

Second-Floor Outdoor Dining Cross-Section

(drawn approximately to scale)

Allowed Location of Second-Floor Outdoor Dining with Use Permit
(faces **away** from residential properties)

Any deck/balcony surface where outdoor dining could take place needs to be 9 feet below the max height limit.
The westward sloping topography of some lots on the western side of Manhattan and Highland Avenues make it challenging to have second-floor outdoor dining and a useable ground floor, street-adjacent commercial space.

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