



# OUTDOOR SEATING & DINING



Due to restrictions on indoor dining, some restaurants may be interested in adapting their operations to align public health and social distancing requirements with business needs. The City of Bellevue is committed to supporting local businesses in creating new outdoor space—whether on the sidewalk, in parking lots, or on private property.

## • SIDEWALK

Businesses can apply for a [Street Use Permit](#) to utilize sidewalk space as a patio dining facility.

- Detailed plan review and inspection by the Transportation team ensures compliance with the ADA, stormwater, and other street requirements.

- If using heaters or canopies, fire safety measures must be assured. Be sure to address these concerns in your application.

- **Submittal Requirements:** [application](#), [Bill-To form](#), site sketch/site plan, [Traffic Control Plan](#) (if applicable)

- Permit Fee: \$425
- Typical Approval Timeline: 3 to 4 weeks

- For more information, contact the Right-of-Way team at (425) 452-4189 or [rightofwayuse@bellevuewa.gov](mailto:rightofwayuse@bellevuewa.gov).

## • PARKING LOT & PRIVATE PROPERTY

Businesses can apply for a [Temporary Use Permit](#) to reallocate parking space or property to use as a socially-distant outdoor dining area.

- The permit will be valid for up to 90 days after the completion of the “Safe Start” reopening plan..

- If requesting to use a site area that is regularly devoted to parking for the business, the applicant will need to confirm that there is still sufficient parking for the use—either onsite or in another location nearby.

- If using heaters or canopies, fire safety measures must be assured. Be sure to address these concerns in your application.

- **Submittal Requirements:** [application](#), site photographs, site sketch/site plan, [Temporary Use Abatement Agreement](#), proof of Bellevue business license

- Permit Fee: \$345 - \$525 depending on complexity
- Typical Approval Timeline: About 1 week

- For more information or questions, contact Land Use at (425) 452-4188 or [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov).

## • READY TO APPLY?

Visit [mybuildingpermit.com](http://mybuildingpermit.com) to start your application.





# OUTDOOR CANOPIES AND HEATERS

*Outdoor dining areas can be a vibrant, exciting addition to your restaurant and to our City's neighborhoods. The City of Bellevue is committed to supporting local businesses in creating new outdoor space—from heating and canopies to permitting assistance.*



## • CANOPIES & WEATHER PROTECTION

As the weather shifts, you may be interested in deploying a canopy or other weather protection for your outdoor space. In developing your site plan and permit application, you should ensure your plan considers the following factors:

### WIND, RAIN, AND SNOW LOADS

- All structures should be provided with means to resist wind, rain, or other similar loads.
- Canopies must be anchored by providing a minimum weight of 40 pounds per leg, unless a greater weight is recommended by the manufacturer.

### INGRESS/EGRESS

- Applicants should ensure that the canopy does not block egress (exits) from buildings and is not located too close to other buildings or lot lines.

### EXTENSION CORDS

- The use of extension cords should be minimized.

### FLAME RESISTANT TREATMENT/STANDARDS

- Tents and membrane structures must be flame-retardant. This does not mean that the material will not burn. Flame retardant treatments are not intended to protect against ignition from large open-flame devices (like furnaces or open-flame heaters).

## • HEATING OPTIONS

As temperatures drop, heating becomes an important amenity to keep patrons comfortable. In developing your site plan and permit application, you should ensure your plan considers the following factors:

### NO OPEN FLAMES

- Portable outdoor gas-fired appliances are prohibited inside tents and membrane structures.
- Open-flame devices and similar arrangements are not allowed inside or within five (5) feet of tents and membrane structures.

### PORTABLE SPACE HEATERS

- May be electric or propane, but must be set up outside of the tent. Warm air should be ducted into the tent from the heater.
- Must be plugged directly into an approved outlet or a properly-protected extension cord.
- Should not be operated within three (3) feet of any combustible materials.

### OTHER PORTABLE HEATERS

- All portable heaters must have an automatic switch that shuts the unit off if it tips over on either side.
- Heating equipment cannot obstruct exit routes.

### STORAGE AND MAINTENANCE

- Propane tanks may not be stored inside a building, and must be secured when not in use.
- Hoses, connections, and cables should be checked regularly to assure that no cracks, leaks, or frays have developed.

