incentives as follows.” (The remainder of this subsection remains unchanged).

SECTION 28. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46 is amended by:

1. Amending Subsection K of Section 17.46.020 as follows:

“K. Location requirements for multi-family projects. A project that is subject to the multi-family development standards of Section 17.22.060 (RM District General Development Standards) or 17.50.350 (Urban Housing) shall comply with the following parking location standards.” (The remainder of this subsection remains unchanged.)

2. Amending the title of this section to read as follows:

“17.46.250 - Central District Additional Design Standards for Parking” (The remainder of this section remains unchanged.)

SECTION 29. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, is amended as follows:

1. By amending Subsection B of Section 17.48.050 as follows:

~~“1. The Zoning Administrator~~ Hearing Officer shall be the applicable review authority for Sign Exceptions.

~~2. The Hearing Officer shall be the applicable review authority for Sign Exceptions that are combined with applications for a Conditional Use Permit or a Variance.~~

~~3. 2.~~ The procedures for a Sign Exception shall be the same as for a Minor Variance, including those for notice and hearing upon request.”

2. By amending Tables 4-19 - 21 are amended as shown in Exhibit 22, attached hereto and incorporated by this reference.

SECTION 30. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, Section 17.48.110, Subsection C, Paragraph 4 is amended as follows:

“4. For corner lots, freestanding signs shall not be located in the required 25-foot vision triangle. On a case-by-case basis, this requirement may be waived by the Public Works Department. See Figure 4-14 4-19.”

SECTION 31. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.110 is amended by:

1. Amending Subsections F, G, H, J, and M as follows:

“F. Location and size. A home occupation use shall be conducted entirely within a structure and shall occupy no more than 500 square feet of floor area. This maximum floor area shall include on-site storage areas and any portion of the home occupation that is located within an accessory structure.”

“G. Limitation on activities.

1. There shall be no items sold on-site other than products crafted on the premises. Items manufactured off-site may be sold through mail order or through the internet as long as the home occupation use (including storage area) does not exceed 500 square feet of floor area. This floor area maximum can be exceeded if the storage area is located off-site.

2. Guns and ammunition shall not be sold as part of a Home Occupation Permit except that a home occupation for a gunsmith or firearms collector licensed by the Bureau of Alcohol, Tobacco, and Firearms as a gunsmith or firearm collector is allowed.”

“H. Employees, volunteers or independent contractors. ~~Only No one other than~~ a resident of the dwelling unit shall be employed in the operation of a home occupation use. No volunteers, interns or independent contractors shall be part of a home occupation permit.”

“J. Client/customer visits. A home occupation use shall not allow any ~~visitors~~ clients or customers without prior appointments. Client/customer appointments are limited to the hours of 7 a.m. to 10 p.m., Monday through Friday.”

“M. Signs and advertising. ~~Signs~~ On-site signs advertising a home occupation use shall not be allowed. Paper and electronic advertisements are allowed (including business cards) as long as they do not include the address of the home occupation permit.”

2. Relettering Subsection N to be Subsection O.

3. Adding a new Subsection N as follows:

“N. Additional standards. A home occupation use shall be in compliance with Section 17.40.090 (Performance Standards), Chapter 9.36 (Noise Restrictions) and Chapter 8.80 (Handling and Disclosure of Hazardous Materials).”

SECTION 32. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.160, Subsection K, Paragraphs 2 and 3 are amended as follows:

“2. Number of parking spaces required. For new development projects, parking shall be provided in compliance with ~~Table 4-5~~ Table 4-6 for both the residential component and the commercial component. A minimum of one off-street parking space shall be located on-site for each residential unit in a new project.

3. Guest parking required. Guest parking shall be provided for the residential units in compliance with ~~Table 4-5~~ Table 4-6 (Off-Street Parking Space Requirements – multi-family dwelling units).”

SECTION 33. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.220 is amended as follows:

“A. Small collection facilities.

1. Applicable facilities. The facility shall only be established in conjunction with a commercial, community, or publicly owned facility ~~that is conducted in compliance with the requirements of the Department of Public Works and the Building Division.~~

2. Permit requirements. The location and type of the facility on the site shall be subject to the approval of a Minor Conditional Use Permit issued in compliance with Section 17.61.050.

3. Location.

The facility shall be located on a site that is a minimum of two acres. The bins and/or reverse vending machines shall be located:

- a. As close as possible to the main structure they are intended to serve; and
- b. At least ~~75~~ 150 feet from the nearest residential use.

4. Limitation on number. There shall be no more than one facility for each ~~commercial~~ business site.

5. Size of facility. The maximum height of the bins, boxes, and/or containers shall be ~~eight feet six inches measured from the ground, and shall cover no more than two standard parking stalls.~~ The color and design of the bins, boxes, or containers shall be approved by the Zoning Administrator. reviewed through the Minor Conditional Use Permit process.

6. Materials of construction. The facility shall be constructed and maintained with durable waterproof and rustproof material, and the bins, boxes, or containers shall be covered and contained in such a manner that they do not present a danger to the public health, safety or welfare.

7. Site maintenance. The site shall be kept clean and maintained in a litter-free condition at all times.

8. Identification of allowed materials. The facility shall be clearly marked to identify the type of ~~material(s)~~ materials to be deposited.

9. Signs. ~~The maximum sign area shall be limited to 20 percent of the area of the side of the bins, boxes, or containers. No pole signs are allowed. Approval of signs shall be done by the Zoning Administrator and Design Review, concurrently with the review of the recycling center.~~ Signs shall be reviewed during the Minor Conditional Use Permit process and shall comply with Chapter 17.48 (Signs).” (The remainder of this section remains unchanged.)

SECTION 34. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.250 is amended by as follows:

1. By amending subsection B, paragraph 3 and adding a new paragraph 4 as follows:

~~“3. Other related items. Other related items not listed above may only be allowed if first approved by the Zoning Administrator.~~

3. Attic area and stairs. The area above the ceiling joists may only be uses as a storage area. This storage area shall be accessed only by a pull down stairs.

4. Other related items. Other related items not listed above may only be allowed if first approved by the Zoning Administrator.”

2. By amending Subsection E, Paragraph 1, Subsection c:

“c. Encroachment plane and setback. An accessory structure may rise in height above the nine-foot limit as it steps or slopes away from the two-foot initial setback, but shall not intercept an encroachment plane sloping inward from a point nine feet in height (beginning at the two-foot setback) and rising a maximum of one and one-half feet for each one foot of distance starting at the two-foot setback. See Figure 5-1.”

3. By amending Subsection E, Paragraph 2 as follows:

“2. Length of structure walls.

a. In order to prevent an excessive amount of structure located along a property line, the maximum horizontal length of an accessory structure that can be located ~~only two feet~~ less than five feet from the property line shall be limited to 22 feet.

b. Any portion of the structure that exceeds 22 feet in length and is less than five feet from the property line, shall be required to be set back a minimum of five feet from the property line.”

4. By adding Figure 5-1, (Exhibit 23) attached hereto and incorporated by this reference.

SECTION 35. Pasadena Municipal Code, Title 17, Article 5, Section 17.50.210, Subsections A and C, are amended as follows:

“**A. Allowed outdoor lighting.** Golf facilities, sport courts, and other recreational facilities in conjunction with a single-family dwelling or residential project may have outdoor lighting only with a Minor Conditional Use Permit approved by the ~~Zoning Administrator~~ Hearing Officer in compliance with Section 17.61.050.”

“**C. Allowed fences.** Fences allowed in conjunction with the recreational facilities (e.g., tennis court), shall be reviewed through the Minor Conditional Use Permit required for the recreational facility, in compliance with Section 17.61.050. The Minor Conditional Use Permit shall determine the height, location, and materials of the fence.”

SECTION 36. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.50, Section 17.50.260 is amended as follows:

“**17.50.260 – Restaurants and Fast Food Restaurants**

A. Bars and outdoor dining areas.