



Parklet Guidelines & Agreement

Adopted June 7, 2023

TOWN OF WINDSOR

Introduction

The purpose of the Parklet Guidelines & Agreement is a comprehensive overview of goals, policies, processes, procedures, and guidelines for creating a Parklet in Windsor. Applicants and designers in the Town are required to read this manual and sign the agreement when proposing a parklet and utilize it as a reference when proceeding. Understanding the goals of the program and the process and regulations for a successful parklet may reduce the time it takes to receive a permit and will likely result in a superior parklet design.

What is a Parklet?

A parklet is an innovative way to expand a business's operating space on a public street. Parklets repurpose part of the street next to the sidewalk to serve as an extension of one or more commercial businesses and incorporates non-permanent materials and amenities.

Parklet Goals

The parklet guidelines are intended to support local business by providing a straightforward document that shows what the expectation for a permanent parklet looks like in the Town. Parklets should be an enhancement of the public realm along with the benefits of expanded business operations. Parklets should meet the following goals:

- Enhance and vitalize The Downtown for visitors and residents. Parklets should create visual interest and engaging spaces along the street.

- Encourage pedestrian safety and activity. Parklets provide additional area for pedestrian activity, however expanding into the street could result in conflict with vehicles if not properly regulated.

- Encourage non-motorized transportation. Parklets should provide amenities which help people choose biking and walking over driving.

- Support local business. Parklets enhance the pedestrian environment which can help the street feel safer and comfortable for people shopping, running errands, and accessing services.

Parklet Location Criteria

Parklets are solely allowed in the Town Center Commercial (TC) Zoning District along the curbside on public streets where on-street parking spaces exist.

- **Adjacency to Storefront -** Parklets may only be installed along the frontage of the storefront that is applying for the parklet. Parklets shared with adjacent businesses will be considered on a case-by-case basis.
- **Maximum Parking Stalls -** A maximum of three parking spaces may be used for each parklet.
- **Corner Locations -** Parklets located adjacent to intersection crosswalks shall provide a 25-foot setback from the nearest crosswalk. Parklets that cannot meet these setback requirements may be considered on a case-by-case basis on whether sight distance and safety can be maintained.
- **Setbacks -** Parklets shall have a 2-foot minimum setback from the travel lane measured from the parking striping adjacent to the travel lane. Parklets shall have a 3-foot minimum side setback to the nearest parking space.
- **Utilities -** Parklets may not obstruct fire hydrants. If a parklet is constructed over utility access panels or manholes, access shall be easily available. If there is emergency maintenance needed, any parklet covering utilities will be required to be removed and restored at the parklet owner's expense.
- **Bike Lanes -** Parklets cannot obstruct a bicycle lane or path.





Allowable Configurations

Parallel Parklet – These parklets utilize parallel parking spaces. Parklets are typically limited to a business's frontage but can extend further if supported by neighboring businesses.

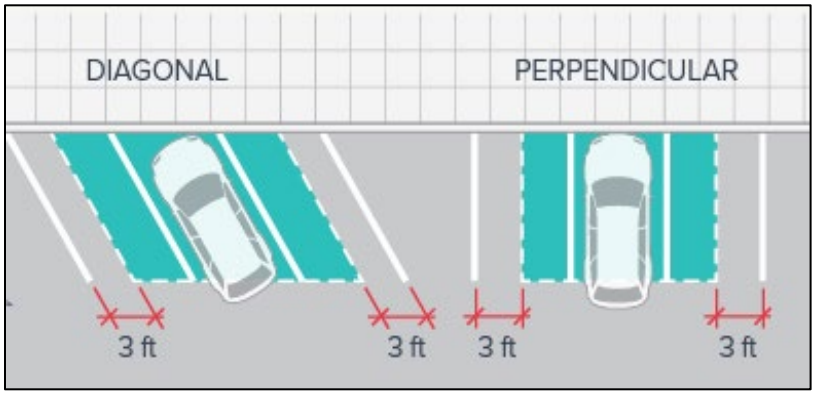
Most parallel parklets are the length of one or two parking spaces. A 3 foot setback is required when adjacent to another parallel parking space.



Example of a parallel parklet

Diagonal and Perpendicular Parklet – Parklets located in perpendicular or diagonal parking spaces. Parklets are typically limited to a business's frontage but can extend further if supported by neighboring businesses.

Diagonal or Perpendicular parklets are typically designed to be the sized of 2-3 combined parking spaces. The edge of the parklet must be setback 3 feet from the adjacent parking space on other side.



Diagonal and perpendicular parklet setbacks

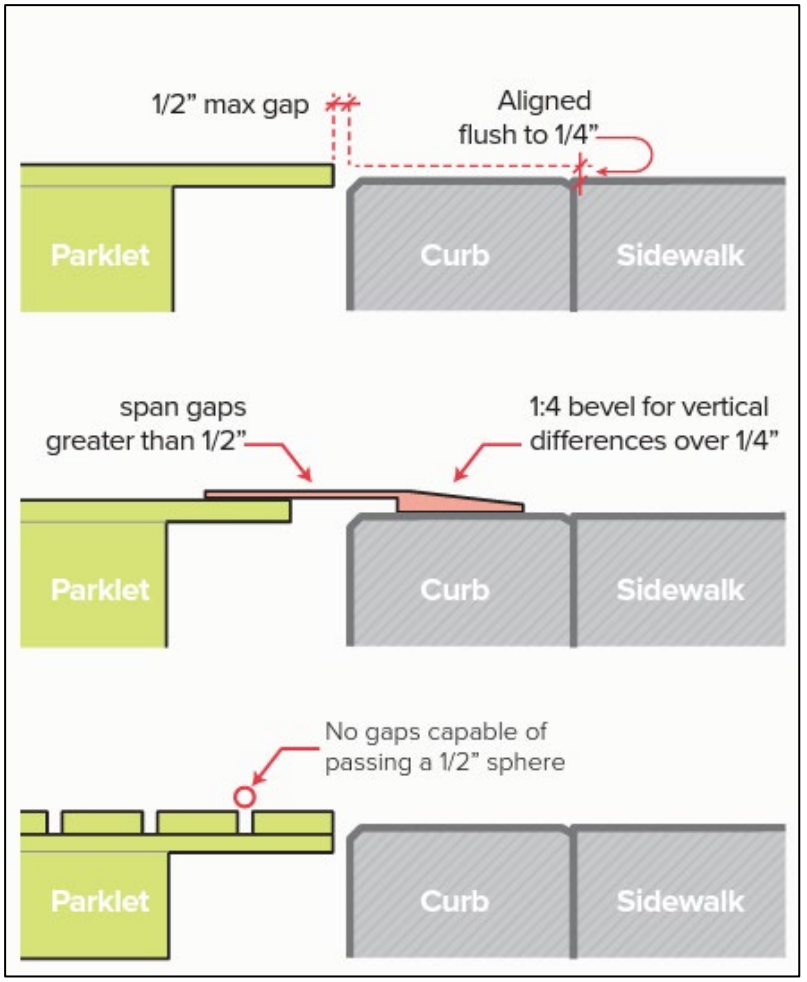
Parklet Platform

The parklet platform serves as the foundation for your parklet and must be thoughtfully designed to handle the wear and tear from the elements, to be accessible, and to respond to the local environment. A platform is required for all parklets. The following standards should aid design.

Platform Threshold – The deck of the parklet platform shall be flush with the sidewalk without a horizontal or vertical separation greater than ½ inch. Vertical separations between ¼ and ½ inch high shall be beveled with a slope not steeper than 1:4 (25%). Bolting into the street or penetrating the surface of the road in any way is prohibited.

Platform Materials – Platforms must be constructed from durable materials that can withstand wear and tear of elements. Pouring concrete for parklet platforms is prohibited. Concrete pavers may be used on a platform structure. Surface materials must be textured or treated with a non-skid coating to ensure a safe walking surface. Loose particles, such as sand or loose stone, are not permitted.

Platform Drainage - Platforms should allow for curbside drainage flow. A 6-inch height by 12-inch width minimum clear gutter space must be provided along the entire length of the proposed platform. Openings at either end of the parklet may be covered with screens to prevent debris buildup beneath the platform and in the gutter. It is the responsibility of the parklet permittee to clean the cover or screen to prevent any backup of storm water. All parklets must provide access through the parklet platform or threshold to the gutter adjacent to the curb.



Platform threshold (Via San Francisco Parklet Manual)

Parklet Enclosure

The parklet railing/enclosure is the most prominent feature of a parklet. It marks the boundary between the parklet and public right of way. It should protect users from passing vehicles while being visually appealing. The following standards and guidelines should inform design.

Road Barriers – Vehicle deterrents such as heavy planters, filled wine barrels, and other heavy objects shall be installed within the parking space adjacent to the traffic lane no more than 6' apart along the street side perimeter of the parklets. Additional vehicle deterrents shall be installed on the edges of the parklet. Vehicle deterrents must be filled with water, soil, or other heavy materials. Barriers shall have a minimum height of 36" and maximum height of 48".

All vehicle deterrents shall be located entirely within the approved parking space(s) and design and placement must be approved by Town Staff.

Vehicle barriers shall be designed to resist a single load of 6,000 lbs. applied horizontally in any direction to the barrier system.

Reflective Tape – Reflective tape or markers are required at the corners of the parklet, and, depending on the location, along the length of the parklet to alert drivers, cyclists, and others.

Connect to Street – Designs should allow pedestrians on either side of the street to see into the parklet.





Furnishings and Fixtures

Parklet amenities include seating, planting, lighting, and other elements that create an inviting space for the public to enjoy. The following guidelines shall inform design.

Parklet Canopy

A canopy is a structure or architectural projection of rigid construction over which a covering is attached and may be structurally independent or supported by attachment to a building. A canopy is not required on a parklet. Shade structures such as umbrellas are permitted on parklets. The following standards a required for all canopies:

Fire Rating and Protection - Canopies must be rigid and have a fire-resistant certification or flame certification showing material is incompliance with either California State Fire Marshal with approved seal or meets NFPA 701 flame retardant standards. If heating devices will be used under canopies, the fire code official must provide an inspection. The use of propane heaters requires a permit from the fire code official.

Canopy installations shall not obstruct fire apparatus access to existing buildings or fire protection appurtenances (e.g., fire hydrants, FDC's, etc.). If the building address is obstructed by a canopy, applicant must provide addressing that is visible from the public street and must be approved by the fire marshal.

Accessibility - Areas open to the public under canopies must be made accessible to individuals with disabilities. The head clearance under canopies is 90" (ideally 96").

Visibility - Canopies shall not obstruct site lines and may not use sidewalls. A sidewall is any covering, drape, wall, screen, or partition other than posts, poles, or other narrow support elements, that are between 42"-90" in height of canopy.

Tents – A tent is considered a structure, enclosure, or shelter constructed of fabric or pliable material supported in any manner. Tents are not permitted temporarily or permanently on parklets.



Example of a tent, which are not permitted

Landscaping – Parklets are intended to enhance the public realm in addition to providing an extension of commercial business. Landscape plantings help soften the space and can serve as a pleasant buffer along the street-facing edge. As a result, parklets **are required** to have some type of landscaping incorporated into their design.

Landscaping elements may be incorporated as planter boxes, raised beds, or similar features. Drought-tolerant and native plants are recommended choices for ease of maintenance.



Example of a parklet with landscaping buffer

Bicycle Parking – Integrated bicycle parking of a minimum of two spaces is required. Windsor's climate and geographical location provide for an excellent year-round setting for walking and non-motorized modes of transportation. Goal M-4 of the Town's General Plan is to provide a walkable and bikeable community. Parklets should further the goals of the Town and community by providing pedestrian and bicycle amenities where feasible.

Bicycle parking can be incorporated into the parklet in the following ways:

- Custom bicycle racks integral to the parklet structure
- On the parklet platform
- On-street adjacent to the parklet if space is available



Example of bike racks integral to the parklet structure

Lighting – Lighting can be an attractive way to create ambiance within a parklet. Lights can be installed within the parklet should it meet the following standards:

Electrical Connections – Lighting is preferred to be solar or battery operated (i.e. not connected to main power). Lights that utilize a permanent power source may be approved on a case-by-case basis.

Light Levels – Flood lights and other bright up-lighting is not permitted. In compliance with General Plan Policy LU 1.13, lighting shall be downcast, shielded, and limit overspill and glare without compromising the safety and security of the community. Lighting should be International Dark-Sky Association compliant and listed for outdoor use/warm in color (no bright LED's).



Example of warm lighting that minimizes glare

Seating and Tables – Parklets that incorporate seating can be integrated in a variety of creative ways. These seats can be part of the structure, planters, or creative features within the parklet. Seating and tables can also be movable as well. Seating and tables can be removed and stored at the end of the day or locked with cables to the parklet.

Parklets shall be accessible for all users. Seating and tables must comply with Americans with Disabilities Act (ADA) requirements.



Seating incorporated into the parklet structure

Heating Devices – Outdoor heaters can help make a parklet more comfortable throughout the year. Heating features are allowed in parklets but may require an additional permit from the Fire Department.

Heaters shall be located at least 2 feet from the edge of any umbrella canvas, foliage, or any other flammable object or material. Heaters are not allowed under umbrellas but can be placed near them if clearances are maintained.

Signage

Signage or any form of advertising is prohibited on any portion of the parklet.

Materials

- All materials used shall be high quality, durable, and non-reflective.
- The predominant material/cladding on the street facing side of the parklet shall be wood or other natural material.
- Street facing colors used on the exterior barriers shall be earth toned, matte-finish, and cannot incorporate "brand" colors of the adjacent business. Parklets are highly encouraged to incorporate the colors of the building adjacent to the Parklet.

Examples of high-quality materials are shown in the images below.







Operational Standards

- **Private Control –** Parklets will be considered private space under the control of the permit holder. The permit holder is fully responsible for all construction and setup costs, operations, and maintenance, full liability release and indemnification, and provisions of insurance.
- **Safety Inspections** – The parklet is subject to regular inspections by Town staff without notice and the Town reserves the right to require adjustments or removal of any elements, if deemed unsafe.
- **Alcoholic Beverages** – Parklets that serve alcoholic beverages shall secure any Alcohol Beverage Control (ABC) permitting and all physical requirements of ABC should be reflected in the design submitted for review.
- **Food Preparation** – No outdoor food preparation is permitted within a parklet or adjacent public right of way.
- **Parklet Removal** – Permit holders are responsible for removal of the Parklet within thirty (30) days should the business vacant the primary storefront. Failure to remove the Parklet and/or restore the road will result in reimbursement to the Town for any costs to remove the Parklet and/or restore the road.
  Parklets must be designed to provide access under the platform to allow for maintenance (i.e. repairs or clearing debris). If the platform base is not a solid mass, access can be provided through access panels, removable pavers, or other means. All parklets must provide access through the parklet platform or threshold to the gutter adjacent to the curb.
- **ADA Compliance** All accessibility elements of the proposed platform shall be designed, constructed, and/or conform to the applicable provisions, rules, regulations, and guidelines of the California Building Code and Americans with Disabilities Act.

Site Maintenance

It is the responsibility of the parklet owner to keep it well maintained and in good repair under the conditions of approval for a parklet. Parklet owners are required to develop a maintenance plan for keeping the parklet free of debris, grime, graffiti, and to keep all plants in good health.

Parklet owners are required to sweep the area surrounding the parklet and keep it litter-free as Town street sweepers are unable to reach the curb-line immediately adjacent to your parklet. Parklet owners are required to rinse out the area beneath the parklet at least once a month.

Parklet owners are responsible for all maintenance, keeping parklets clean, ensuring drainage is maintained, and no non-stormwater discharge from the parklet.

Parklet owners shall also allow access for routine maintenance on Downtown buildings. It is the responsibility of parklet owners to coordinate with maintenance crews and potentially remove a portion of the parklet structure to allow for said maintenance.

Submittal Requirements

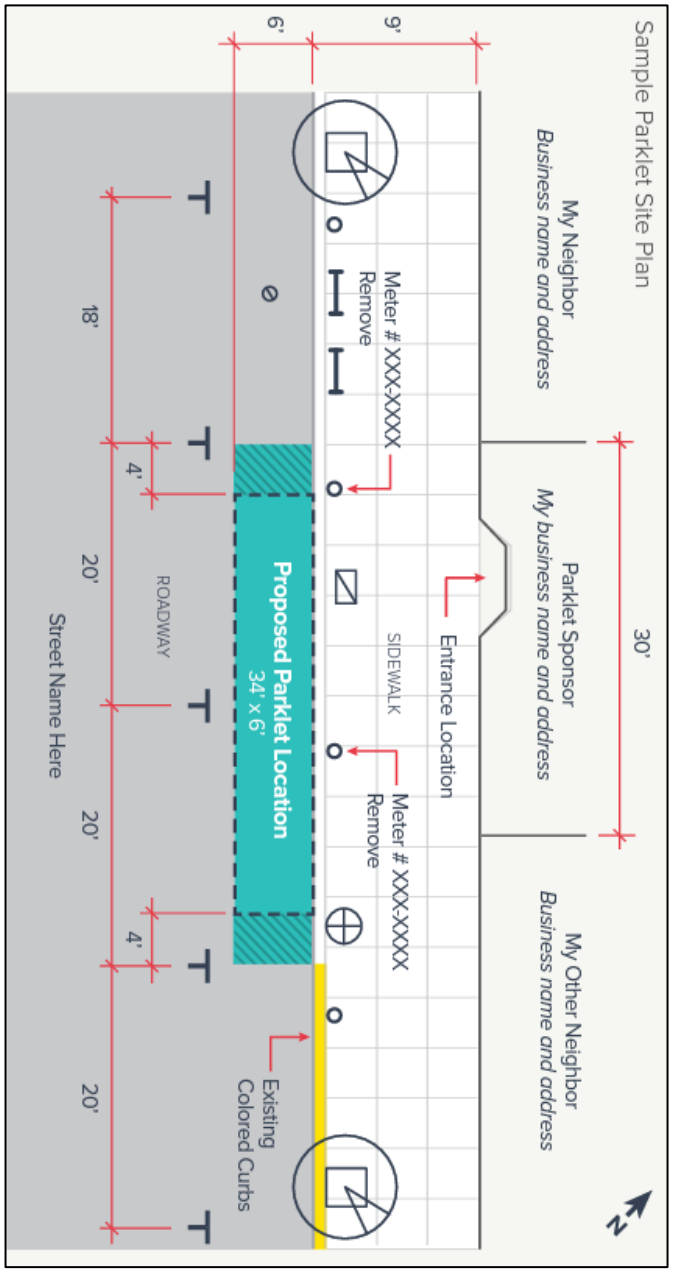
Parklets require a Minor Use Permit per 27.42.050 of the Town's Zoning Ordinance.

To apply for a parklet/Minor Use Permit, the following is needed:

- A completed standard planning application
- A project narrative outlining specifics of the parklet (lighting, heating elements, proposed materials, etc.)
- A detailed map of the proposed parklet and layout
- Initialed and signed parklet agreement (see below)
- Proof of Liability Insurance with Endorsement
- Proof of Alcoholic Beverage Control (ABC) license to extend alcohol service to the parklet (if serving alcohol)
- Any supplemental materials, photos, maps, layouts, and/or permits

An example site plan is shown adjacent. The site plan should include all aspects of the streetscape and the proposed location of the parklet fully dimensioned.

The streetscape includes but is not limited to sidewalks, adjacent buildings, curb cuts and driveways, bicycle lanes, parking spaces, parking meters, color curb zones, and utilities.



Minor Use Permit Application Process

Minor Use Permits provide a process for reviewing uses and activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location.

Once an application is received, the Planning Department routes the application for review to the various Town Departments. The project is reviewed for consistency with all applicable local, State, and Federal guidelines.

Once an application is deemed complete, a public hearing is held by the Community Development Director. Noticing of the public hearing is provided to nearby sites and the hearing is conducted in compliance with State Law. The application may be approved or disapproved based on whether the following findings can be met:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Town Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

It is the applicant's responsibility to show compliance with these findings.

In approving a Minor Use Permit, conditions may be imposed that are deemed reasonable and necessary to ensure the approval will comply with the findings.

The total timeframe from application to a Minor Use Permit public hearing is approximately 2-3 months.

Fee Schedule

To allow private businesses the exclusive use of public parking spaces, the Town must charge rent to avoid providing a "gift of public funds" to these businesses.

Rent for the parklets ranges between $2.00 per square foot a month and $2.50 per square foot. Official parklet size will be determined by the Town based on the approved layout. The chart below outlines sample fees based on various parklet sizes; each parklet will have its own unique size based on its individual layout.

Please note that this fee structure uses an escalated rent which increases by $.25 for 100 square feet used by the parklet. This escalated rent incentivizes smaller efficient parklets, which will reduce impacts on downtown parking.

Windsor Parklet Fee Structure

PARKLET SIZE	ANNUAL RENT STRUCTURE	ANNUAL RENT
100 sq. ft.	100 sq. ft. x $2.00 x 12 months	$2,400
200 sq. ft.	200 sq. ft. x $2.25 x 12 months	$5,400
300 sq. ft.	300 sq. ft. x $2.50 x 12 months	$7,200

Prior to construction, all parklets will need to obtain a Building Permit. The cost of a building permit is based on the value of the construction.

Insurance Requirements

Permittee shall procure and maintain insurance against claims for injuries to persons or damages to property which may arise from or in connection with the parklet the cost of such insurance shall be borne by Permittee.

Permittee shall maintain limits no less than:

General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

Employer's Liability: $2,000,000 per accident for bodily injury or disease.

Property Insurance: Full replacement cost with no coinsurance penalty provision.

Deductibles and Self-Insured Retentions:
Any deductibles or self-insured retentions must be declared to and approved by the Town. At the option of the Town, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Town, its officers, officials, employees and volunteers, or the Permittee shall provide a financial guarantee satisfactory to the Town, guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions:
The general liability policy is to contain, or be endorsed to contain, the following provisions:

- The Town, its officers, officials, employees and volunteers are to be covered as insureds with respect to liability arising out of ownership, maintenance or use of the premises/property owned by or leased to the Permittee.
- The Permittee's insurance coverage shall be primary insurance as respects the Town, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the Town, its officers, officials, employees or volunteers shall be excess of the Permittee's insurance and shall not contribute with it.
- Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the Town.

Below you will find a helpful Liability Insurance & Endorsement Checklist for providing us with a Certificate of Insurance AND Endorsement that meet our requirements:

Certificate of Insurance (COI):
❑The correct name and address of the permit applicant is listed on the COI (must match the applicant/business name on the Parklet Permit Application).
❑Limits need to be $2,000,000.00 or greater.
❑"The Town of Windsor, it's officers, officials, employees, and volunteers" need to be listed.
❑Proof of Worker's Compensation. The application says that you need to provide proof of Workers' Comp Insurance as required by the State of California and Employer's Liability Insurance. When we refer to proof we are stating that your need to show us that your have Workers Comp but that your don't have to provide the Workers' Comp Waiver of Subrogation, which we normally require.

Additionally Insured General Liability Endorsement:
❑"The Town of Windsor, it's officers, officials, employees, and volunteers'" need to be listed.
❑Additionally insured or 'Per Written Contract' needs to be listed.
❑Contains Primary and Non-contributory language.
❑The GL Policy number added to the endorsements or the form numbers added to the certificate page in the description. Something that connects all these documents together.

Please provide the above requirements and checklist to your insurer and confirm that they have provided all information contained in the checklist before submitting

your insurance documents. Providing insurance documents that do not meet the Town's minimum requirements may delay your permit approval. It is the responsibility of the permit holder to ensure that the Town has your most current insurance information on file.

Terms and Conditions

Please read and understand the following terms & conditions:

- Permittee agrees to accept all responsibility for loss or damage to any person, property, or entity and to indemnify, hold harmless, and defend and release the Town of Windsor, its agents, and employees from and against any and all liability actions, claims, damages, costs, or expenses which may be asserted by any person, property, or entity, including Permittee, arising out of or in connection with the willful act or negligence of Permittee engaging in the activities associated with this Agreement, whether or not there is concurrent negligence on the part of the Town, but excluding liability due to the sole active negligence or sole willful misconduct of the Town.
- Permittee hereby grants to the Town the right to remove or relocate said improvements and to come upon Permittee's land to effect said removal or relocation if deemed necessary by the Town and/or a Utility. Permittee waives any claim or right he/she/it may have for inverse condemnation, damages, or loss of income or business resulting from said removal.
- Permittee shall comply with all applicable local, State, and Federal laws and regulations at all times during the effective period of this agreement, including but not limited to laws regarding the obstruction of vehicular traffic, the Americans with Disabilities Act, and County health laws regarding provision of food services.
- If Permittee's proposed activities encroach into public right-of-way and/or a public easement, Permittee shall procure and maintain for the duration of this Agreement, and furnish proof along, with this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with this Agreement, as set forth in this section. **It is the responsibility of the permit holder to ensure that valid insurance remains on file with the Town.**
- Permittee understands and agrees that this permit confers no vested rights to any ongoing or continued activities, and any and all activities authorized by this Agreement. All improvements, structures and installments approved pursuant to this Agreement shall be removed in their entirety upon expiration of this Agreement.
- This Agreement is non-transferable. Only the permittee with whom this Agreement was entered shall be permitted to engage in the activities authorized herein.
- This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed.

Permit holders must agree to the following:

- I understand that this program is ongoing and will expire in accordance with these guidelines, unless otherwise amended by Town Council.
- I understand that my parklets should be functional, safe, welcoming, aesthetically pleasing, and meet all municipal and parklet guideline requirements.
- I will adhere to all Sonoma County Health Services orders and requirements.
- I will adjust my outdoor plan if the Town identifies safety, ADA, or logistical issues after this permit is issued.
- I accept all risk related to loss or damage of any outdoor furnishings.
- I will always leave room for ADA access (minimum of 48" unobstructed clearance) and for appropriate pedestrian flow and will be responsible for allowing all ADA requirements.
- I will leave Fire Department connections, fire hydrants, and designated red zones unobstructed.
- I will train staff on the location of the nearest fire extinguisher to the outdoor space.
- I will assure that exits for my business and adjoining businesses remain unobstructed.
- I will not cook outdoors.
- I am not prohibited by any lease or rental agreement from expanding my business outdoors in front of my business.
- I understand the Town reserves the right to update, amend, or otherwise change these guidelines at any time.
- I understand that amplified sound is not permitted in any parklet area.

- I understand that parklets must be made accessible during all hours of business operation, if requested by a customer.
- I understand that smoking is prohibited on all parklets.
- I will not allow live entertainment, as defined by the Town of Windsor Zoning Code to occur on the parklet.
- Parklet owners shall also allow access for routine maintenance on Downtown buildings. It is the responsibility of parklet owners to coordinate with maintenance crews and potentially remove a portion of the parklet structure to allow for said maintenance.

Violations

To operate in an outdoor public area, you must hold a valid Minor Use Permit and following all guidelines herein. Any violation of this permit may include termination of specific parklet amenities (lighting, sidewalls, heating devices, etc.) if improperly used, a cease in parklet service/operation until violations are corrected, or revocation of permit and parklet removal depending on the severity, quantity, or ongoing nature of the violation(s). Violation of any local, State, or Federal law shall constitute an imminent threat to the public health and is hereby declared to be a public nuisance and shall be subject to enforcement as such; violations may result in the immediate termination of your Minor Use Permit and the cessation of any authorized activities. **Permits for parklets may be revoked in compliance with Zoning Code Section 27.56 "Enforcement".**

Signature

The undersigned agrees that the proposed activities described above shall be in accordance with and subject to this agreements terms and conditions, Town of Windsor resolution number 3858-23, and all other applicable local, State, and Federal laws.

_____ _____

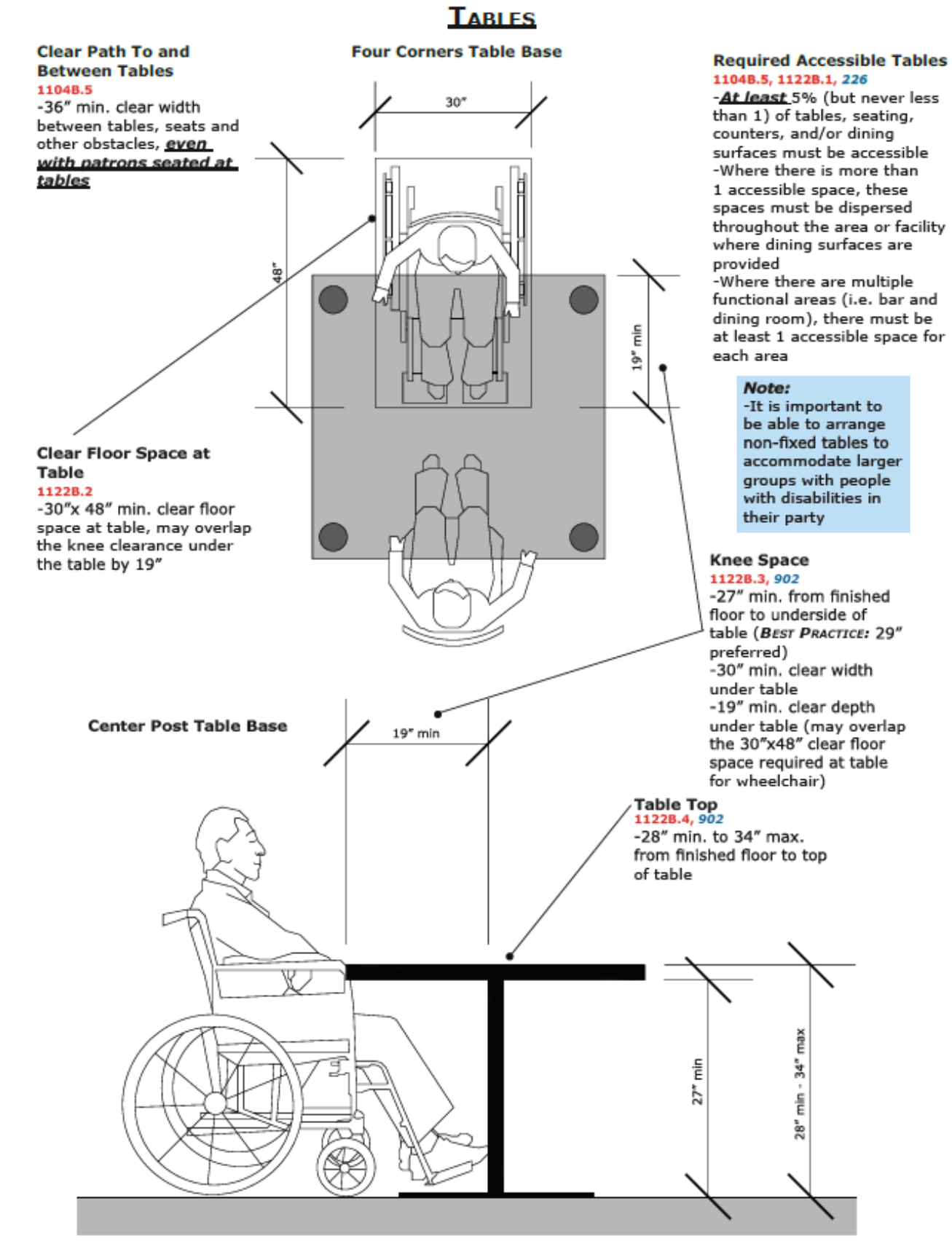
Applicant Signature Date

Attachments

1. ADA Seating Requirements

APPENDIX A: ADA SEATING REQUIREMENT

Below are a few sections from the Americans with Disabilities Act (ADA) regulations as a helpful resource for providing accessible tables and seating in your parklet.

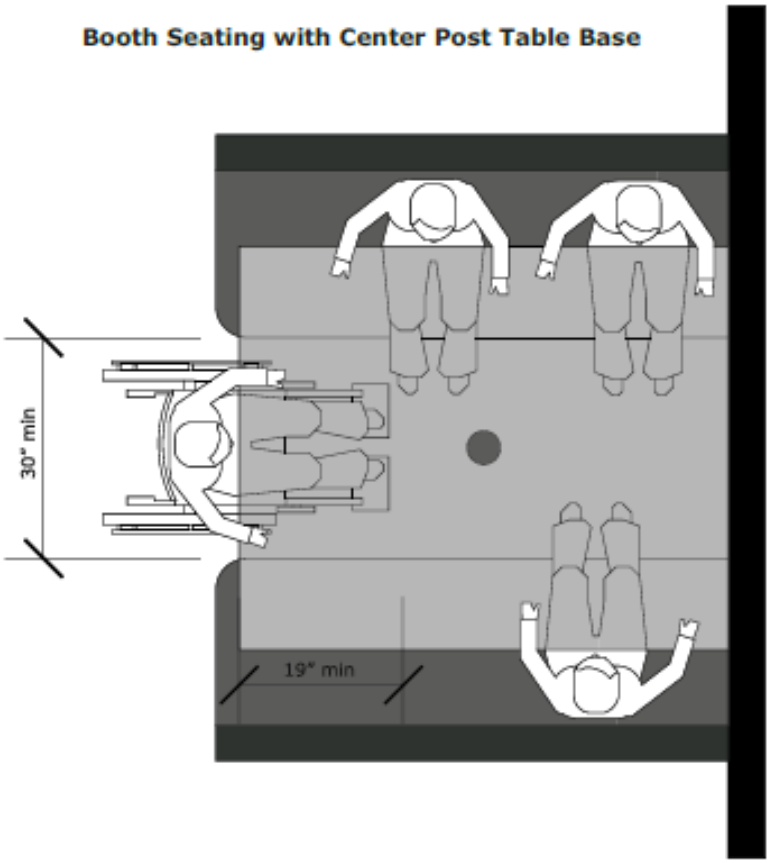


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Banquette Seating

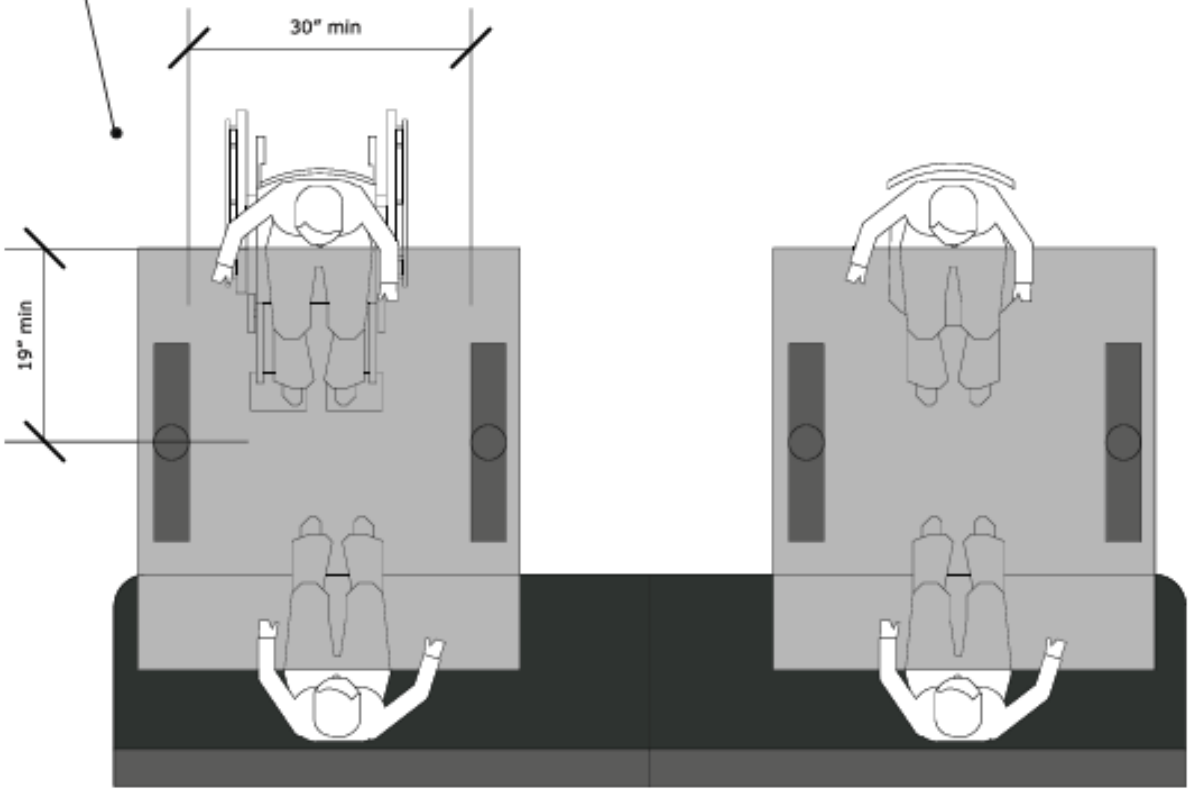
Note:
-It is important to be able to arrange non-fixed tables to accommodate larger groups with people with disabilities in their party

Booth Seating with Center Post Table Base



Clear Floor Space at Table
1122B.2
-30"x 48" min. clear floor space at table, may overlap the knee clearance under the table by 19"

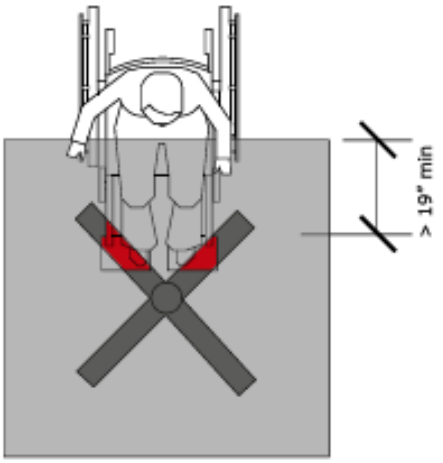
Sled (or T) Table Base



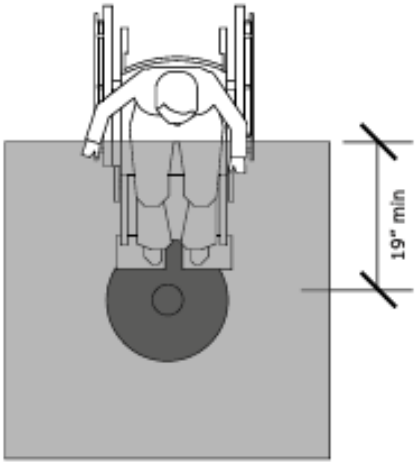
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Table Bases

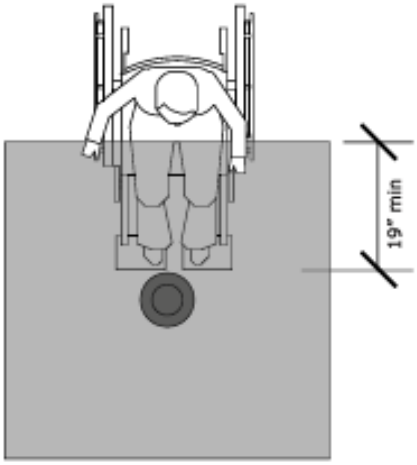
***Non-Accessible* X Base**



Center Post Table Base



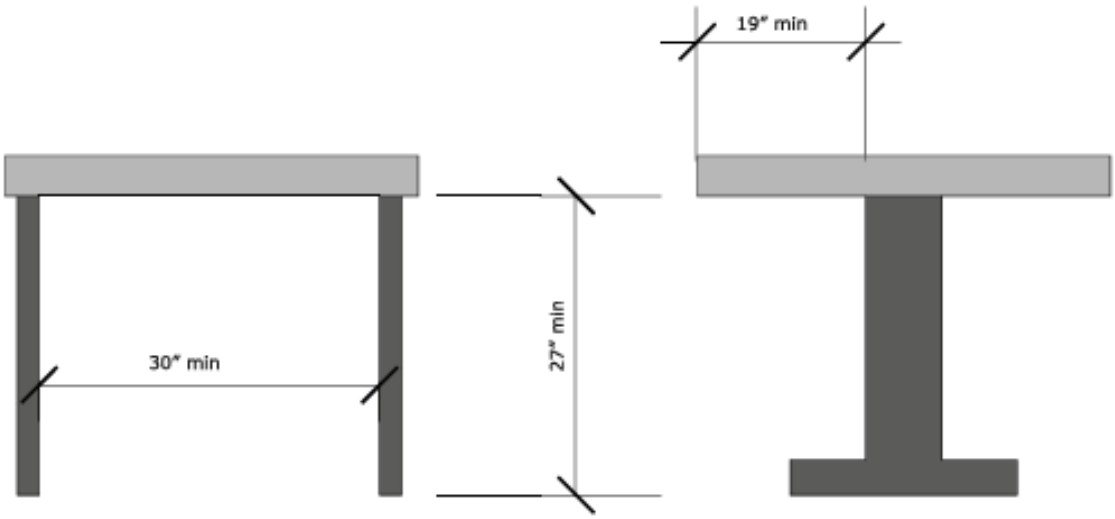
Bolt-Down Center Post Table Base



Knee Space

1122B.3, *902*

-27" min. from finished floor to underside of table (***Best Practice:*** 29" preferred)
-30" min. clear width under table
-19" min. clear depth under table (may overlap the 30"x48" clear floor space required at table for wheelchair)



Four Corners Table Base

Sled or T Table Base

General/*Best Practice*

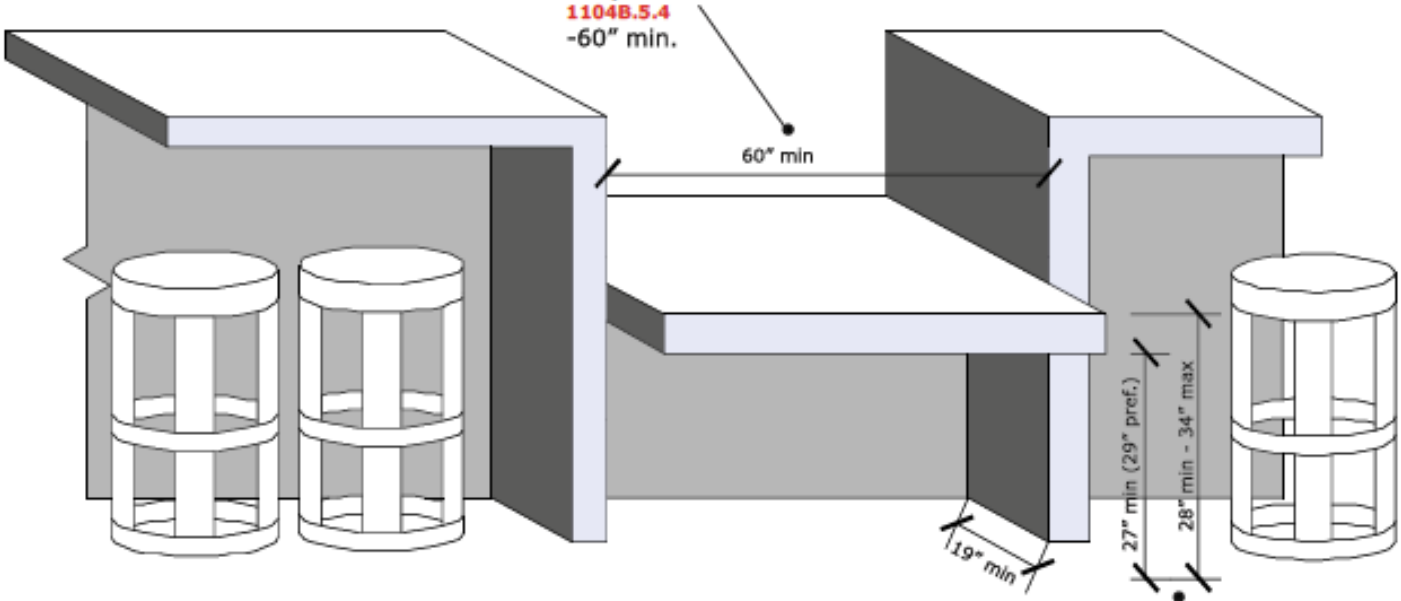
1122B.3, *902*

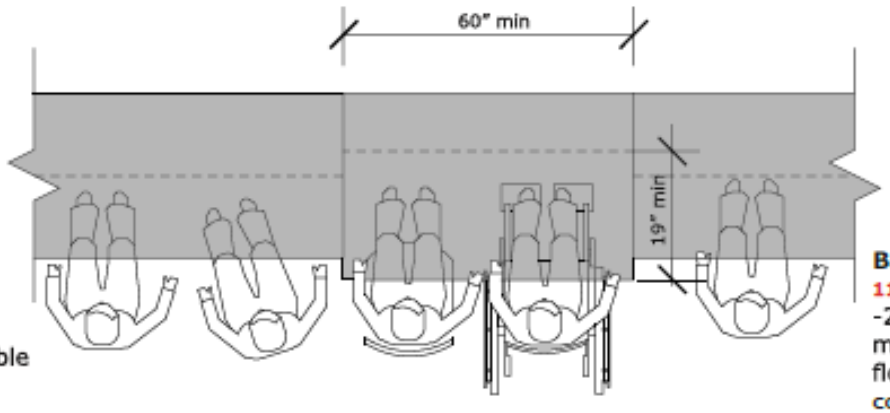
-The following are considered ACCESSIBLE bases:
  -Legs in the 4 corners with at least 30" min. between them
  -Sled or T base on two sides of the table with 30" min. between them
  -Center post with bolt-down base, at least 19" from edge of table
  -Center post with flat base of 1/2" thick max. with 1/4" bevel, if flat base extends into the required 19" clear space from edge of table
-Do NOT use X-shaped table base, as it interferes with the 19" min. clear space from edge of table and may cause wheelchair footrests to become stuck (shown in red above)
-Do NOT use center post with thick or sloped bases that extend into the required 19" min. clear space from the edge of the table, as this will prevent a person using a wheelchair from being able to sit comfortably at the table, or may cause their wheelchair to tip back

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Bar/Counter Seating

Bar/Counter Width
1104B.5.4
-60" min.

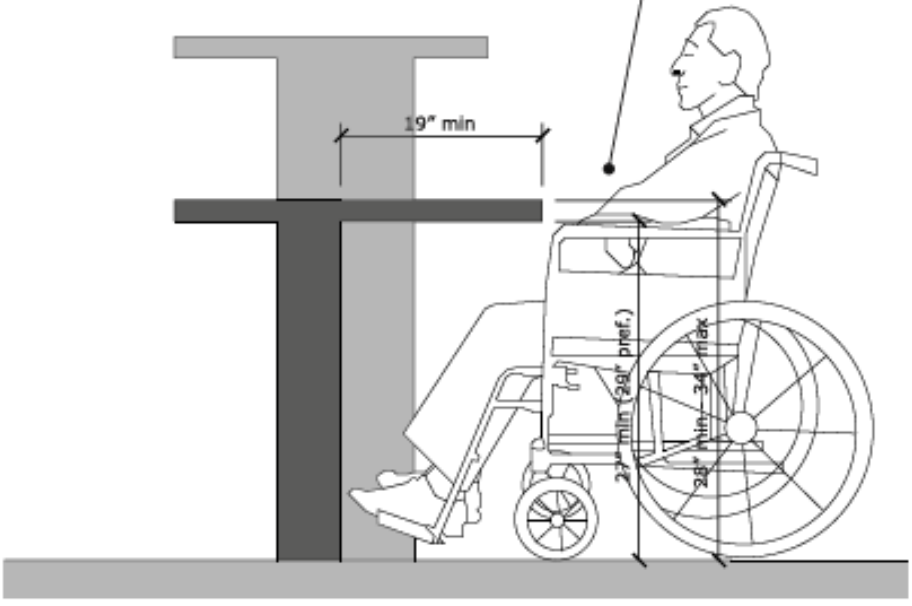




Knee Space
1122B.2, *306.3*
-27" min. from finished floor to underside of table (29" preferred)
-30" min. clear width under table
-19" min. clear depth under table (may overlap the 30"x48" clear floor space required at table for wheelchair)

Bar/Counter Top
1122B.4, *902.4.2*
-28" min. to 34" max. from finished floor to top of bar/ counter
-Must extend full depth of bar/counter
-Do NOT use as service area

Required Accessible Tables
1104B.5, 1122B.1, *226*
-***At least*** 5% (but never less than 1) of tables, seating, counters, and/or dining surfaces must be accessible
-Where there is more than 1 accessible space, these spaces must be dispersed throughout the area or facility where dining surfaces are provided
-Where there are multiple functional areas (i.e. bar and dining room), there must be at least 1 accessible space for each area
-A drop-down hinged counter surface does not count as an accessible space, counter must be same height from customer side to employee side



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