

**Proposed Amendments to Definitions and Off-Street Parking Requirements
for Restaurants and Bars [with explanations noted in bracketed text]**

Sec. 63.206. Rules for computing required parking.

- (c) In addition to the requirement of section 63.204, there shall be provided off-street parking spaces for all bars or premises licensed for entertainment class C ~~on-sale intoxicating liquor (excluding restaurants licensed for wine, strong beer, or nonintoxicating malt liquor) or entertainment~~ as provided herein:
- (1) Issuance of a license to an existing structure not previously licensed for a bar or entertainment class C during the twenty-four (24) months preceding the application, off-street parking pursuant to section 63.207.
 - (2) Expansion of a bar or premises licensed for entertainment class C, licensed structure ~~with an on-sale intoxicating liquor license~~ off-street parking pursuant to section 63.207 at the same rate as transfer or new issuance to an existing structure not previously licensed, plus twenty-five (25) percent of any parking shortfall for the existing ~~building~~ licensed area. "Parking shortfall" shall mean the difference between required parking pursuant to section 63.207 for the existing area as currently licensed structure minus the number of parking spaces actually provided for that area ~~structure~~. The percentage of the parking shortfall to be provided shall be increased to forty (40) percent if there is a bar or premises licensed for entertainment class C within six hundred fifty (650) feet of the existing establishment.
 - ~~(3) Expansion of a licensed structure with an on-sale intoxicating liquor license, or an upgrade in an entertainment license, when located within six hundred fifty (650) feet of another existing establishment with an on-sale intoxicating liquor or entertainment license shall provide an additional fifteen (15) percent of any parking shortfall.~~

[Text changes above use proposed bar use definition to replace former descriptions of these establishments based on licenses. Text in subsection (3) is moved to the end of subsection (2) and cleaned up for clarity.]

**Proposed Amendments to Definitions and Off-Street Parking Requirements
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Sec. 63.206(d). Shared Parking (table)

Table 63.206(d). Shared Parking

General Land Use Classification	Weekdays			Weekends		
	2 am – 7 am	7 am – 6 pm	6 pm – 2 am	2 am – 7 am	7 am – 6 pm	6 pm – 2 am
Office	5%	100%	5%	0%	10%	0%
Retail sales and services	0%	90%	80%	0%	100%	60%
Restaurant (not 24 hour) / Bar	10%	70%	100%	20%	70%	100%
Residential	100%	60%	100%	100%	75%	90%
Theater	0%	40%	90%	0%	80%	100%
Hotel						
Guest rooms	100%	55%	100%	100%	55%	100%
Restaurant /lounge	40%	60%	100%	50%	45%	100%
Conference rooms	0%	100%	100%	0%	100%	100%
Religious institution	0%	25%	50%	0%	100%	50%
Reception or meeting hall	0%	70%	90%	0%	70%	100%
Museum	0%	100%	80%	0%	100%	80%
School, grades K—12	0%	100%	25%	0%	30%	10%

[Text changes above add the term “bar” to the table and remove the term “not 24 hour” since it is not relevant to the shared parking determination.]

**Proposed Amendments to Definitions and Off-Street Parking Requirements
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Table 63.207. Minimum Required Off-Street Parking By Use

Food and Beverages		
<u>Bar</u>		1 space per XXX* sq. ft. GFA
Brew on premises store		1 space per 900 sq. ft. GFA
Catering		1 space per 900 sq. ft. GFA
Establishment with entertainment license class C		1 space per 75 sq. ft. GFA and as required in section 63.206(c)
Establishment with on-sale wine, strong beer, or nonintoxicating malt liquor		1 space per 125 sq. ft. GFA
Establishment with on-sale intoxicating liquor or entertainment license class A or B		1 space per 100 sq. ft. GFA and as required in section 62.103(f)(3)
Restaurant, coffee shop, tea house, deli		1 space per 400 sq. ft. GFA

[*XXX – In place of the XXX for the bar parking requirement, select a number such as 200, 150, 125, or 100. The table below provides examples of the number of parking spaces that would be required under different parking requirement levels for a sample of seven existing businesses that meet the proposed definition of “bar”. This information can assist policy makers in determining what level of parking requirements they find most appropriate for these types of establishments.

Example Businesses that would be defined as “Bars”	Ward	Estimated Building Gross Square Feet (sq ft)	Minimum spaces at CURRENT Required = 1/100	Minimum spaces if required bar parking = 1/125	Minimum spaces if required bar parking = 1/150	Minimum spaces if required bar parking = 1/200
Muddy Pig 162 N Dale St	1	1750	18	14	12	9
Arcade Bar 932 Arcade St	6	2500	25	20	17	13
The Cherry Pit 735 White Bear Ave N	7	2800	28	22	19	14
Groveland Tap 1834 St. Clair Ave	3	3000	30	24	20	15
Lonetti's Lounge 1091 Rice St	5	3200	32	26	21	16
Gabe's Roadhouse 991 Lexington Ave	4	7400	74	59	49	37
The Lexington 1096 Grand Ave	2	8000	80	64	53	40

The above proposed changes for *Table 63.207. Minimum Required Off-Street Parking By Use*, add the newly defined use “bar,” which applies to establishments that serve alcoholic beverages between midnight and 2:00 a.m.. The use “restaurant” applies to all eating establishments with wine, beer and liquor that close by midnight, or establishments with no wine, beer or liquor that close at any hour. All restaurants would be required to provide parking at 1 space per 400 square feet, consistent with the requirement adopted by City Council in 2010 for eating establishments without liquor. The rationale is that the occupancy and related parking demands of restaurants tends to be similar whether

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or not people have alcoholic beverages with their meal. It is recommended that the required parking for bars be higher than the requirement for restaurants, since the intensity in occupancy is likely grow in places open late at night, when the focus shifts from seated food service to beverage service with more patrons congregating and standing or dancing, in addition to being seated.]

Retail sales and services	
(...uses above this in the table)	
Multiuse retail center	1 space per 400 sq. ft. GFA up to 30,000 sq ft GFA, plus 1 space for each additional 800 sq ft GFA over 30,000 sq. ft. GFA. <u>Required parking for uses defined as a “Bar” or establishment with entertainment license class C shall be calculated independently according to Table 63.207.</u>
(...uses below this in the table)	

[The above change is made to be consistent with the recently amended term “multiuse center”. However, since the new term expands the uses applicable to a multi-use center beyond just “retail” uses, it is felt that two of the new applicable uses “bar” and “license Class C”, should continue to be calculated according to their unique parking requirements, since those requirements are distinctly higher than the 1 space per 400 sq ft standard which applies to or approximates the other applicable uses.]

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Sec. 65.610. Bar.

An establishment that serves wine, beer, or intoxicating liquor for consumption on the premises any time between midnight and 2:00 a.m.

Standards and conditions in traditional neighborhood and B2 community business districts:

In traditional neighborhood and B2 community business districts, a conditional use permit is required for a bar of more than five thousand (5,000) square feet in floor area to ensure size and design compatibility with the particular location.

[The definition of “bar” differentiates establishments with alcohol service that are open past midnight. Due to the hours of operation, a “bar” will tend to focus on alcohol service over food in the late hours and attract more customers who may congregate standing, in addition to seated, thereby increasing the occupancy of the establishment. The standard for a Conditional Use Permit (CUP) is modeled on that for *restaurant*, but the lower threshold of 5,000 sq. ft. is used instead of 15,000 sq ft, since a bar is anticipated to have higher late night occupancy, increasing its visibility and potential impacts in the area, which could be addressed by a CUP. A CUP would also be required in B2 districts, which are commonly used in locations along neighborhood commercial streets similar to traditional neighborhood districts, and the potential impacts on the area are the same whether the property is zoned traditional neighborhood or B2.]

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Sec. 65.6110. Brew on premises store.

[No change in text.]

Sec. 65.6121. Coffee kiosk.

[No change in text.]

Sec. 65.6132. Coffee shop, tea house.

An establishment engaged principally in the sale of coffee, tea, and other non-alcoholic ~~alcoholic~~ beverages for consumption on the premises or for carryout, which may also include the sale of a limited number of food items as allowed under a restaurant C licensee.

Standards and conditions in the T&I traditional neighborhood and B1 business districts:

A conditional use permit is required for a coffee shop or tea house of more than 800 square feet in gross-floor area or for an accessory cabaret. ~~Drive through uses (primary and accessory) are prohibited.~~

Standards and conditions in T2-T4 traditional neighborhood districts:

See section 65.6143, restaurant.

[Permitted uses are covered by the use tables in Chapter 66; the information should not be duplicated here.]

Sec. 65.6143. Restaurant.

An ~~public establishment eating place engaged in the preparation and sale which serves a substantial portion of its food~~ public establishment engaged in the preparation and sale of food for consumption at tables or counters located on the premises. This term shall include, but not be limited to, an establishment known as a café, smorgasbord, diner or similar business. Any facilities for carry-out shall be clearly subordinate to the principal use of providing foods for consumption on the premises.

[Proposed text changes to the definition are for clarity and consistency with other definitions.]

Sec. 65.6154. Restaurant, carry-out, deli.

...

Standards and conditions:

See section 61.6143, restaurant.

Sec. 65.6165. Restaurant, fast-food.

[No change in text.]

Sec. 65.6176. Restaurant, outdoor.

[No change in text.]

Table 66.321. Principal Uses in Traditional Neighborhood Districts

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Use	T1	T2	T3	T4	Development Standards
<i>Food and Beverages</i>					
<u>Bar</u>		P/C	P/C	P/C	✓
Brew on premises store		P	P	P	✓
Catering		P	P	P	
Coffee shop, tea house	P/C	P/C	P/C	P/C	✓
Restaurant		P/C	P/C	P/C	✓
Restaurant, carry out, deli		P/C	P/C	P/C	✓
Restaurant, fast food		P/C	P/C	P/C	✓
Restaurant, outdoor		P	P	P/C	✓

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Development Standards
<i>Food and Beverages</i>								
<u>Bar</u>				P/C	P	P	P	✓
Brew on premises store				P	P	P	P	
Catering				P	P	P	P	
Coffee kiosk				P	P	P	P	
Coffee shop, tea house		P/C		P	P	P	P	✓
Restaurant				P	P	P	P	
Restaurant, carry-out, deli		P		P	P	P	P	
Restaurant, fast-food				P/C	P/C	P	P	✓
Restaurant, outdoor				P	P	P	P	✓

Table 66.521. Principal Uses in Industrial Districts

Use	IR	I1	I2	I3	Development Standards
<i>Food and Beverages</i>					
<u>Bar</u>	P	P	P		
Brew on premises store	P	P	P		
Catering	P	P	P		
Coffee kiosk	P	P	P		
Coffee shop, tea house	P	P	P		
Restaurant	P	P	P		
Restaurant, carry-out-deli	P	P	P		
Restaurant, fast food	P/C	P	P		✓
Restaurant, outdoor	P	P	P		✓