



DRAFT

Streateries Guidelines and Manual

NORFOLK, VIRGINIA

2

Design
Requirements

THE CITY OF
NORFOLK

DECEMBER 4, 2020

The Streeteries Guidelines and Manual were developed by the City of Norfolk City Planning Department and the Right of Way Administrator with assistance from the Downtown Norfolk Council.

Prepared for the City of Norfolk
by Work Program Architects.



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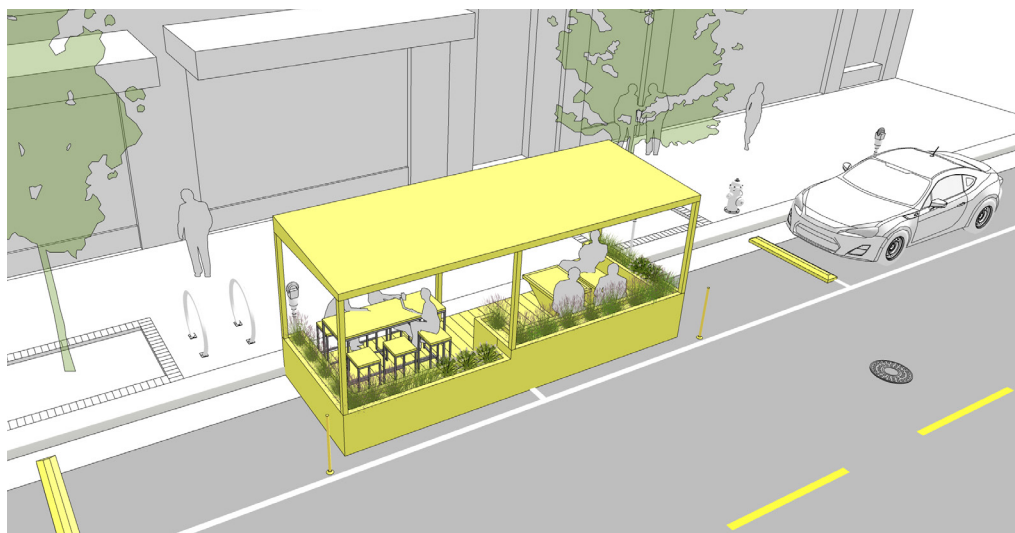




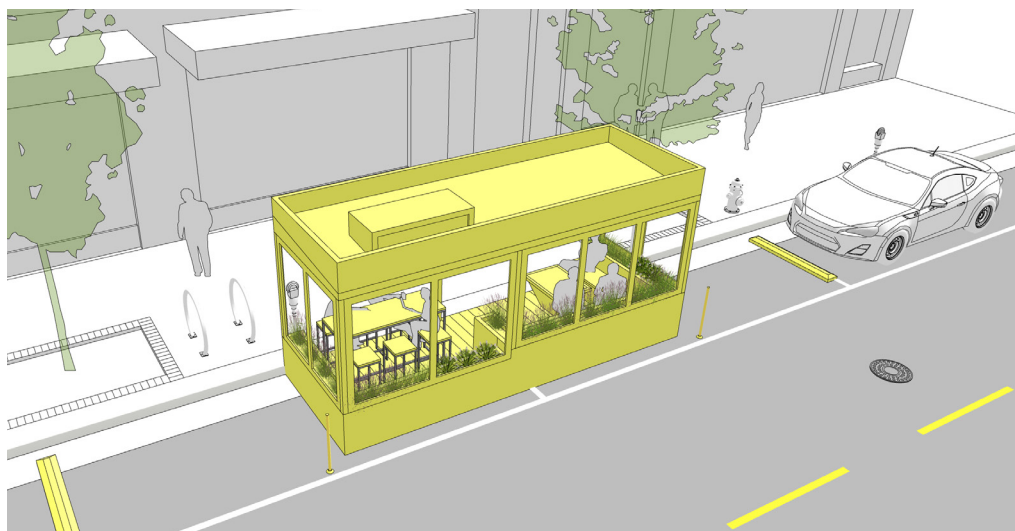
What is a streaterly?

The following examples are provided to illustrate the general streaterly concept that is described throughout these guidelines.

At its simplest, the streaterly is a platform with 3 low sides. Umbrellas can be provided for shade and to keep light rain off of diners. Portable radiant heaters can help keep people comfortable in mild weather.

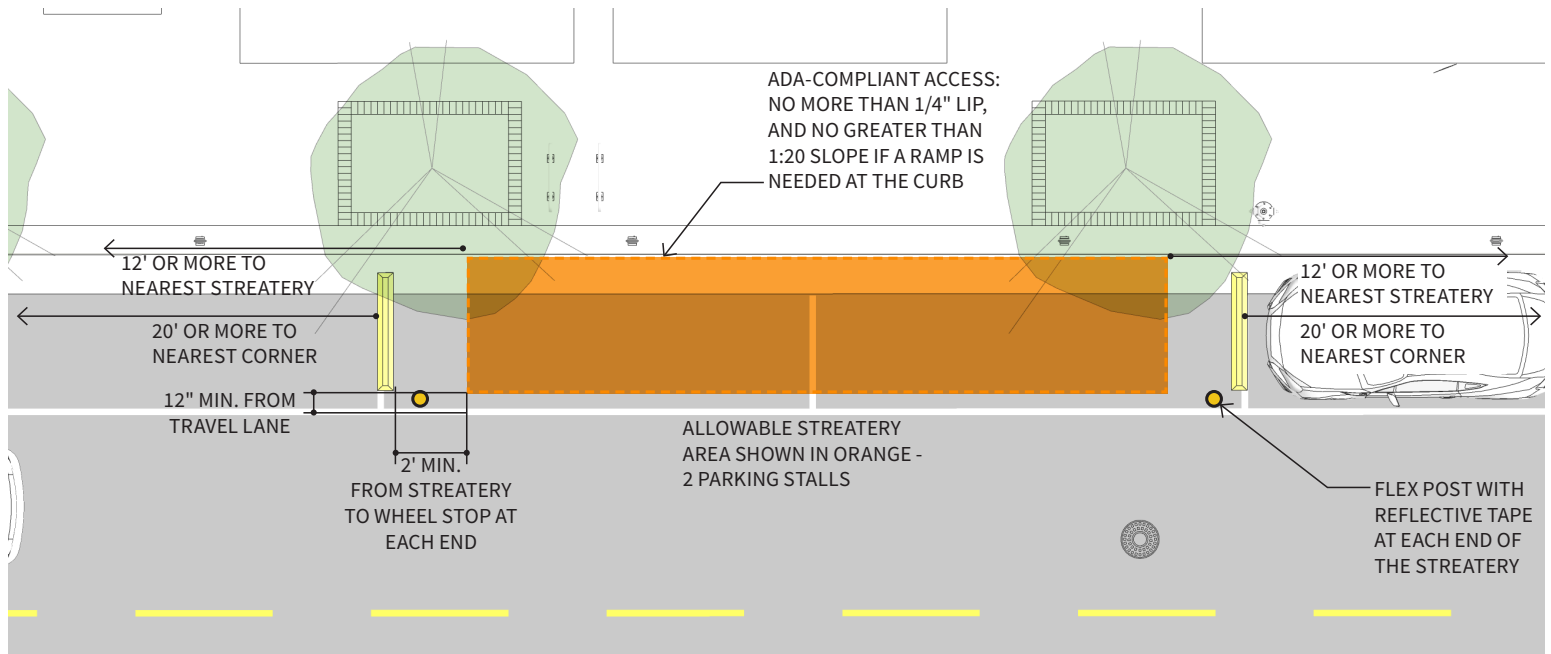


A roof can be added to keep heavier rains out and provide shade over more of the streaterly. Ceiling mounted radiant heaters can keep diners warm through the winter with the addition of transparent curtains which can be drawn over the sides to keep wind out and help prevent heat from escaping the streaterly. These additions make the streaterly a year round option for dining.



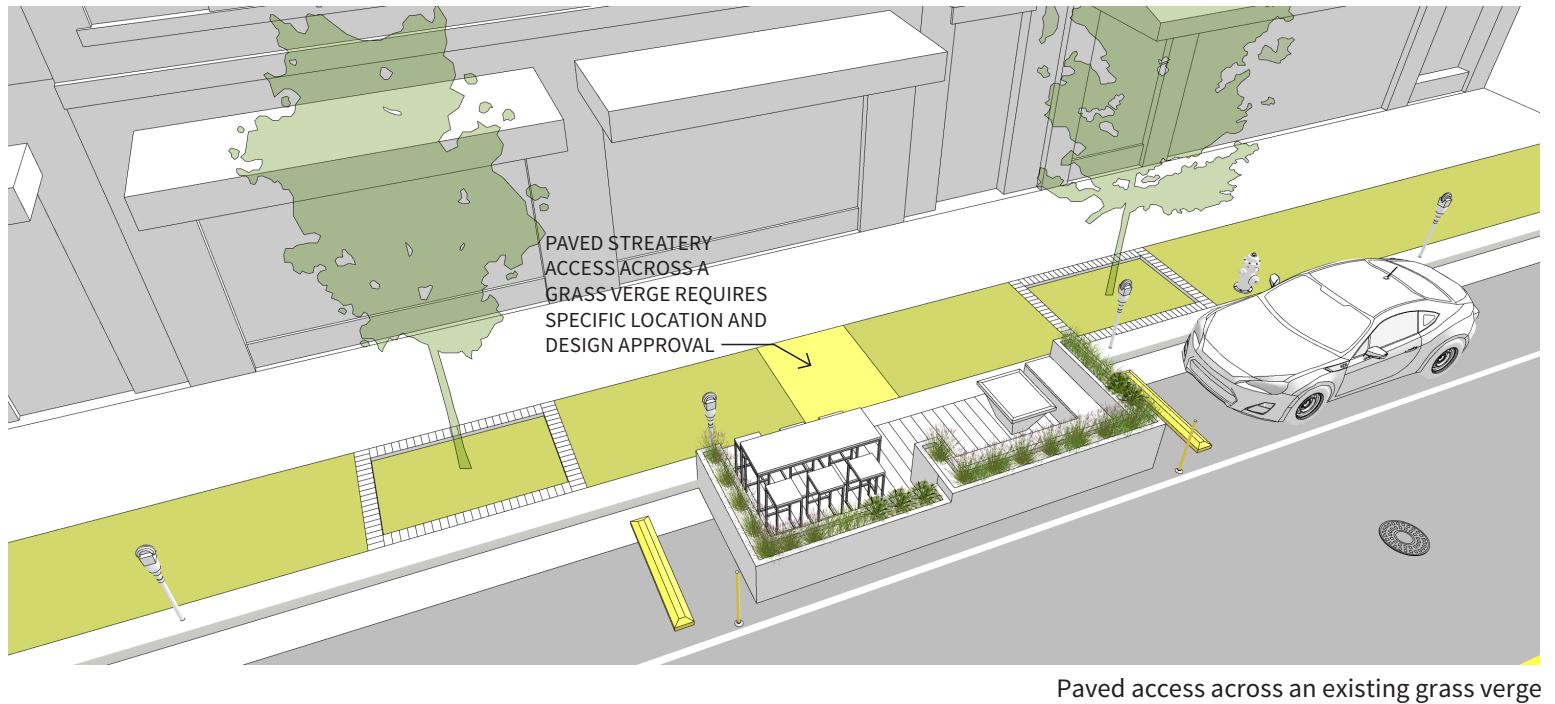
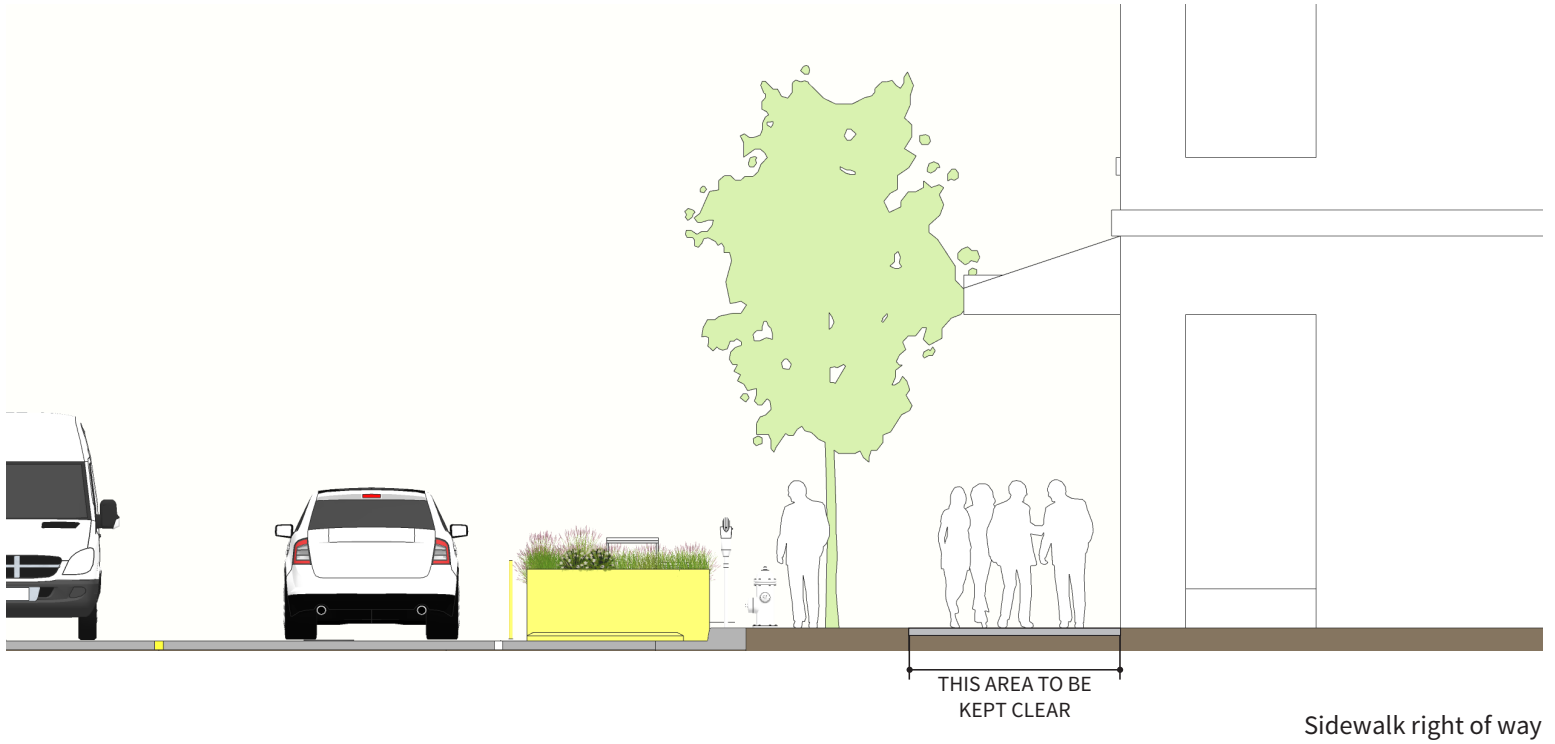
Glazed windows and a small HVAC unit can be added to make the streaterly as comfortable as the interior of a restaurant. Windows should still be operable so that the HVAC unit only needs to be operated when the outdoor temperature is too far outside the comfort zone for diners.

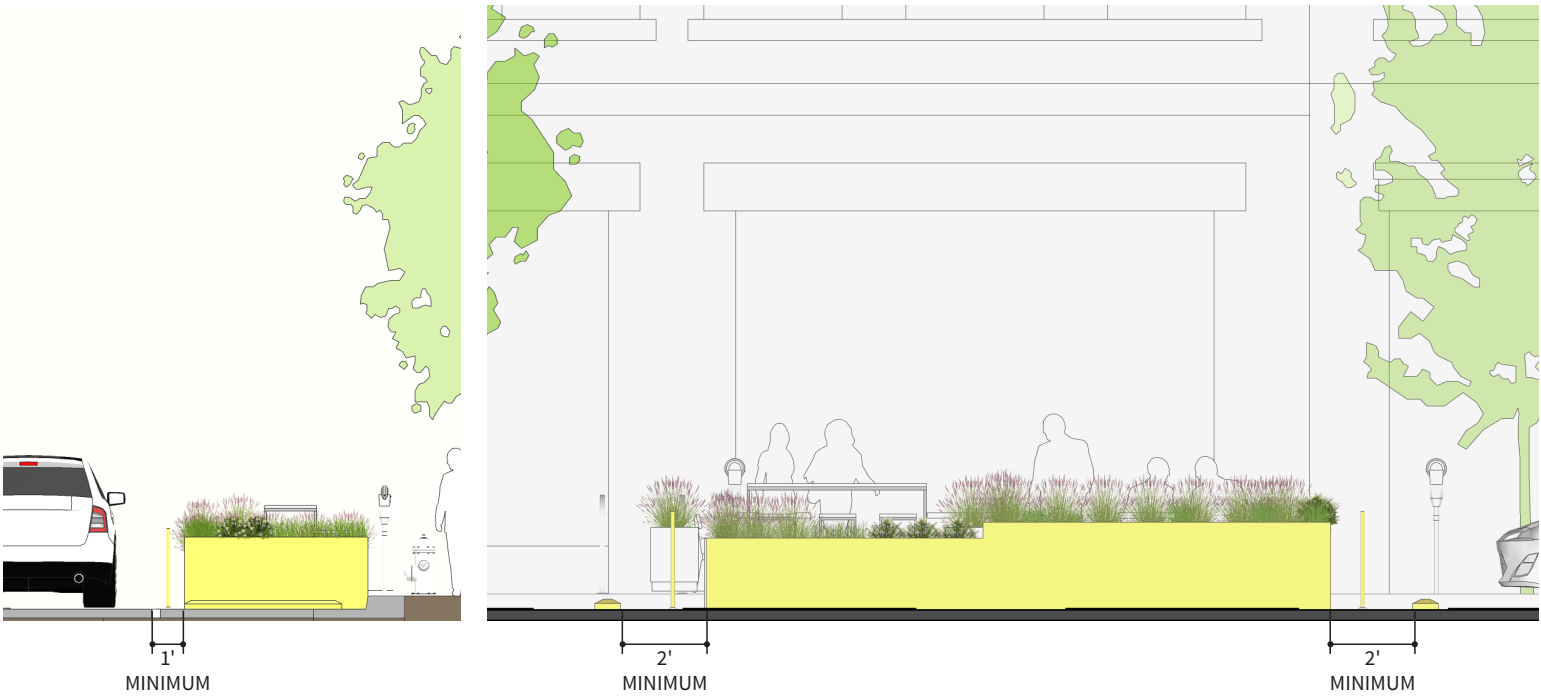
Construction Requirements



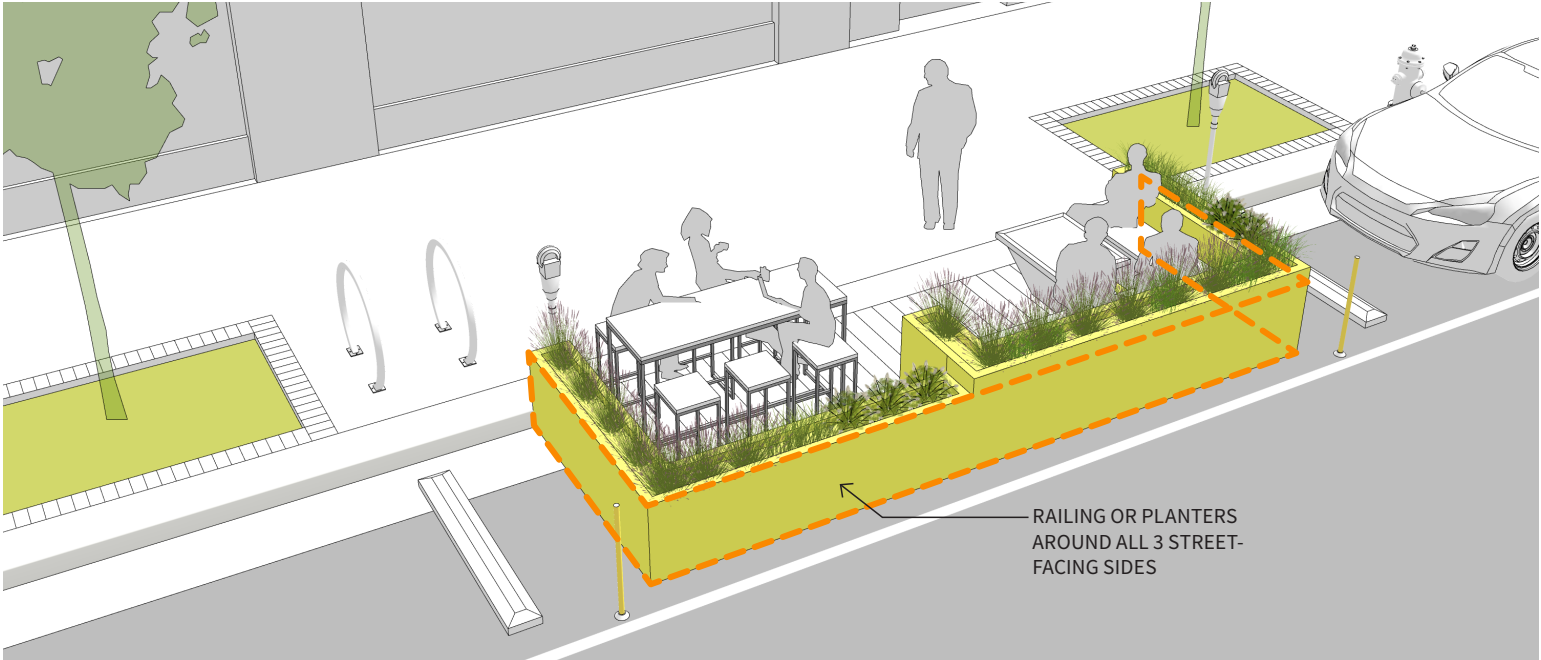
Design and placement guidelines

- Streateries may only be constructed by applicants with a currently operational restaurant in reasonable proximity to the location being requested. The streateries must be located within a distance of the established restaurant to satisfy ABC and Health Department requirements and not block access to any other establishments.
 - Streateries in which alcohol is served from a licensed facility must have no more than 100' separating the primary entrance of the licensed establishment and the streateries entrance.
- Streateries must be designed for at least one (1) parking space but may be designed for two (2) or more spaces in certain areas of the city. Proposed locations will be evaluated on a case by case basis.
- A streateries may only be built on a street with a posted speed limit of twenty-five (25) miles per hour or less.
- The proposed site must be at least one parking space or twenty (20) feet from an intersection or corner or at a distance required by the Right of Way Administrator.
- Streateries constructed by different operators must maintain twelve (12) feet of clearance between them for fire access
- Recommended locations include those that have high visibility from adjacent businesses and existing pedestrian activities such as dining and retail as well as areas of minimal vehicle congestion to minimize exposure to exhaust fumes.
- Streateries must be able to be removed in one day. Those streateries along special event routes may have to be disassembled to accommodate the special events. The City will notify the operator in advance. A kit of parts that can be easily assembled and removed or a design that permits the entire streateries to be removed as a single structure is recommended for this reason.
- Sidewalk right of way should be maintained between face of building and streateries entrance.
- The addition of sidewalk or other similar surface across a landscaped verge to provide access to a streateries requires specific location and design approval during the review process.
- Design will reflect the cultural/aesthetic values of the neighborhood and community the streateries affects.



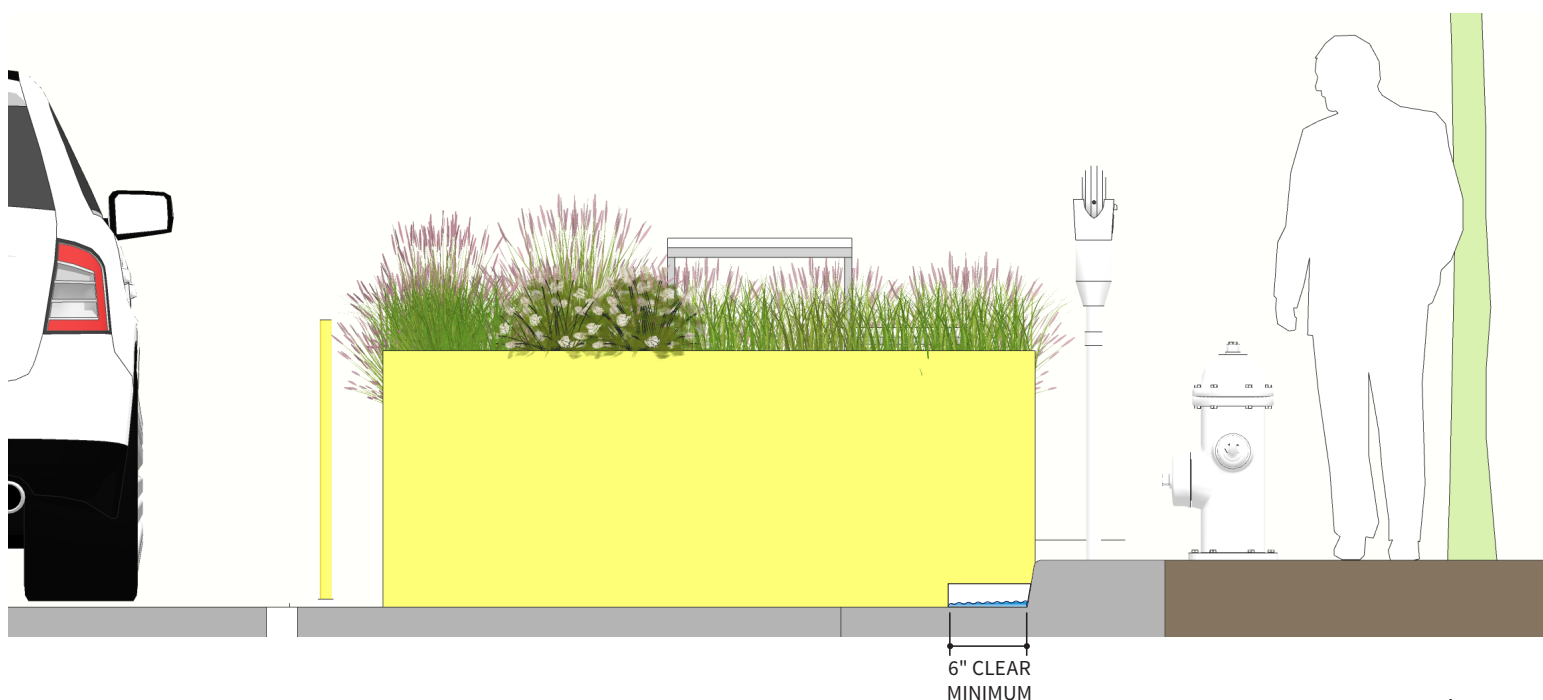


Required end and street-side buffers



Perimeter barriers

- A space buffer of at least one (1) foot must separate the streateries's street-side from traffic, and at least two (2) feet separates either parking-side. Wheel stops, parking blocks, or flex-post delineators must be installed at the boundaries of adjacent parking.
- The three faces of the perimeter joined to the street must have barriers such as rails and planters incorporated into their design. The barrier must be approximately waist high (3 ½ feet or more) to allow visibility for both pedestrians and vehicles. Soft-hit reflective posts aid visibility at each street-side corner and should be utilized. The streateries must be built according to Americans with Disabilities Act Accessibility Guidelines (ADAAG) to the extent that such guidelines apply.
- Streateries must be built as a semi-permanent structure capable of removal in a single day for emergencies such as flooding, utility access or other events as determined by the City.
- The streateries may be secured to the street by bolting it down into the asphalt. The owner is responsible for any repairs to the public realm in the event of removal; in general, such repairs must be accomplished in the same 24-hour time frame as streateries removal. Stateries materials should weigh no more than 200 pounds per square foot to limit damage to surface or utilities.



Gutter clearance

- In order to maintain curbside drainage, a minimum of six inches of cutout from the bottom of the base or other storm water drainage maintenance measures approved by the Director of Public Works is required.
- When a streateries is placed in a metered parking space, parking meter heads will be covered, and the on-street parking use removed.
- The platform design must be capable of bearing a load 100 pounds per square foot and be stable under wind-loads of 80 miles per hour. In the event of a tropical cyclone, the streateries may be required to be removed within 24 hours of notice of an approaching storm event.
- Signage is limited to that needed for safety or regulatory purposes, and one (1) sign denoting the operator of the streateries, which shall not exceed six (6) square feet in area, and must be located on the sidewalk side of the streateries. All other signage, including temporary signs, visible to and legible from the traveled way of the street or the adjacent sidewalk, is prohibited. This prohibition specifically includes non-manufacturer logos and names on umbrellas and other furnishings and fixtures.

General Material Requirements

- All materials must be suitable for exterior use.
- Metals other than stainless steel , chromed metals, or copper-based metals must be coated to prevent corrosion.
- Woods other than those which are naturally rot-resistant must be stained, varnished (or other type of clear coat), or primed and painted with exterior grade coatings on all sides prior to assembly.
- Colors must be similar to those used on the business facade or business branding and identity. Bright, vivid colors not associated with existing buildings or identity will not be acceptable.



Wood should be painted or sealed

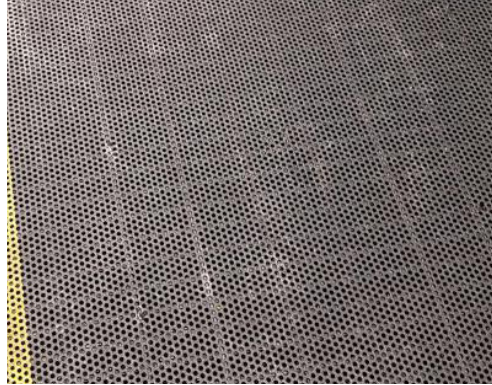


Metals should be painted or coated to prevent corrosion

Flooring Materials

Acceptable

- Aluminum, stainless steel
- Naturally rot-resistant wood
- Treated wood
- Wood composite
- Stone, concrete, ceramic, porcelain pavers
- Brick



Perforated aluminum floor



Composite wood decking

Prohibited

- Untreated solid wood in contact with the ground
- Indoor wood or laminate flooring
- Uncoated metals susceptible to corrosion
- Indoor carpet or artificial turf



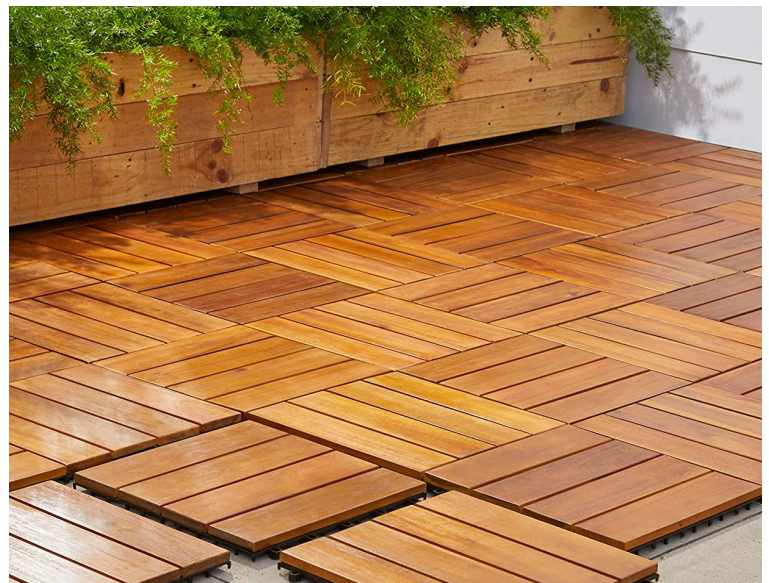
Interior laminate flooring is not acceptable



Artificial turf is not acceptable

Flooring Requirements

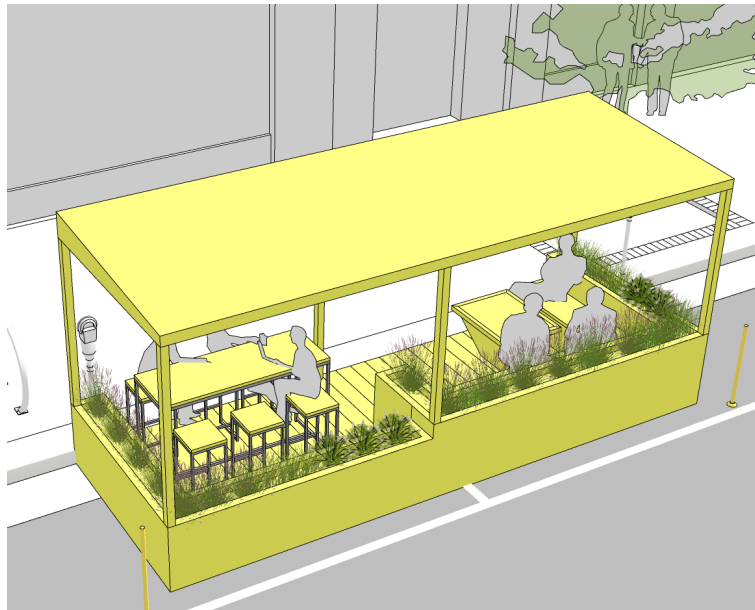
- All flooring must be slip-resistant
- Flooring must be within 2% slope in any direction
- Flooring must be designed to not retain standing water
- Maximum floor opening/slot/seam/gap is 1/4"
- Any elongated opening must be perpendicular to the primary direction of travel
- Maximum level change of 1/4"
- Level changes greater than 1/4" require a ramp
- Ramp runs shall have a running slope not steeper than 1:12



All flooring should allow drainage and be slip-resistant

Roof/Ceiling Requirements

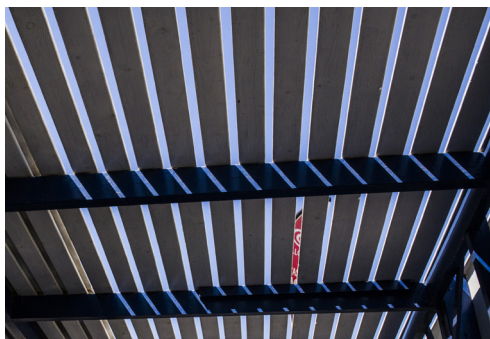
- No plastics are allowed
 - No PVC/Vinyl
 - No Polyester/Nylon
 - No Acrylic/Polycarbonate panels
 - No Fiberglass/FRP
- Canvas fabric ceiling material is allowed provided it meets the requirements below:
 - All materials making up the ceiling must meet flame propagation performance criteria of NFPA 701 or shall be treated with a flame retardant in an approved manner and meet the performance criteria of NFPA
 - Must remain stable in wind speeds of 50 MPH
 - Minimum 7'-6" clearance beneath the lowest part of the ceiling/roof, including any structural elements
- Permanent ceilings, structurally connected to the streater, must be designed to withstand wind speed up to 80 MPH. These ceilings must be removed, with the rest of the streater, if winds are expected to exceed 80 MPH.
- Non-permanent ceilings (tents, awnings, shade sails, umbrellas, etc.) must be stable in 50 MPH winds and be taken down and stored safely when winds are expected to exceed such speeds.



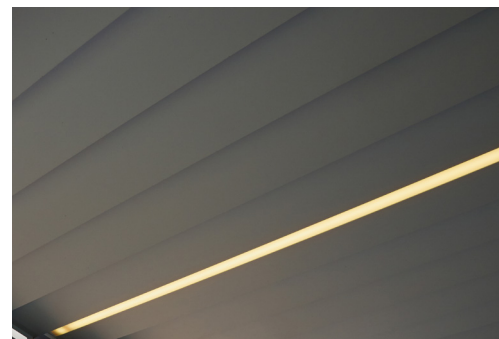
Roof/Ceiling Materials

Acceptable

- Aluminum, stainless steel, copper
- Painted, stained, or coated wood
- Naturally rot-resistant wood
- Fire retardant fabric material
- Glass (laminated)



Wood or metal slats



Lapped wood or metal roof

Prohibited

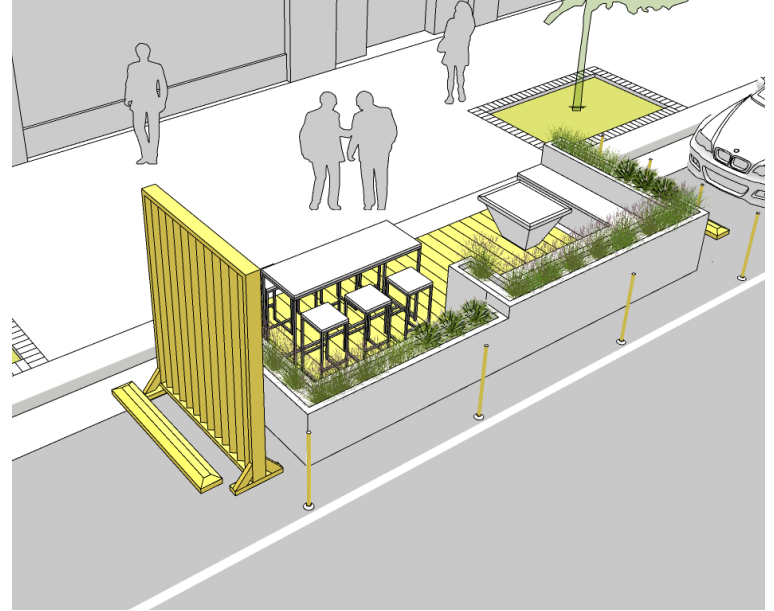
- Non fire-retardant fabrics
- Corrugated plastic
- Thatching (natural or artificial)



Corrugated plastic is not acceptable

Barrier Wall Requirements

- Transparent portion of walls (windows) may be composed of glass or clear vinyl
- Any glass elements must be shatter-resistant
 - tempered
 - wired
 - laminated
- Freestanding walls outside the footprint of the streaterly may be incorporated as wind breaks
 - 30% of wind break area should be open to allow for visibility and airflow
 - Freestanding walls must remain stable in wind speeds of 50 MPH, and be removed if winds are expected to exceed that speed



Barrier Wall Materials

Acceptable

- Aluminum, stainless steel, copper
- Painted or coated steel
- Painted, stained, or coated wood
- Naturally rot-resistant wood



Wood or metal planters with glass windows



Clear coated wood barrier walls

Prohibited

- Plastic panels or fencing
- Metal fencing
- Whole pallets
 - Recycled pallet wood is acceptable, however, the pallet must be disassembled, the wood painted, and then assembled into a finished looking component



Pallets are not acceptable



Vinyl fencing is not acceptable

Planters and Plant Materials

Planters: Planters are a friendlier and more attractive way to delineate an outdoor dining area and may be used in addition to, or in place of, other barrier designs.

The following guidelines apply to planters (and plants) used in outdoor dining:

PLANTERS

Planter Height: Must not exceed a height of 50" above the level of the sidewalk.

Plant Height: Must not exceed a height of 9' above the level of the sidewalk.

Material: All planters must have live plants contained within them. Plants shall be maintained in a healthy growing condition at all times, and replaced when necessary, or the planter removed from the public right-of-way. Seasonal, thematic planter displays are encouraged. Planters and material must be portable.

Prohibited: Artificial plants, empty planters, or planters with only bare dirt, mulch, straw, wood chips or similar material are not permitted. Moreover, planters shall not be used as a cigarette butt container, and must be cleaned of all such items at least daily.



Naturally rot-resistant wood



Concrete

PLANTER MATERIALS

Acceptable

- Aluminum, stainless steel, copper
- Painted or coated steel
- Painted, stained, or coated wood
- Naturally rot-resistant wood
- Concrete

Prohibited

- Plastic
- Pallets



Plastic is not acceptable



Coated wood planters as barrier walls

Umbrella Materials

Acceptable

- Fire retardant canvas material
- Color should match the color of the establishment's branding.
- Other colors must blend in with the surrounding environment



Prohibited

- Bright colors for the purpose of attracting attention
- Fringes, tassels or straps that are not fire-resistant
- Prominent logos or names not associated with the business operating the streaterie



Furniture Requirements and Materials

Overview: Outdoor dining furniture becomes a prominent part of the streetscape when used in the front of buildings, and such furniture needs to uphold the high standards applied to buildings and other improvements.

A wide range of furniture styles, colors and materials are permitted. All furniture and fixtures must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint. All furniture and fixtures must be maintained in a clean condition at all times. All furniture and fixtures must be durable, sturdy, stable, and shall be weighted as to not to blow over with normal winds or sudden storm events such as summer thunderstorms (wind gusts of 60 miles per hour).

The following guidelines apply to furniture and fixtures used in outdoor dining:

FURNITURE REQUIREMENTS

Freestanding: Furniture and fixtures must not be secured to trees, lamp posts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices; whether during restaurant operating hours or at times when the restaurant is closed.

All-Weather: Furniture and fixtures used in outdoor dining must be specifically made for outdoor use.

Matching: All chairs used within an establishment's outdoor seating area should match each other by being of visually similar design, construction, and color.

Storage: All furniture and fixtures must be removed and stored inside when not in use for an extended period of time.

FURNITURE MATERIALS

Acceptable

- Aluminum
- Wood
- Heavy-duty plastic
- Fabric

Prohibited

- Lightweight Plastic
- Upholstered furniture not rated for continuous exterior use
- Furniture prominently branded with logo or name other than those of the business operating the streateries



Metal furniture



Heavy-duty exterior furniture



Temporary furniture not intended for continuous outdoor use



Lightweight residential plastic furniture

Tables

Outdoor dining furniture must also contribute to the overall atmosphere of the corridor and, if applicable, to any historic or historic overlay district, and be complementary in both appearance and quality.

Colors: Tables may be painted, anodized, colored or of a natural unpainted material (e.g., all-weather wood, metal, wicker, etc.). Tables are not permitted to be white plastic. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention.

Size and Shape: The size and shape of tables strongly affects the functionality of an outdoor dining area. Due to the narrow dimensions of streateries, restaurants should strive for space-efficient seating layouts and furniture configuration. Square or rectangular tables are strongly recommended as such tables may fit flush against a streaterly wall and can permit more usable surface area for patrons.



Chairs

Chairs, like other outdoor dining elements, must contribute to the overall atmosphere of the corridor, and (if applicable) to any historic or historic overlay district, and must be complementary in both appearance and quality.

Colors: Chairs may be colored or of a natural unpainted material (e.g., all-weather metal, wood, wicker etc.). Chairs are not permitted to be white plastic. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention.

Upholstery: Upholstered chairs are permitted as are upholstered cushions for chairs. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention. Outdoor and water-resistant materials are required. Cushions must be attached in some manner to the chair itself.



Shade Structures

Umbrellas can add a welcoming feel to outdoor dining areas, and provide shelter from the elements; making their use desirable for outdoor dining applications. Appropriately designed and sized umbrellas are permitted for use under this outdoor dining program. Pop-up tents and freestanding canopies are only permitted if approved through the Fire Marshall and Building Code Official's process found at the link at the bottom of this page. All umbrellas must comply with the following conditions:

Contained Within The Outdoor Seating Area: To ensure effective pedestrian flow, all parts of any umbrella (including the fabric and supporting ribs) must be contained entirely within the outdoor seating area.

Height: In order to avoid causing an undue visual obstruction of other businesses, umbrellas must not exceed a height of 10' above the level of the sidewalk.

Colors: Umbrellas must blend appropriately with the surrounding built environment. Umbrellas must be of one solid color. In general, fluorescent or other strikingly bright or vivid colors will not be approved unless part of a discernible theme other than simply to gain attention. Signage and wording are not permitted.

Size And Shape: The size and shape of an umbrella strongly affects its functionality within a constrained space such as an outdoor dining area. Due to the narrow measurements of most restaurants' outdoor dining areas, restaurants using umbrellas should strive for space-efficient umbrella designs.

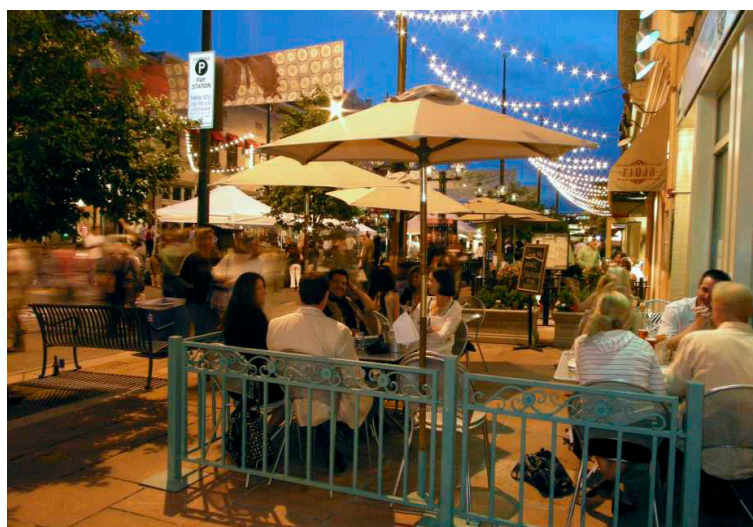
Market-Style Umbrellas Preferred: Market-style umbrellas (those designed specifically for patio or outdoor dining use, and which vent breezes) are preferred.

Material: Umbrella fabric must be of a material suitable for outdoor use, and must be canvas-type. No plastic fabrics, plastic/vinyl-laminated fabrics, or any type of rigid materials are permitted for use as umbrellas within an outdoor dining area.

Removable: Umbrellas must be able to be removed each night or during strong storms and stored inside, for the safety of pedestrians and surrounding business.

Retractable Awnings: Are allowed, though they must be fastened to the streatory and not encroach more than 2' over the sidewalk-side of the curb.

If a tent is erected over the streatory as a roof or shade structure, it must be permitted by the City. See the [OpenNorfolk Restaurant Guidelines](#) for the permit process and requirements.



Lighting

Lighting is allowed within streateries as an accent, and shall not overpower any adjacent site lighting or building lighting. The following guidelines apply to lighting used in streateries:

All-Weather: Lighting used within an outdoor dining area must be specifically made for outdoor use, and must have a hardwired electrical connection. All lighting shall be durable, sturdy, stable, and weighted as to not to blow over with normal winds or sudden storm events such as summer thunderstorms (wind gusts of 60 miles per hour).

Matching: All lighting used within an outdoor dining area should match by being of visually similar design, construction, and color.

Height: In order to avoid causing an undue visual obstruction of other businesses, lighting must not exceed a height of 10'.

Color Temperature and Brightness of Lighting: Lighting must be of a warm white color temperature between 2,500 Kelvin and 3,000 Kelvin; 2,700 Kelvin is ideal.

Maintenance: Lighting must be kept in proper working order at all times. Burnt out lighting must be replaced promptly (one working day).

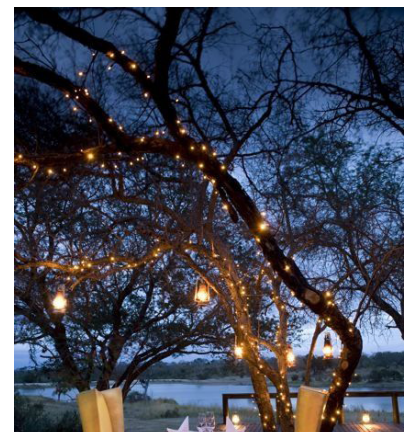
Lighting Prohibited

Light Source: The lights must not contain any glare producing surfaces or inappropriate lighting (blinking, florescent, neon lights, etc).

Support: Lighting must not be secured to trees, lamp posts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices.

Signage or Wording: Lighting must not contain signage for the restaurant or for any other entity in the form of wording, logos, drawings, pictorial or photographic representations, or any other likewise identifying characteristic.

Power Cords: Lighting may be plugged in to extension cords, provided that the extension cords are maintained in safe condition and protected from abrasion, pressure, and wear. Extension cords that become frayed or split must be replaced immediately.



These images have been selected to illustrate various possibilities of design and arrangement of streateries. Since these images are from communities all over the world and show installations that were designed and constructed under different guidelines than these, there may be some discrepancies in what would be permitted in Norfolk.

This simple wood streaterly in Vancouver uses planters for edge delineation on the curb side, and provides umbrellas for shade and protection from rain.



© Alisha Jucevic/The Columbian

This Italian streaterly is fully enclosed to be used year round and is complete with glazing and gutters.



A fabric roof and transparent wind breaks keep this streaterie usable throughout much of the year. A ramp is provided to enable access.



Transparent vinyl curtains can be drawn down to keep wind out and heat inside this streaterie.



These streateries include lighting and HVAC.



Operable curtain windows and a roof keep this streaterie comfortable. Leveling feet allow it to adapt to uneven ground.



Built-in lighting, radiant heat, and glazed windows make for a very polished looking streatory.



Quality hardwood construction and thoughtful details keep this very simple parklet-turned-streatory looking neat and finished. Metal plates are provided to transition from the curb to the streatory, though the constructor should have used thicker metal to prevent buckling.



Patron amenities such as bike racks are a helpful way to keep clutter off of sidewalks and attract additional business to a streater.



Modular Systems

Modular streateries (also called “parklet” or “dehors”) systems are available from several vendors in the United States. They are typically sold in 4'x8' or similar sized modules which can be joined together to create a large or small streateries. Most of the commercially available units are intended to be used as an open-air seating area and do not have roof options. Prices for complete systems typically run about \$10,000-\$15,000 per parking space.

Dero: This parklet/streateries from Dero is based on a 4'x8' modular platform and has options for the platform and railing only. Accessories like seating, tables, and planters must be sourced elsewhere. Requests for pricing and more information can be found here: https://www.dero.com/dero-parklet-free-quote/?gclid=EAlaIqobChMlp4C5yv2R7QIVDTiGCh1flw14EAMYASAAEgYUfD_BwE



StreetLife: This parklet/streateries system from StreetLife includes many options for seating, tables, benches, bike racks, planters, and a variety of finishes. It is based on a 71" x 118" module. Requests for pricing and more information can be found here: <https://www.streetlife.nl/us/products/parklet-system>



Pedestal Systems

Pedestal systems use a series of adjustable pedestals to support modular decking tiles. They provide a great deal of flexibility in design and placement, but require significantly more labor and time to install and remove than modular systems. They may also require more elaborate anchoring strategies to resist wind loads.

Bison: This pedestal system offers a variety of flooring options including the wood tiles seen here. All other streater elements must be purchased elsewhere: <https://bisonip.com/how-to-build-a-street-parklet-using-bison-products/>



Archatrak: This pedestal system is similar, however the manufacturer does also provide planters, railings, and ramps should they be desired: <https://www.archatrak.com/modular-decks/streetdeck-components/>



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