
10.60.080 Outdoor facilities.

The purpose of this section is to permit and regulate commercial outdoor displays of merchandise on private property and materials in order to encourage visual interest along commercial streets and support the business community while minimizing adverse aesthetic impacts to the public and nearby residential uses.

A. **What is Permitted.** Outdoor facilities activities may include:

1. Outdoor display of merchandise (except bulk inventory), materials (including chairs and benches for customer waiting) and equipment including items for customer pick-up, on the site of and operated by a legally established business.
2. Outdoor food and beverage service and outdoor dining on the site of and operated by a legally established business and accessory to an eating and drinking establishment or food and beverage sales business with incidental seating area, as defined in Section 10.08.050. Outdoor food and beverage service and dining on public property is not regulated by this section and requires an encroachment permit pursuant to Chapter 7.36 of this Code.

B. **Where Permitted.** Outdoor facilities authorized by this section are permitted for all legally established commercial and industrial uses. Notwithstanding the aforementioned, outdoor facilities are prohibited in all residential districts.

C. **Performance Standards.** Outdoor facilities are subject to the following:

1. Outdoor display of merchandise or materials shall not occupy public property, and may not occupy more than fifty percent (50%) of the total "tenant frontage" of a building as defined in Section 10.72.030 of this title.
2. Yards, screening, or planting areas may be required to prevent adverse impacts on surrounding properties. The height of merchandise, materials, and equipment stored or displayed shall not exceed the height of the screening fence or wall, if required.
3. There shall be no outdoor preparation of food or beverages associated with outdoor dining where food is consumed at tables.
4. Amplified sound and live outdoor entertainment are subject to Chapter 4.20 (Amusements—dances and cafe entertainment) and Chapter 5.48 (Noise regulations).

Exception: Amplified sound and live outdoor entertainment shall be prohibited in outdoor dining areas above the ground floor, including indoor dining areas that are not fully enclosed on the same level.
5. Alcoholic beverages may be served or consumed in outdoor dining areas that are within 150 feet of residential uses, above the ground floor, or operate beyond 10:00 p.m., only if a Use Permit or a Use Permit amendment is obtained and subject to approval by the California Department of Alcoholic Beverage Control.
6. Outdoor dining area occupancy shall be determined by the availability of an adequately sized trash enclosure on the premises and service levels, subject to review and approval by the Public Works Department, prior to permit issuance. Otherwise, only existing tables used inside the restaurant may be used in the outdoor dining area. Changes in occupancy or minor expansions to the indoor dining areas above the ground floor solely to accommodate access to the outdoor dining area on the same level shall not require a Use Permit or a Use Permit amendment.
7. Off-street parking requirements in Chapter 10.64 shall apply to the outdoor dining areas, unless approved prior to this provision taking effect. As an alternative, a minimum of 5 bicycle parking

spaces on the premises for each vehicle parking space required may meet this requirement. If outdoor dining is provided on off-street parking spaces, the minimum required parking spaces and dimensions per Chapter 10.64 shall be maintained at all times. Outdoor dining shall only occur within off-street parking spaces that are not required to meet the minimum parking code requirements.

8. Outdoor dining activities must conclude by 10:00 p.m.

Exception: Eating and drinking establishments with outdoor dining located on the ground floor more than 150 feet away from residential uses may operate in compliance with other associated permits applicable to the business.
 9. Outdoor dining above the ground floor shall not face or be located less than 15 feet away from residential uses. Sound attenuation guidelines, included in the City of Manhattan Beach Outdoor Dining Guidelines, on file with the Community Development Department and updated from time to time, shall be incorporated into the outdoor dining area design. Outdoor dining balconies over the right-of-way are prohibited unless approved prior to this provision taking effect. Any such balconies shall not be expanded.
 10. The business owner shall comply with all applicable federal, State, and local ordinances, codes, regulations and requirements.
- D. **Exceptions.** Notwithstanding the provisions of subsections A, B, and C of this section, outdoor storage and display shall be permitted in conjunction with the following use classifications in districts where they are permitted or conditionally permitted:
1. Nurseries, provided outdoor display is limited to plants and related materials only.
 2. Vehicle/equipment sales and rentals, provided outdoor display shall be limited to vehicles, boats, or equipment offered for sale or rent only.
- E. **Application.** The owner of a business shall submit a written request with plans and an application fee, for an outdoor facilities permit to the Community Development Director. The request shall include a full description of the display activity, including but not necessarily limited to: types of items to be displayed, location on the site, and hours during which items are to be placed outdoors. The Community Development director shall review the application for compliance with performance standards contained in this section and may impose conditions to avoid adverse impacts such as but not limited to public safety impediments, visual clutter, and disorderly displays.
- F. **Grounds for Denial—Revocation.** If adverse impacts cannot be prevented, the Community Development Director shall deny the outdoor facilities permit application. If a business fails to comply with the terms and conditions of an approved outdoor facility permit the Community Development Director, after holding a hearing in the manner as set forth in Section 10.104.030, may revoke the permit upon confirmation by the Director of Community Development or their designee of a third violation within a one-year period following the first violation. If revoked, the permittee shall be unable to reapply under this section for a one-year period from the date the permit is revoked.
- G. **Duration and Renewal.** Upon approval, an outdoor facilities permit, excluding outdoor dining above the ground floor, shall be valid for a period of one (1) year or until March 1st, whichever occurs first. Outdoor facilities permits may be renewed annually, upon finding by the Community Development Director that the business has complied with all imposed terms and conditions, and that no adverse impacts or nuisance conditions have resulted.
- H. **Appeals.** Decisions of the Community Development Director may be appealed to the Planning Commission in accordance with Chapter 10.100 of this Code.

(Ord. No. 1832 , Amended, 01/17/91; Ord. No. 1838 , Renumbered, 07/05/91; Ord. No. 1891 , Amended, 01/06/94; § 3, Ord. 2007 , eff. November 18, 1999)

DRAFT

Chapter A.60. Site Regulations - All Districts

A.60.080. Outdoor facilities.

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 2. Outdoor food and beverage service and outdoor dining on the site of and operated by a legally established business and accessory to an Eating and Drinking Establishment or Food and Beverage Sales business with incidental seating area, as defined in Section A.08.050. Outdoor food and beverage service and dining on public property is not regulated by this section and requires an Encroachment Permit pursuant to Chapter 7.36, Title 7 (Public Works) of the Municipal Code.
- B. Where Permitted. Outdoor facilities authorized by this section are permitted for all legally established commercial and industrial uses. Notwithstanding the aforementioned, outdoor facilities are prohibited in all residential districts.
- C. Performance Standards. Outdoor facilities are subject to the following:
1. Outdoor display of merchandise or materials shall not occupy public property, and may not occupy more than fifty percent (50%) of the total "tenant frontage" of a building as defined in Section 10.72.030/A.72.030 of the Sign Ordinance.
 2. Yards, screening, or planting areas may be required to prevent adverse impacts on surrounding properties. The height of merchandise, materials, and equipment stored or displayed shall not exceed the height of the screening fence or wall, if required.
 3. There shall be no outdoor preparation of food or beverages associated with outdoor dining where food is consumed at tables.
 4. Amplified sound and live outdoor entertainment are subject to Chapter 4.20 (Amusements—dances and cafe entertainment) and Chapter 5.48 (Noise regulations).

Exception: Amplified sound and live outdoor entertainment shall be prohibited in outdoor dining areas above the ground floor, including indoor dining areas that are not fully enclosed on the same level.

Manhattan Beach Local Coastal Program_Implementation Plan

5. Alcoholic beverages may be served or consumed in outdoor dining areas that are within 150 feet of residential uses, above the ground floor, or operate beyond 10:00 p.m., only if a Use Permit or a Use Permit amendment is obtained and subject to approval by the California Department of Alcoholic Beverage Control.
 6. Outdoor dining area occupancy shall be determined by the availability of an adequately sized trash enclosure on the premises and service levels, subject to review and approval by the Public Works Department, prior to permit issuance. Otherwise, only existing tables used inside the restaurant may be used in the outdoor dining area. Changes in occupancy or minor expansions to the indoor dining areas above the ground floor solely to accommodate access to the outdoor dining area on the same level shall not require a Use Permit or a Use Permit amendment.
 7. Off-street parking requirements in Chapter A.64 shall apply to the outdoor dining areas, unless approved prior to this provision taking effect. As an alternative, a minimum of 5 bicycle parking spaces on the premises for each vehicle parking space required may meet this requirement. If outdoor dining is provided on off-street parking spaces, the minimum required parking spaces and dimensions per Chapter A.64 shall be maintained at all times. Outdoor dining shall only occur within off-street parking spaces that are not required to meet the minimum parking code requirements.
 8. Outdoor dining activities must conclude by 10:00 p.m.

Exception: Eating and drinking establishments with outdoor dining located on the ground floor more than 150 feet away from residential uses may operate in compliance with other associated permits applicable to the business.
 9. Outdoor dining above the ground floor shall not face or be located less than 15 feet away from residential uses. Sound attenuation guidelines, included in the City of Manhattan Beach Outdoor Dining Guidelines, on file with the Community Development Department and updated from time to time, shall be incorporated into the outdoor dining area design. Outdoor dining balconies over the right-of-way are prohibited unless approved prior to this provision taking effect. Any such balconies shall not be expanded.
 10. The business owner shall comply with all applicable federal, State, and local ordinances, codes, regulations and requirements.
- D. Exceptions. Notwithstanding the provisions of subsections (A), (B), and (C) above, outdoor storage and display shall be permitted in conjunction with the following use classifications in districts where they are permitted or conditionally permitted:
1. Nurseries, provided outdoor display is limited to plants and related materials only.
 2. Vehicle/Equipment Sales and Rentals, provided outdoor display shall be limited to vehicles, boats, or equipment offered for sale or rent only.
- E. Application. The owner of a business shall submit a written request with plans and an application fee, for an outdoor facilities permit to the Community Development Director.

Manhattan Beach Local Coastal Program_Implementation Plan

The request shall include a full description of the display activity, including but not necessarily limited to: types of items to be displayed, location on the site, and hours during which items are to be placed outdoors. The Community Development director shall review the application for compliance with performance standards contained in this section and may impose conditions to avoid adverse impacts such as but not limited to public safety impediments, visual clutter, and disorderly displays.

- F. Grounds for Denial: Revocation. If adverse impacts cannot be prevented, the Community Development Director shall deny the outdoor facilities permit application. If a business fails to comply with the terms and conditions of an approved outdoor facility permit the Community Development Director, after holding a hearing in the manner as set forth in MBMC Section 10.104.030, may revoke the permit upon confirmation by the Director of Community Development or their designee of a third violation within a one-year period following the first violation. If revoked, the permittees shall be unable to reapply under this section for a one-year period from the date the permit is revoked.
- G. Duration and Renewal. Upon approval, an outdoor facilities permit, excluding outdoor dining above the ground floor, shall be valid for a period of one (1) year or until March 1st, whichever occurs first. Outdoor facilities permits may be renewed annually, upon finding by the Community Development Director that the business has complied with all imposed terms and conditions, and that no adverse impacts or nuisance conditions have resulted.
- H. Appeals. Decisions of the Community Development Director may be appealed to the Planning Commission in accordance with Chapter 10.100 MBMC.



manhattan beach

OUTDOOR DINING



OUTDOOR DINING GUIDELINES

Adopted by City Council

Resolution No. _____

Date: _____



The City's outdoor dining ordinance has been updated to reflect outdoor dining operational needs which changed in response to COVID-19, and to create an optimal outdoor dining environment for residents and visitors alike. The ordinance is the cumulation of numerous community outreach efforts including the formation of the City's Outdoor Dining Task Force that worked to identify outdoor dining opportunities that are compatible with the character of Manhattan Beach, while enhancing the public realm and quality of life. More information on the long-term outdoor dining program development effort can be found on the City's webpage at manhattanbeach.gov/outdoordining

DISCLAIMER

Images in this document are shown for illustrative purposes only. While some of the images are from the City's temporary outdoor dining program implemented during COVID-19, many are of outdoor dining areas around the world where design requirements vary significantly. As such, some images may not comply with all aspects of the City's outdoor dining ordinance. Captions are utilized under photos to draw attention to the elements of importance that depict(s) provisions of the code. No outdoor element or condition shown within an image in this document shall be construed as automatically allowable under the City's outdoor dining ordinance.

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INTRODUCTION

Applicants should refer to this document to familiarize themselves with the process, requirements, and conditions to obtain the necessary outdoor dining permit. This document is intended to serve as guidance on the process and requirements to obtain outdoor dining permits on private property per Manhattan Beach Municipal Code (MBMC) Section 10.60.080.

The updated outdoor dining ordinance took effect in the City on _____, 2026, outside of the Coastal Zone. For areas in the Coastal Zone, the ordinance will take effect after the Manhattan Beach Local Coastal Program (MBLCP) amendments with the same provisions are certified by the California Coastal Commission. Until the MBLCP is certified, the existing provisions in MBLCP Section A.60.080 will continue to apply in the Coastal Zone. For additional assistance or questions, please contact the Planning Division at planning@manhattanbeach.gov or (310) 802-5520.

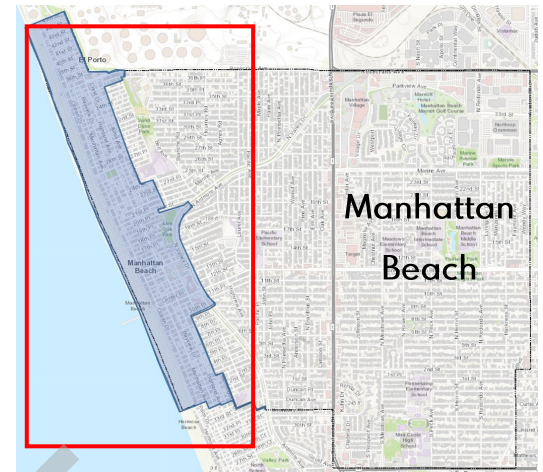


Figure 1. Coastal Zone Map

INTRODUCTION

Outdoor dining in the City's context is defined as:

Open air “al fresco” dining on public and private property, in which the experience:



Allows for opportunities to enjoy the pleasant weather and scenic ocean views;



Promotes a sense of community and interaction with others;



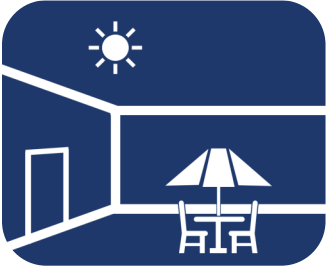
Enhances the ambiance and small town character of Manhattan Beach; and



Balances community vibrancy with residential quality of life

Outdoor Dining Type

Private Property Outdoor Dining



Private property outdoor dining is allowed in all commercial zoning districts throughout the City (See Figure 2 below) on existing open space, decks above the ground floor, or parking spaces in excess of the minimum required per MBMC Chapter 10.64/ MBLCP Chapter A.64. See [MBMC Section 10.60.080- Outdoor facilities](#) for more information.

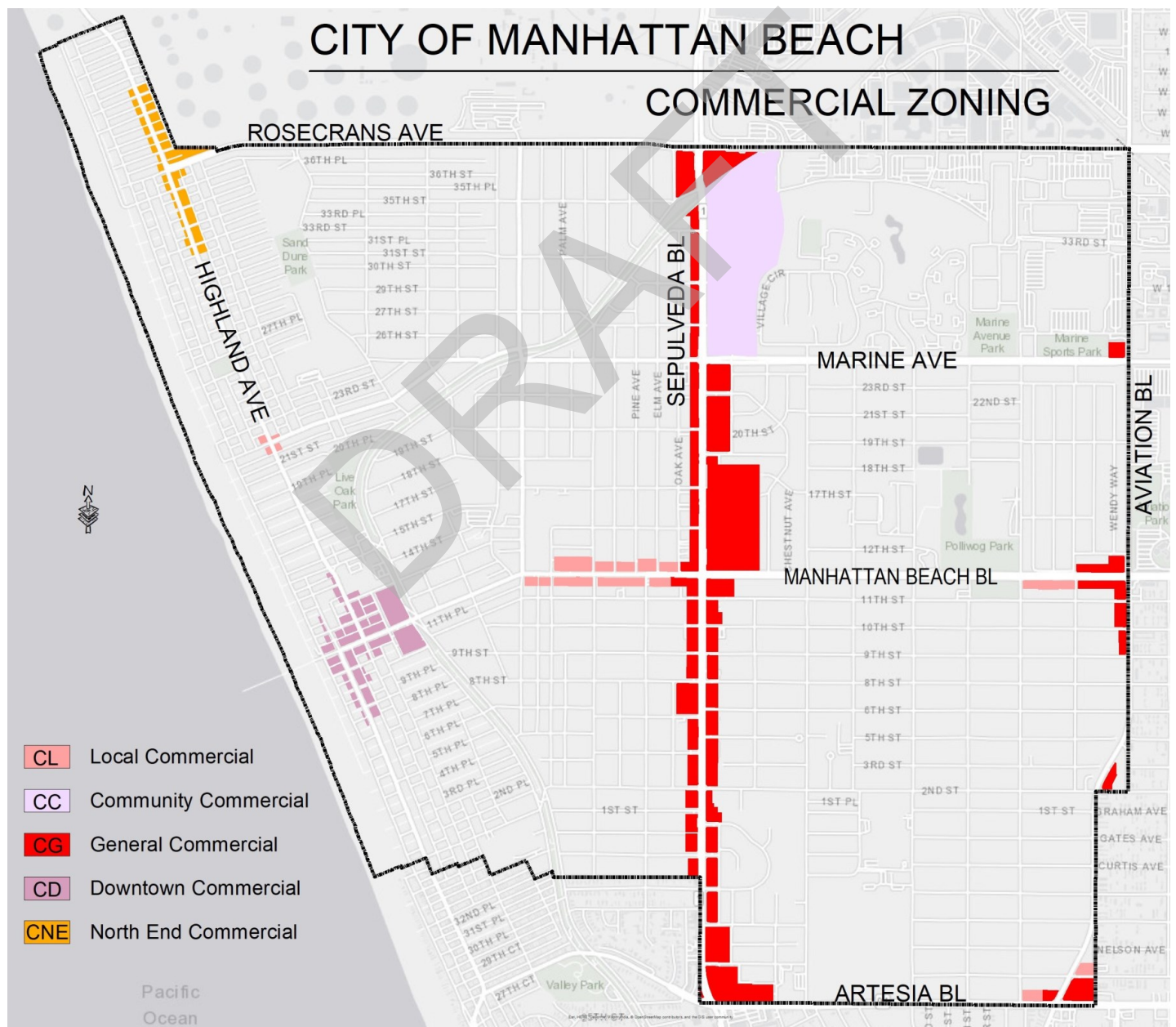


Figure 2. Commercial Zoning District Map

Eligible Businesses



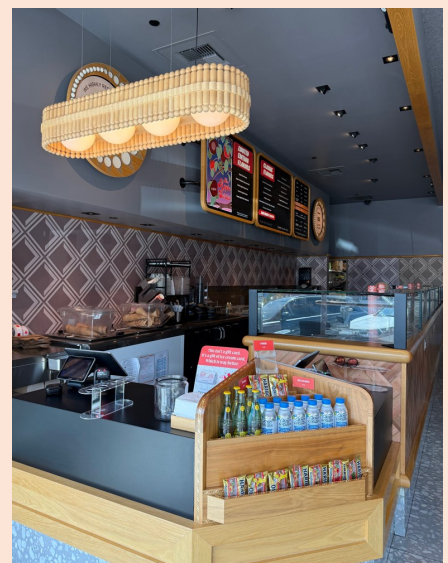
Participation in the City's outdoor dining program is largely limited to **Eating and Drinking Establishments**, which are defined in the MBMC Section 10.08.050(L) as:

Businesses serving prepared food or beverages for consumption on or off the premises



Additionally, **Food and Beverage Sales** uses may participate in private property outdoor dining opportunities, which the MBMC Section 10.08.050(M) defines as:

Retail sales of food and beverages for off-site preparation and consumption. Typical uses include groceries, liquor stores, or delicatessens.



APPLICATION

An applicant will be required to apply for an Outdoor Facilities Permit for outdoor dining proposed on private property. The Outdoor Facilities Permit is issued ministerially at the staff level when all requirements of the outdoor dining ordinance are met.

If a deviation is requested from the provisions of the outdoor dining ordinance, an Outdoor Facilities Permit would be referred to the Planning Commission (PC). However, deviations for live outdoor entertainment or amplified music on outdoor dining areas above the ground floor cannot be requested.



Application Submittal

1. Application submittal

Applications must be submitted through the City's [Citizen Self Service \(CSS\) portal](#) and must include all submittal requirements on page 21 (See permit handout in Appendix 5.a).

Applicants must apply for an *'Outdoor Facilities Permit'* on CSS.



Inter-Departmental Review

2. Inter-Department Review

Once a formal application is received and fees are paid, staff will determine the completeness of the application and will route plans to various departments for review. If the submittal package is inconsistent with key requirements or lacks sufficient information, a resubmittal containing additional details or operational features may be required to address comments issued by staff.



Permit Issuance

3. Permit issuance*

Project specific conditions may be imposed and on-site inspections may be required depending on the characteristics of the outdoor dining area.

* A separate permit with the State Alcoholic Beverage Control is required when alcohol service is proposed in the outdoor dining area.

Submittal Checklist



1. Site Plan/Elevation

Plans shall be drawn to show the dimensions of the outdoor dining area and the layout of furniture, including the number of outdoor dining seats in relation to the maximum allowed occupancy of the establishment.



2. Fees

- Fees are established by resolution of the City Council and increase each fiscal year. See the City's [website](#) for the current fee schedule.



3. Other Permits

Consult with staff prior to submittal to determine if additional permits (Building Permit, California Department of Alcoholic Beverage Control, etc.) are required for your project.

Renewal

Outdoor dining permits are tied to the business owner and are valid for a period of one (1) year or until March 1st, whichever occurs first, with annual renewals required to ensure compliance with applicable codes and standards.



Outdoor dining above the ground floor on private property is **NOT** subject to annual renewals.

Enforcement

Businesses that fail to comply with the outdoor dining ordinance shall be subject to enforcement, including potential revocation, as follows:

-  Permits shall be revoked on the 3rd violation, if it occurs within one year of the 1st violation.
- Once revoked, the permittee will be prohibited from reapplying for an outdoor dining permit for one full year from the date the permit is revoked.



1st Violation

Notice of Violation



2nd Violation

Administrative Citation No. 1



3rd Violation

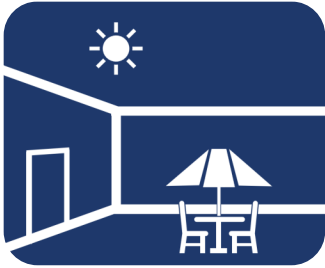
Administrative Citation No. 2

>> Permit Revoked

Within
One
Year
Period

DESIGN STANDARDS

Proposed projects shall be consistent with all applicable standards including, but not limited to, the Americans with Disabilities Act (ADA), MBMC/MBLCP, and adopted Building and Fire Codes. If there is a conflict between any design standards in this document and applicable codes and regulations, the more restrictive provision shall apply, unless explicitly stated otherwise.



Private Property Outdoor Dining

Private property outdoor dining can take place in various forms on the ground level (e.g., excess off-street parking spaces, open spaces, courtyards, etc.) and generally within the building footprint.





Private Property Outdoor Dining



Propane heaters are approved as long as there is adequate storage for propane tanks on site.

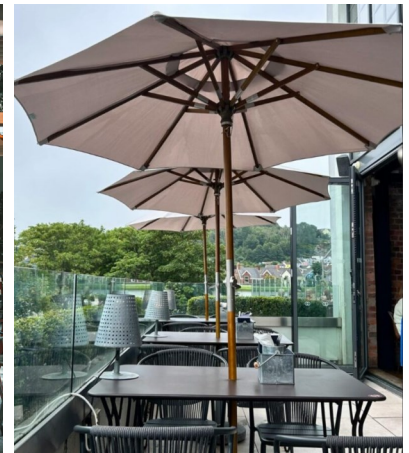


Heaters

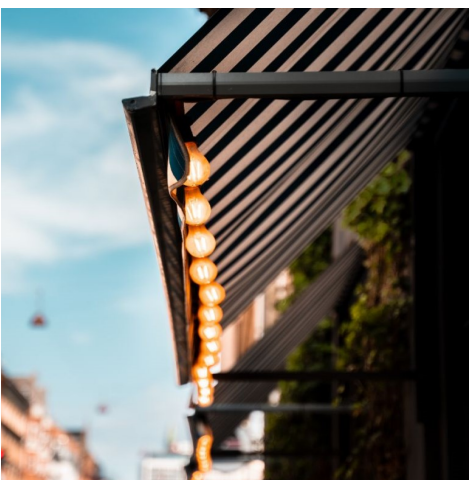
- Natural gas or electrical heaters are preferred over propane heaters. Propane tanks cannot be stored indoors or in the right-of-way.
- Must be located at least 10 feet from the entrance of the establishment and entrance(s) of adjacent business(es).

Shade Structures

- Roof and shade structures are allowed at the discretion of the permittee.
- Vertical clearance and horizontal projections of the shade structure shall be governed by the California Building Code.
- Tensioned canopies or tents require separate permits



Shade structures are at the discretion of the permittee; however, tensioned canopies require separate permits



Code compliant light fixtures are allowed with appropriate permits

Lighting

- String lights above water features, candles, and torches are prohibited.
- Lighting fixtures must comply with applicable building code requirements and relevant plans must be prepared by a licensed engineer.
- Lighting equipment that present tripping hazards or requiring temporary electrical connections (e.g., extension cords) is prohibited.



Private Property Outdoor Dining

Furniture & Decor

- The type and color of furniture is not regulated; however, materials must be durable and of high-quality (e.g., wood, metal, or composite materials).
- Branding or identification signs are prohibited on barrier/fencing or shade structures.



Furniture and décor are not regulated as long as the materials are of high-quality and durable.

Balconies

Outdoor dining balconies over the right-of-way are prohibited, unless approved prior to adoption of these guidelines and cannot be expanded upon.

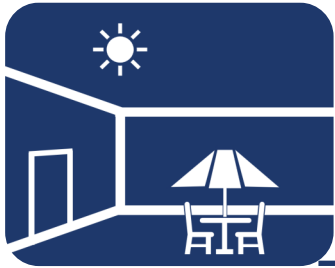


Existing balconies with outdoor dining cannot further expand into the right-of-way.



Outdoor dining above the ground floor and within the building footprint

OPERATIONAL STANDARDS



Private Property Outdoor Dining



Hours

- Outdoor dining service must conclude by 10:00 p.m., if located within 150 feet of residential uses.
- Otherwise, hours of operation shall be subject to entitlement conditions associated with the establishment.



Occupancy

When utilizing existing indoor dining seats for outdoor dining (i.e., no net increase in overall occupancy), Public Works Department review may not be required.



1. Refuse

For a net increase in occupancy, the Public Works Department will review and approve the request based on the availability of an adequately sized trash enclosure on the premises and service levels.

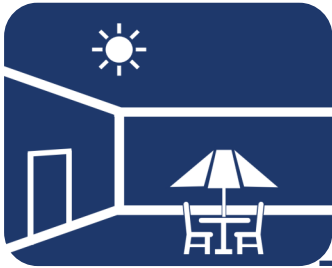


2. Parking

- Outdoor dining in off-street parking spaces is allowed only when there is excess parking available on site.
- Off-Street parking requirements in MBMC Chapter 10.64 shall apply to the outdoor dining area, unless approved prior to adoption of these guidelines.
- Alternatively, a minimum of 5 bicycle parking spaces may be provided on the premises for each parking space required.



OPERATIONAL STANDARDS



Private Property Outdoor Dining



Location

- Outdoor dining areas above the ground floor must not face and be located within 15 feet from residential uses.
- Placement and quantity of dining tables and chairs must match approved plans during operations at all times.



Miscellaneous

- Sound attenuation guidelines (See Appendix 5.c) must be incorporated into the design of outdoor dining areas above the ground floor.
- Outdoor preparation of food or beverages where food is consumed at tables is prohibited.



Amplified Sound & Entertainment

- Amplified sound and live entertainment are allowed in ground floor outdoor dining areas subject to permits pursuant to MBMC Chapter 4.20 (Amusements-dances and café entertainment) and Chapter 5.48 (Noise regulations).
- Amplified sound and live entertainment are prohibited in outdoor dining areas above the ground floor, including areas not fully enclosed on the same level.



Alcohol Service

Alcoholic beverages may be served or consumed in outdoor dining areas that are within 150 feet of residential uses, above the ground floor, or operate beyond 10:00 p.m., if a Use Permit or a Use Permit amendment is obtained and subject to approval by the California Department of Alcoholic Beverage Control.

APPENDIX

a. OUTDOOR FACILITIES PERMIT GUIDELINE

b. SOUND ATTENUATION GUIDELINE

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