

Karlovy VARY°

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města	Ka	rlovy	VARY	0

Rules for restaurant front gardens located on land owned by the Statutory City of Karlovy Vary

Valid from 1/1/2024 Transitional period until 1/1/2025

Contractor

Statutory City of Karlovy Vary

Processor

Architectural Bureau of the City of Karlovy Vary, state-funded organization

The Front Gardens of Karlovy Vary

Rules for restaurant front gardens located on land of the city of Karlovy Vary

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Introduction

Front Gardens in the Public Space and Interaction with Them

Restaurant front gardens are a welcome part of the public space, enlivening and enriching it, as well as having a considerable influence on its aesthetic qualities. For these reasons, the design of a front garden should be in accordance with the architectural and spatial design of its surroundings.

A restaurant front garden is defined as a demarcated place in a public space where services are provided as part of the "restaurant business" trade, equipped for the performance of this activity and functionally related to the establishment designated for this purpose by a decree or other provision of the building authority, and which has the same operator as the establishment. Outdoor front gardens are created for the purpose of creating a pleasant and aesthetically valuable seating area for eating, meeting, and the visual enjoyment of the surrounding historical area of the city. Front garden users should interact with the urban environment, not be separated behind a fence formed by solid or green walls. Gardens that have the form of a separate building, such as a pergola or a winter garden, are considered to be completely inadmissible. The restaurant front garden consists exclusively of tables, elements for seating guests, shading elements, a maximum of two pieces of portable advertising banners, and one sideboard.

The purpose is to supplement squares and streets with pleasant seating in the fresh air, not to create obstacles, both physical and visual. It is inappropriate for front garden structures to obstruct the view of the valuable parterres of historic buildings or to cover important monuments. The aesthetic and artisanal quality of the front garden, especially in a historical environment, becomes a public concern.

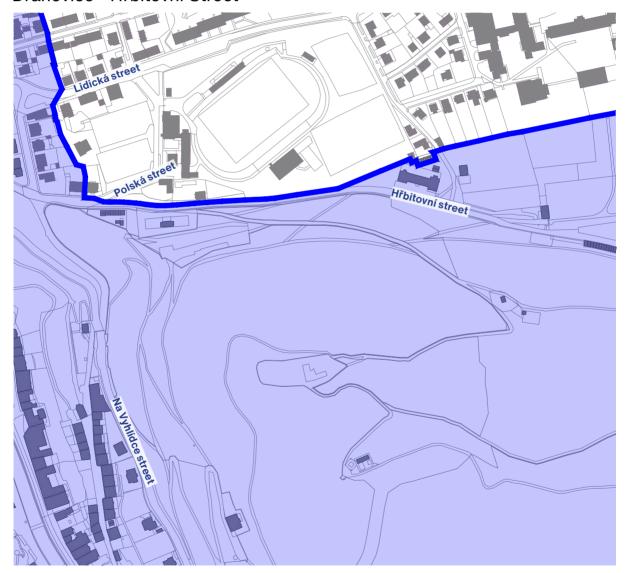
Designated Area



Adherence to certain principles is especially important if the restaurant front garden is located in a urban conservation area. You can find the full extent of the conservation area marked on the map after scanning the QR code.

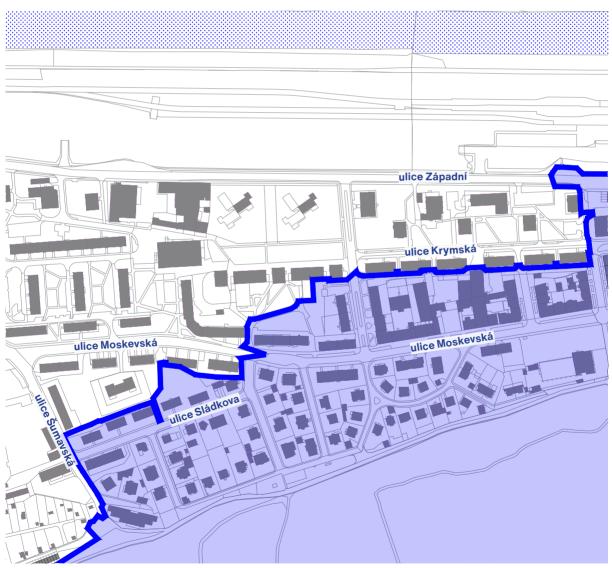
Important border areas are marked in map cut-outs with street labels. The urban conservation area is filled in with a blue hue.

Drahovice - Hřbitovní Street



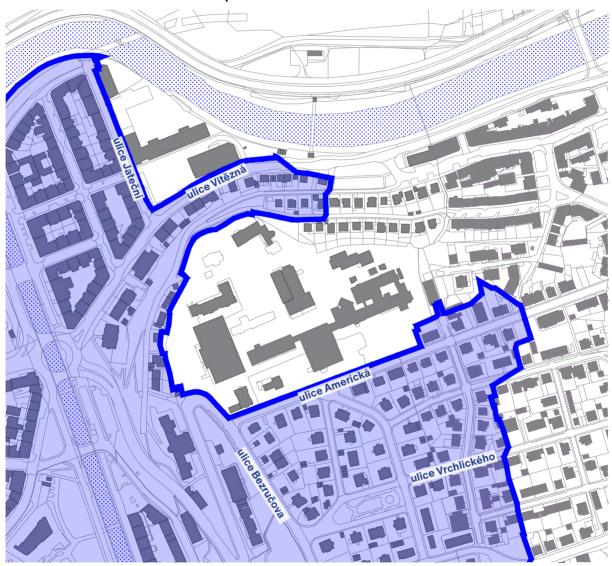
Designated Area

Centre - around Moskevská Street



Designated Area

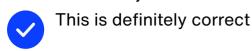
Drahovice - around the hospital and Vítězná Street







Welcome, have a seat!

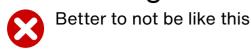


A restaurant front garden does not need flashy advertising or a lot of other equipment to become an attractive place for customers to sit. A cultivated environment will ensure a pleasant impression thanks to subtle contemporary furniture in muted colours and simple tables with practical folding. Comfort is ensured by textile accessories in a colour coordinated with the establishment's concept.

Even on a slope, the front garden can do without a wooden platform thanks to adjustable table legs. Shade will be provided by the crown of a mature tree, while small, low-maintenance greenery in inconspicuous flowerpots will simply define the area of the front garden, without needlessly separating customers from life on the street.



A few things need to be improved here



The environment around the establishment seems confusing and cramped. Passers-by are targeted by a number of flashy advertisements, banners, and signs in a range of styles and quality of execution, while the very name of the establishment informs about the possibility of buying ice cream. A larger-than-life plastic cone is thus completely redundant, the cooling counter will sufficiently communicate the message to the customer.

The front garden platform is prominent and due to the unnecessarily high railing, the customer finds themselves separated from the pedestrian zone. The front garden is under the canopy of a mature tree that might offer more pleasant shade than the elaborate canvas parasol, whose faded colour possibly once matched the colour of the establishment. The flashy plastic furniture looks unsteady. The overall disjointed environment of the front garden thus overwhelms the customer with many sensations and reduces the friendliness of the establishment.



>> Placement

The installation of the fence for the restaurant front garden is possible in two variants. Either in direct connection with the building, to which the front garden functionally belongs, or in an island position, i.e., set back from the building, in both cases usually with a maximum width of that of the establishment. In exceptional cases, the restaurant front garden is set up in both variants. The most suitable placement is based on the context of the place.

A free lane for pedestrians with a minimum width of 150 cm, locally 120 cm in justified cases, must be maintained around the garden located on the sidewalk. The location of the front garden in a place with a high concentration of pedestrian traffic will be assessed individually.

In the case of the front garden located against the facade of the building, it is necessary to appropriately define an interrupted natural guideline for people with limited mobility and orientation. For example, in the form of low stops perpendicular to the facade on both fronts of the front garden. These elements cannot be anchored in the road. The guideline in the road can be replaced by another suitable line in the given section. The natural guideline can be interrupted at a maximum distance of 8 m between the individual parts of the natural tactile guide.

The front garden may be placed in front of the facade of a neighbouring building only if there is a written agreement on the claimed area with the establishment located there, or with the owner of this building in the event that there is no establishment in the building in front of which the front garden is to be extended.

The placement of the front garden must not necessitate the trimming of any trees and must not collide with city property (public lighting poles, railings, rubbish bins, etc.), which also cannot be used for fixation, anchoring, or as support for parts of the front garden.

The front garden must not obstruct the view of the historic parterre of the buildings or cover important viewing axes. Applies to the urban conservation area.





Appropriate placement of the front garden in direct connection with the building without unnecessary covering of the ground floor of the building. Sufficient space for passers-by.





Suitable placement of the front garden in an island position. The front garden does not collide with greenery or other urban infrastructure. No redundant shading is found.





Inappropriate placement of the front garden with robust awnings for shading that oppress the trees.





Inappropriate placement of the front garden in direct connection with the building when robust awnings block the view of the high-quality parterre of the building.

>> Platforms

The most suitable placement of restaurant front garden furniture is directly on the surface of the road. It is not possible to use a secondary tread layer, for example a carpet.

Only when the longitudinal slope of the road is greater than 6% (i.e., an elevation of 6 cm per 1 m) is it permissible to level the surface using a platform. Alternatively, the platform can be used to compensate for the height difference between the pavement and the road. The height of the platform must not be greater than absolutely necessary. Specific road irregularities will be assessed individually.

The platform must be as low as possible and serve only to level the terrain. In the lowest part, it starts best at road level, and one step with a maximum height of 0.15 m is permissible to consider the construction of the platform. The total maximum height of the platform must not exceed 0.5 m. If necessary due to the length of the front garden, it is possible to grade the platform into several levels, none of which must exceed the specified maximum height of 0.5 m. The normal unevenness of the pavement or road is not a reason to implement a platform.

The platform must have fully covered sides to ensure the inaccessibility of the space under the platform, with the same or similar material as its floor. Anchoring the platform to the road is inadmissible.

- Any steps or barrier-free access must not extend beyond the defined floor plan of the claimed area.
- It is not permissible to anchor platforms to building facades in the urban conservation area.





A permissible form of platform on a street with a significant slope. The platform is divided to reduce the height difference and starts at the pavement level.





Inadequate slope for setting up a platform. An inappropriate form of design reminiscent of a shed - with solid walls and a prominent roof.





Inadequate slope for setting up a platform, which contributes to the dilapidated condition surroundings - weeds are growing from under the platform. In this case, the platform makes street maintenance difficult.





Distinctive metal structure of the platform with exposed space under the podium.

>> Fencing

With regard to persons with limited mobility and orientation, it is necessary to replace the guideline, which was interrupted by the front garden, with other suitable elements with a guiding function. For front gardens located next to the facade, it is necessary to define both of its fronts, for example with fixed stops with a height of 100 - 250 mm placed perpendicular to the facade.

Constructions made of subtle profiles with a maximum permitted height of up to 900 mm, low flowerpots with greenery, or chains or ropes anchored to subtle posts can be used for possible fencing. The height of the fence will be measured from the surface of the road or from the surface of the platform if it is being established.

From the safety perspective, it is necessary to fence according to the rules mentioned above on platforms in the place where there is a risk of a chair falling down.

Enclosing the front garden in the form of flat solid walls, whether transparent or non-transparent, or in the form of a continuous green wall growing out of large volume flowerpots is not permitted. Greenery should be thought of as a small element, i.e., low flowerpots or boxes with low greens.

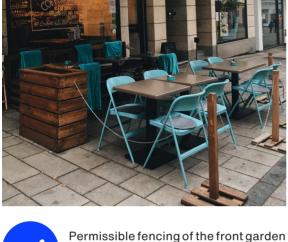
It is not permissible to enclose the front garden with standard types of fencing used for fencing gardens and plots of land - e.g., picket fences, forged fence elements, chicken wire mesh, etc.

Enclosing the front garden with solid transparent walls is only permissible in cases of locations near a remarkably busy road or otherwise unpleasant area outside the urban conservation area.

The need for fencing around the entire perimeter of the front garden will result from the specific situation of the placement.

Anchoring the fence to the road is not permitted.









with a rope or chain anchored between the flowerpot and subtle posts.



Unsuitable boundary of the front garden with fence boards.





Inappropriate demarcation of the front garden with various elements - from high acrylic glass to advertising banners.





Inappropriate fencing of the front garden around the entire perimeter using various flowerpots with tall greenery.

>> Shading

The front garden can be shaded using parasols or subtle awnings, which are ideally in line with the morphology and character of the building. The dimensions of the shading elements should correspond to the scale of the space in which they are placed. The combination of diverse types of shading is inadmissible.

Shading elements that extend into the through profile of the street must have an underpass height of at least 220 cm and the floor plan must not exceed the area of the claim.

Parasols or awnings must have a muted monochromatic surface that is the same for all elements used. Preferred colours are white, cream, grey, or black. Any other colour is permissible only in justified cases, where the colour is part of the company's colour concept and at the same time does not have a disruptive effect in the given public space. The support structures of the awnings should be made in the colour of the newly installed municipal furniture - anthracite black.

Inscriptions or logos of suppliers or other companies can only be placed on the ruffle of the parasol or overhang of the awning. For types without a ruffle, logos and inscriptions will be placed at the bottom edge with a maximum width of up to 1/3 of the length of the edge of the parasol or awning. Inscriptions and logos will not be made in bold colours regardless of the company's corporate graphics. The ideal colour design of the inscriptions on the shading element is tone on tone.

Anchoring of shading elements to the road is not permitted.

Fixed shading structures in the form of a pergola, etc., are not permitted. Shading cannot be created using solid roofing.

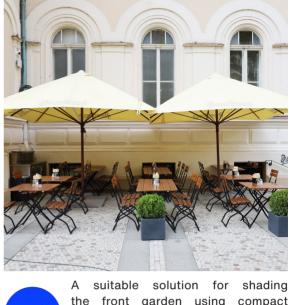
Freestanding massive cantilever awnings are not permitted. In exceptional cases, the use of subtle mobile awnings is permissible. Applies to the urban conservation area.

Awnings will be roller blinds without a cover box, placed individually across the width of the front windows, or as projected in a roller shutter box at the front of them. As an exception, it is also permissible to anchor the awning without a cover box to the facades of buildings, e.g., under the cornice. It is inadmissible for awnings to cover the decorative elements of the facades of historic buildings. Robust, large-format electrically powered awnings are also not permitted. Applies to the urban conservation area.





A permissible form of airy awning that does not oppress the crowns of trees. The logos and markings of the establishment have adequate colours and are placed only on the ruffle.





A suitable solution for shading the front garden using compact parasols with a subtle design. Neutral colour with a small logo designed to match the canopy.





Inappropriate design of the company logo placed over the entire surface of the awning, even on its overhang.





Inappropriate implementation of shading with bold colours, a large logo repeated several times and of a low-quality design. A combination of shading types in one front garden is also inadmissible.

>> Furniture and Accessories

The furniture placed in the restaurant's front garden must be of high-quality design and craftsmanship. As for the material design, wood or metal is preferred, but contemporary materials are also not excluded if the furniture meets the criteria of an aesthetically valuable element.

The furniture must be easy to handle, therefore light, subtle furniture is preferred. Separate seating elements are preferred over bulky long benches for a larger number of seated people. The appropriate placement of the benches is integrated into the front window across its entire width. However, the bench must not endanger the safety of persons with limited mobility and orientation. It is not permissible to combine several types of furniture unless it is solely based on the visual concept of the establishment in question and does not create a disturbance in its surroundings.

Furniture and additional equipment must not interfere with the entrance to the building. Furniture or additional equipment must not exceed the approved extent of the front garden and claimed road or threaten the safe movement of persons with limited mobility and orientation. The operator is responsible for the possible placement of furniture outside the premises.

The colour of the furniture will be muted if the distinctive colour does not result from the visual concept of the establishment in question.

Tablecloths, seat covers, and other textile accessories should be in muted colours matching the colour of the shading elements and basically without advertising messages.

The placement of tap equipment, cooling counters, bar counters, grills, ice cream boxes and counters, cash registers, TV screens and speakers is not possible in the restaurant front garden. Reproduced music is not permitted in the restaurant's front garden, even from speakers located, for example, in the window of the establishment or elsewhere outside the front garden's floor plan. It is permitted to place a sideboard with maximum dimensions of $0.5 \times 1 \times 0.8$ m in the front garden in an island position.

The lighting of the restaurant front garden in the island position is preferably implemented using lamps with their own accumulators, which do not need an electric current supply from the establishment.

Lighting must be directed only to the area of the front garden. The lighting must be realised only with dimmed light, ideally in a warm white colour. Coloured lighting or flashing lights and signs are not permitted. The exception is lighting during Advent and Christmas markets, when it is possible to complement the front garden with tasteful monochromatic themed lighting without effects or blinking.

The electricity supply should be suitably integrated into the structure of the front garden. An overhead line at a minimum height of 4.2 m is exceptionally permissible only in a situation where no other solution is possible.

Flowerpots must only be placed in the front garden. It is important to choose the style and size of theflowerpots appropriate to the dimensions of the front garden and then adhere to it for the entire area. Muted neutral colours are preferred. Planting flowerpots with artificial plants is not permitted.

It is unacceptable to anchor any elements to the facade (shelves, bar counters, benches) in the urban conservation area or near historic buildings. Applies to the urban conservation area.





Uniform, subtle furniture in a highquality design. Individual elements can be easily manipulated with and do not create visual barriers. Undemanding greenery is also suitable.





Cheap, robust furniture surrounded by advertising banners. Inadmissible placement of the ice cream box in the front garden.





Suitable furniture that is easy to move. The distinctive colour according to the concept of the establishment attracts attention and at the same time enters the public space of the street with minimal boldness.





Inappropriate mismatched flowerpots of several types, sizes, and design quality, moreover, installed in copious quantities.

Advertisement

Type A stands or subtle mobile menu stands, which serve as a trailer for the establishment or its assortment, can only be placed in the front garden area, in a maximum number of two pieces. The maximum dimensions of the viewing surface of the type A stand are 0.6 m x 0.9 m (w x h). In no case may these elements create obstacles in the public space and threaten the safety of persons with limited mobility and orientation.

Oversized advertising elements in the shape of ice cream, cakes, sausages, or distinct types of so-called charge and similar advertising elements are not permitted in the restaurant front garden, as well as freely removable banners attached to any part of the front garden.

The distribution of any advertisement or trailers for the establishment or for other businesses, on the menu in the form of posters, banners, or printed foils, placed separately, on the structural part of the front garden or other facilities, is not permitted. All advertising messages and logos must refer exclusively to the restaurant business field.





Suitable form and location of flowerpots enclosing the front garden. Permissible type A stand with a simple description of the offer without redundant illustrations and photos.





Too many dimensional signs that are additionally installed on the awning structure.





Permissible placement of the establishment marker and offer signs in a clear position within the front garden area. The space belonging to pedestrians remains free.





Inadmissible placement of an oversized mock-up of an ice cream cone, incongruity of advertising.

>> Operating Policy

The sale of the product range to passers-by directly from the area of the front garden is contrary to the market regulations of the city and is therefore inadmissible.

In the Agreement on the Technical Conditions for the Establishment and Operation of the Restaurant's Front Garden, it is possible to agree to leave the front garden even out of season, as long as it does not conflict with events organized by the city, winter cleaning of the city, and is subject to compliance with the conditions for winter operation.

As it was said in the introduction, the front gardens are intended for outdoor seating and allow visitors to interact with the surrounding space. This principle goes against the frequent solution of front gardens in winter, when they take the form of a closed heated room located in a public space. This front garden solution is unacceptable.

In winter, it is permissible to enclose the front garden with a subtle structure with fillings made of transparent material at a maximum height of 1.5 m.

Heat radiating devices can be placed if they do not disturb views of the surrounding architecture and do not interfere with their location, especially in terms of visual barriers. Applies to the urban conservation area.

Thermal radiation devices are placed only for the absolutely necessary time (mainly during the period outside the main spa season - from October to May). Placing these devices covered with a tarpaulin or cover in the front garden during the summer months is not permitted. Applies to the urban conservation area.

The environment of the restaurant's front garden, including the structure and furniture, must be kept clean and tidy, especially before important public events. In case of termination of the event, it is the duty of the operator to remove all debris from the event and to restore the area of claim to its original state.





Inappropriate bordering of the front garden with acrylic glass that is too high.





Inappropriate demarcation and visual closure of the front garden with high acrylic glass and significant roofing. An unsuitable design left even outside the winter season.





Acrylic glass fencing is not permitted outside the winter season.





Inappropriate sale of assortment to passers-by directly from the front garden.





Application for Placing a Front Garden

>> How to Submit an Application

The location of the restaurant's front garden is characterized as a unique use of road or use of public green space. In the case of placement in public green space, the competent Technical Department is responsible for processing. If it is a restaurant front garden located on a local road (pavement, in a pedestrian zone), such use requires the permission of the Road Administration Office (Sec. 25 of Act 13/1997 Coll., on roads). The Transport Department is therefore competent to process the application (Sec. 40, Par. 5, Item b) of Act 13/1997 Coll., on roads). The decision on the permit for the unique use of the road will be issued subject to the fulfilment of the condition of the consent of the owner of the local road (Technical Department) and the Traffic Inspectorate of the Police of the Czech Republic.

Architectural Bureau of the City of Karlovy Vary ("KAM KV") will issue a favourable opinion if the aforementioned rules for restaurant front gardens are observed, which will serve as a basis for the City Council, and which gives final approval for the conclusion of an Agreement on the Technical Conditions for the Establishment and Operation of the Restaurant's Front Garden.

If the front garden is located in a urban conservation area, the applicant must document a binding opinion of the Conservation Department.

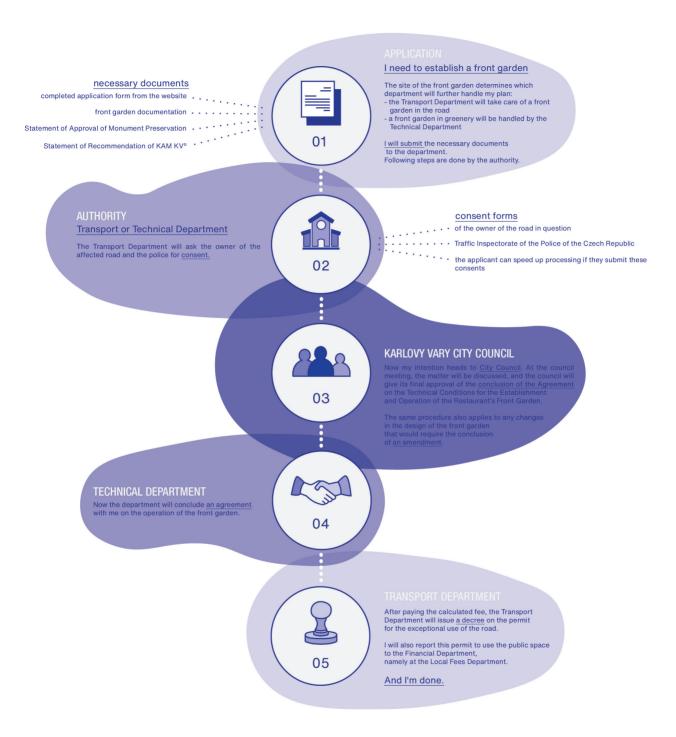
Based on the submitted documents, the Transport Department will request the consent of the owner of the local road concerned (i.e., the Statutory City of Karlovy Vary, represented by the Technical Department), and if the special use may affect the safety and flow of road traffic, it will request the opinion of the Traffic Inspectorate of the Police of the Czech Republic. If the applicant documents these statements, this will significantly speed up the processing of the application.

After the approval resolution of the City Council is issued, the Technical Department will conclude an Agreement on the Technical Conditions for the Establishment and Operation of the Restaurant's Front Garden with the applicant, in effect for the period of validity of the rules.

After the signing of this agreement, the Transport Department will issue the relevant Decree on Permission for the Special Use of the Road. The issuance of this decree is subject to an administrative fee.

PATH OF APPLICATION

for the placement of a front garden to an establishment



Application for Placing a Front Garden

>> Which documents should you prepare?



> For consideration, the applicant submits:

A completed written application - you can download it from the given web link or scan the QR code https://mmkv.cz/sites/default/files/dokuemnty/dokument_umisteni_restauracni_predzahradky_1_1_0.doc

The Statement of Approval of the National Monument Preservation Authority - applies to newly established front gardens or in case of changes to existing ones

Documentation of the restaurant front garden

Č.j.

Magistrát města Karlovy Vary odbor dopravy Moskevská 21 361 20 Karlovy Vary

Žádost o povolení ke zvláštnímu užívání místní komunikace pro zřizování a provoz stánků, pojízdných či přenosných prodejních a jiných podobných zařízení

(1) Identifikační údaje žadatele - FYZICKÁ OSOBA

Jméno a příjmení	Karla Varská
Datum narození	1.1.1993
Číslo elektronicky čitelného identifikačního údaje (pokud je fyzická osoba jeho držitelem)	zde vyplní paní Karla číslo elektronického OP
Adresa trvalého pobytu, nebo jiná adresa pro doručování (nepovinný údaj, pokud je vyplněno číslo elektronicky čitelného identifikačního údaje)	Královská 93/19, Karlovy Vary, 360 01

(2) Identifikační údaje žadatele - FYZICKÁ OSOBA PODNIKAJÍCÍ

Jméno a příjmení, případně evidované obchodní jméno	pokud paní Karla žádá jako podnikatel, vyplní údaje sem
Identifikační číslo	11199312
Adresa místa podnikání, nebo jiná adresa pro doručování	Královská 93/19, Karlovy Vary, 360 01

(3) Identifikační údaje žadatele - PRÁVNICKÁ OSOBA

Název nebo obchodní firma	pokud paní Karla žádá za podnik, vyplní údaje sem
Identifikační číslo nebo obdobný údaj	11199312
Adresa sídla, nebo jiná adresa pro doručování doručovánídoručování doručování doručování	Královská 93/19, Karlovy Vary, 360 01

KONTAKTNÍ ÚDAJE

Telefonní číslo	+420 111 993 121
E-mail (nepovinný údaj)	karlavarska@mail.cz

(4) Zvláštní užívání místní komunikace

(4) Zvlástní užívání místní komu	nikace
přesné určení místa zvláštního užívání (název ulice, u č.p.)	
účel zvláštního užívání (způsob prodeje – poskytování služeb)	X restaurační předzahrádka □ jednotlivé tržní místo □ předsunuté prodejní místo □ jiný: -
typ prodejního zařízení a prodejní sortiment (netýká se restauračních předzahrádek)	-
doba trvání zvláštního užívání	od 1.6. 2024 do 30.9.2024
rozměry zabrané plochy	12 m²
jiné doplňující údaje (odhadovaný vliv zvláštního užívání, popřípadě ruchu tímto užíváním vyvolaného, na bezpečnost a plynulost provozu na dotčeném úseku komunikace a návrh řešení vzniklé situace)	Zvláštní užívání bude mít pouze nepatrný vliv na bezpečnost a plynulost pěšího provozu na dotčeném úseku chodníku pro pěší, případným kolizím bude předejito kvalitním návrhem označení předzahrádky a rozmístěním mobiliáře.

(5) Osoba zodpovědná za průběh zvláštního užívání

firma / jméno a příjmení	Karla Varská
sídlo / adresa	Královská 93/19, Karlovy Vary, 360 01
IČ / datum narození	1.1.1993
telefon	+420 111 993 121

V Karlových	Narech
1.3.2024	

Karla Vanska
jméno, příjmení a podpis oprávněné osoby

Přílohy:

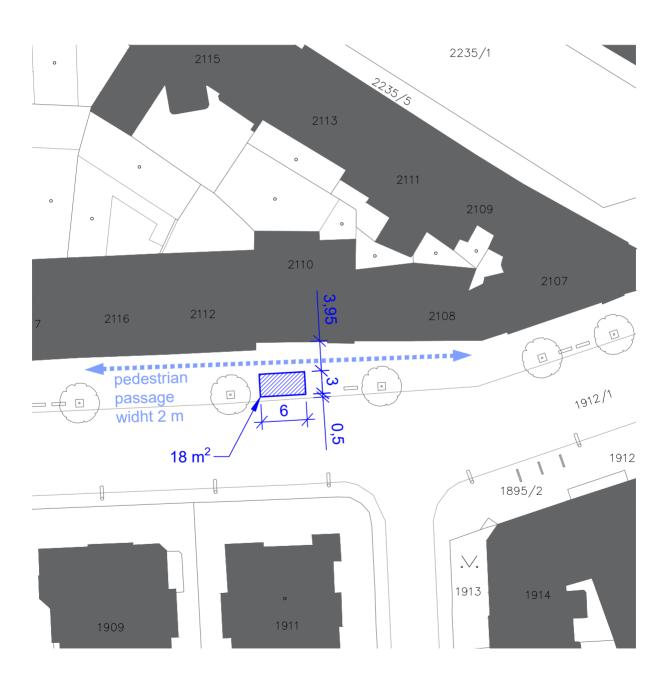
- situace širších vztahů ve vhodném měřítku s okótovaným zákresem záboru

- grafické znázornění prodejního zařízení stanovisko orgánu státní památkové péče (jen k nově zřizovaným restauračním předzahrádkám, nebo k podstatným změnám stávajících rest. předzahrádek) doklad o zaplacení správního poplatku (dle zák. č. 634/2004 Sb., o správních poplatcích, položka 36, písm. a) zmocnění k zastoupení se prokazuje plnou mocí u podpisu je nutno uvést "v
- zastoupení nebo "v plné moci"

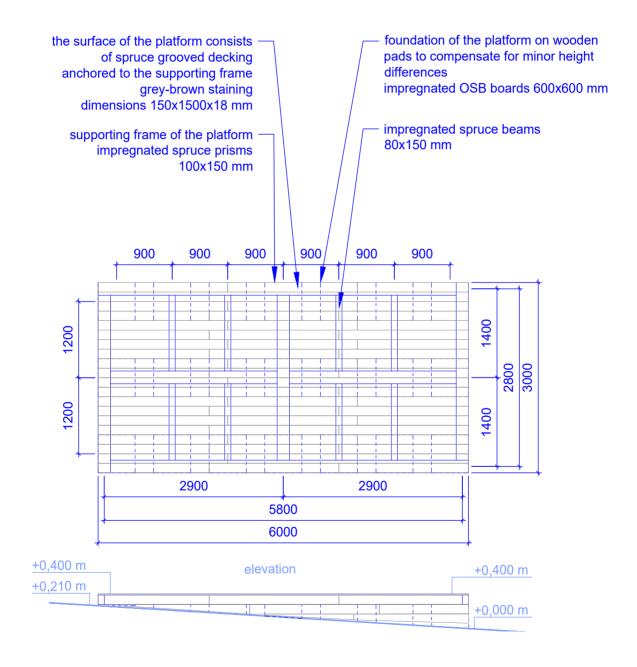
Application for Placing a Front Garden

>> What does the documentation entail?

A dimensioned drawing of the placement and area of the front garden, preferably on a cadastral map, including the delineation of traffic, ideally supplemented with the surrounding elements of municipal furniture, such as benches, bicycle racks, bins, public greenery, and public lighting fixtures. The extent of the claim in m² will be indicated.

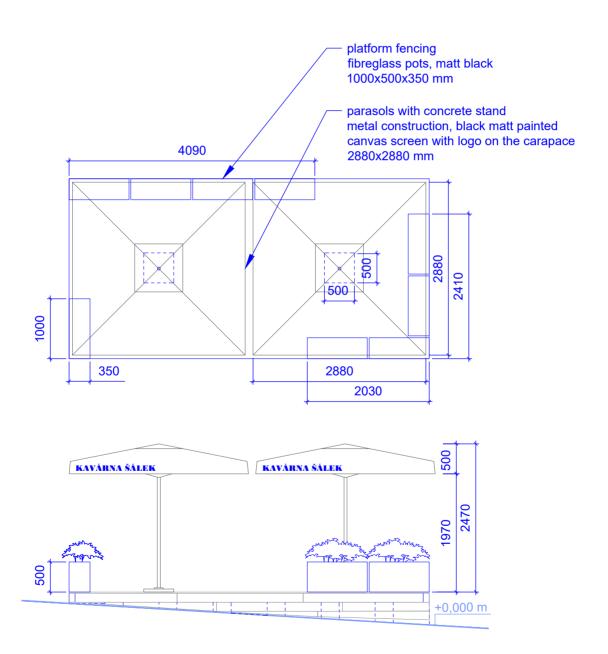


Dimensioned documentation of the technical solution of the platform, including the specification of the proposed material and colour design, if a platform shall be placed. In the case of a request for the placement of a front garden with a platform, a geodetic survey of the slope of the terrain at the site of the future claim may be required.



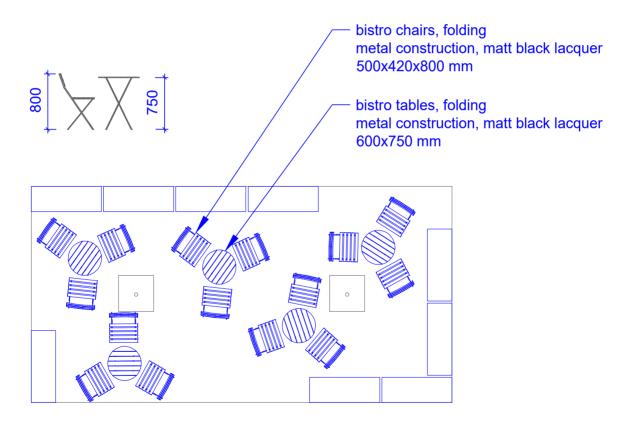
Dimensioned documentation of fencing, including detailed design solution, material, and surface treatment if the fencing is placed.

Dimensioned documentation of shading, method of stabilization, colour design and placement of any signs and logos, if shading is placed.



> Specification of the designed furniture, including material solution, surface finish and colour, supplemented with visual documentation.

Specification of additional equipment (e.g., sideboard).



Visualization, photo documentation or other documentation (e.g., view) depicting the spatial arrangement of the front garden in the context of a public space.



Rules for restaurant front gardens located on land of the city of Karlovy Vary Vydala Kancelář architektury města Karlovy Vary, p. o., 2023 Redakce / Daniela Vyhlídková, Kateřina Fišerová Použité obrázky a fotografie / Kancelář architektury města Karlovy Vary, p. o. Grafické zpracování a sazba / Kateřina Fišerová Translation / YES - překlady a tlumočení, s.r.o. Vytiskla / Počet výtisků /

The Front Gardens of Karlovy Vary

náměstí D	r. M. Horál Irlovy Vary	kové 2041	arlovy Var	у				
DIČ CZ06 info@kam www.kam	968155 ıkv.cz							
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