



Planning & Community  
Development

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# Outdoor Seating

## Private Property

### Overview

Regulations for on-site outdoor seating areas went into effect on September 20, 2022 (Ordinance No. 969). The regulations require a permit. A Building Permit may also be required if structures are proposed. Outdoor Seating areas are allowed as part of a restaurant or drinking establishment.

There are minimum standards for these spaces, such as safety standards, and what they should look like. As a benefit to small businesses, some on-site parking may be converted to Outdoor Seating, see SMC [20.50.260](#) for the complete regulations.

In addition to the City's regulations, Outdoor Seating may also have to follow regulations from other government agencies.

### City of Shoreline Permit

An Outdoor Seating Permit must be filed with Planning and Community Development prior to establishing outdoor seating on private property. If the Outdoor Seating area includes proposed structures then a Building Permit is required and the Outdoor Seating portion is reviewed as part of that permit (i.e., only one permit is required, not two separate, the Outdoor Seating review is "rolled" into your Building Permit review). The Outdoor Seating review is intended to be simple, you show us what you want to do on a [site plan](#) and provide pictures or drawings of what the area will look like, City staff reviews this information, and if the information provided is complete and meets City codes, then your permit is approved. Please ask a planner if you need assistance (see email and phone number on this handout).

### Property Owner Permission

If you are a tenant, and do not own the property on which you operate your business, the City encourages you to check first with the property owner to obtain permission prior to applying for an Outdoor Seating permit.

### Other Regulations

The table on the next page outlines other codes that may apply and contact information for the agencies responsible for making sure your proposal meets that code.

### Hours of Operation:

Monday 8:00 am-5:00 pm  
Tuesday 8:00 am-5:00 pm  
Wednesday 1:00 pm-5:00 pm  
Thursday 1:00 pm-5:00 pm  
Friday 8:00 am-5:00 pm

*Permit Processing Ends at 4:00 pm Daily*

Agency	Code	Contact Information
City of Shoreline, Planning & Community Development, Building Division	SMC <a href="#">15.05 Construction and Building Codes</a> (International Building Code)	206-801-2500 <a href="mailto:pcd@shorelinewa.gov">pcd@shorelinewa.gov</a>
Shoreline Fire Department	SMC <a href="#">15.05 Construction and Building Codes</a> (International Fire Code)	206-533-6565 <a href="mailto:fmo@shorelinefire.com">fmo@shorelinefire.com</a>
Shoreline Police Department	SMC <a href="#">9.05 Noise Control</a>	206-296-3311
Washington State Liquor and Cannabis Board	WAC <a href="#">314-03-200</a>	360-664-1600 <a href="mailto:customerservicelicensing@lcb.wa.gov">customerservicelicensing@lcb.wa.gov</a>
Multiple Agencies	Americans with Disabilities Act (ADA) - <a href="#">ADA Standards for Accessible Design</a>	Multiple Agencies
King County Board of Health	<a href="#">Title 5</a> and Title 5R Food Service Establishments	206-296-4600 <a href="mailto:KCBOHAdmin@kingcounty.gov">KCBOHAdmin@kingcounty.gov</a>

## Examples

The regulations in SMC [20.50.260.G](#) contain several design standards for these spaces. The photo examples below are intended to provide the general idea of spaces meeting these standards and are not intended to be rigid ideas for what meets the standards.

“Tables and seating shall be made of durable, quality materials, including molded plastic, resin wicker, decorative metal or finish grade wood, or other approved materials as determined by the Director.”



*Photo courtesy of Blackbird Café*

“Any edge of the outdoor seating area that is within 20 feet of a right-of-way vehicle travel lane shall be enclosed with a permanent or movable barrier(s).”



*Photo courtesy of Monka Brewing*

“Tents, canopies, awnings, fabric screens, and umbrellas shall be made of durable, quality materials.”



*Photo courtesy of Vault 177*

“Tables and seating shall not obstruct doors or exits.”



*Photo courtesy Ridgecrest Public House*

“Barrier(s) shall be between 30 and 42 inches in height and consist of fencing, railing, planters, or other approved elements. If alcohol is served, the barrier(s) shall comply with WAC [314-03-200](#), as amended, which shall satisfy this code provision.”



*Photo courtesy of City of Shoreline*