

Current Ordinances:

16-20 MOBILE FOOD UNITS (REVISED 10/14/14)

16-20-1 Mobile Food Unit Regulations (Revised 10/14/14)

- .1 A mobile food unit may be operated in the business and industrial zoning districts.
- .2 No mobile food unit may be operated on private property without the mobile food unit owner or his designee having first been issued a zoning permit pursuant to this section.
- .3 A zoning permit allows the permittee to operate a single unit at a maximum of three (3) different properties.
- .4 The sites shall be cleaned and restored to its original condition at the end of each day. This shall include removal of permitted temporary signs.
- .5 The mobile food unit shall not connect or access external utilities (electric, water, sewer, storm drain, etc.)
- .6 At least one exterior trash receptacle shall be provided.
- .7 The mobile food unit may not be parked or operated in a public right of way.
- .8 An applicant may apply for more than one (1) zoning permit.
- .9 Applicants for a zoning permit authorizing a mobile food unit to operate on private property must provide:
 - a) A valid Health Permit from the Virginia Health Department stating that the mobile food unit meets all applicable standards. A valid health permit must be maintained for the duration of the zoning permit.
 - b) A valid county business license must be obtained by the permittee.
 - c) Written permission from the owner(s) of the private properties upon which the permittee will operate.
 - d) A sketch to be approved by the Zoning Administrator for each property, illustrating access to the site, all parking areas, routes for ingress and egress, placement of the mobile food unit, distance from property lines, garbage receptacles and any other feature associated with the mobile food unit.
- .10 Hours of operation from 6 am to 10 pm.
- .11 A mobile food unit zoning permit is valid for one year from the date of issuance.
- .12 A mobile food unit operator shall not:
 - a. Sell anything other than food, non-alcoholic beverages, and items incidental to the product and its consumption;
 - b. Set up more than one (1) covered 10 ft. x 10 ft. area to provide condiments and temporary seating to patrons;
 - c. Play any music that broadcasts outside of the vehicle;
 - d. Place or utilize any signage that is not permanently affixed to the mobile food unit or a permitted temporary sign;
 - e. Fail to provide receptacles and properly dispose of all trash, refuse, compost, and garbage that is generated by the use;
 - f. Cause any grease and/or liquid wastes to be discharged from the mobile

- food unit;
 - g. Locate a mobile food unit within 100 feet of a residential zoning district or a residential use.
- .13 If a mobile food unit is found to be in violation of this ordinance, the zoning permit may be revoked by the Zoning Administrator.

Proposed Ordinances

ARTICLE 16-20 MOBILE VENDOR UNITS

16-20-1 Mobile Vendor Unit Regulations

1. Mobile Vendor Units shall be permitted in all zoning districts by right.
2. No Mobile Vendor Unit may operate on private property without first obtaining a zoning permit from Greene County.
3. The operator shall obtain and maintain all federal, state, and local permits, licenses, and certifications required for the specific business being conducted.
4. Written permission from the property owner shall be provided for each approved operating location.
5. A sketch plan for each operating location shall be submitted and approved by the Zoning Administrator showing:
 - a. Access points;
 - b. Parking areas;
 - c. Ingress and egress routes;
 - d. Proposed location of the Mobile Vendor Unit;
 - e. Distances from property lines;
 - f. Location of trash receptacles;
 - g. Any temporary accessory areas associated with the operation.
6. Mobile Vendor Units shall not:
 - a. Operate within a public right-of-way;
 - b. Obstruct sidewalks, fire lanes, emergency access routes, parking areas, or required sight distances;
 - c. Create traffic hazards;
 - d. Discharge grease, wastewater, chemicals, or other wastes onto the ground or into stormwater facilities;
 - e. Generate excessive noise, vibration, glare, odor, smoke, dust, or lighting impacts;
 - f. Utilize flashing lights or amplified music audible beyond the property boundary.
7. At least one exterior trash receptacle shall be provided when customer traffic is anticipated.
8. Any temporary seating, display, waiting area, service area, or customer area shall not exceed one hundred (100) square feet unless otherwise approved by the Zoning Administrator.
9. Hours of operation shall be between 6:00 a.m. and 10:00 p.m., unless otherwise authorized by a Temporary Event Zoning Permit.

10. Sites shall be cleaned and restored to their original condition at the end of each operating day.
11. Mobile Vendor Units shall not establish permanent utility connections. Existing permanent utility connections may be used. Temporary generator use shall be permitted provided all applicable noise standards are met.
12. A Mobile Vendor Unit zoning permit shall be valid for one (1) year from the date of issuance.
13. The Zoning Administrator may revoke a zoning permit upon determination that the operator has violated the provisions of this Ordinance.

Article 22 Definitions:

Current Ordinance

MOBILE FOOD UNIT: A readily movable wheeled vehicle or a towed vehicle designed and equipped for the preparation, service and/or sale of food. This definition includes motorized vehicles, large trailers, pushcarts, and stands. (Revised 10/14/14)

Proposed Ordinance:

Mobile Vendor Unit A vehicle, trailer, cart, truck, van, portable structure, or similar conveyance from which goods, food, beverages, merchandise, services, professional services, personal services, repair services, or other lawful products or services are sold, offered, displayed, distributed, demonstrated, or provided on a temporary basis.

A Mobile Vendor Unit shall remain readily movable and shall not be considered a principal structure, accessory structure, or permanent use of land.

Examples include, but are not limited to, food trucks, mobile coffee vendors, mobile retail vendors, mobile pet grooming units, mobile veterinary clinics, mobile barber or beauty services, mobile repair services, mobile technology services, and similar temporary business operations.

Greene County Zoning Districts – Article Titles and Last By-Right Use Number

Article	Zoning District	Uses Permitted by Right Section	Current	Proposed
Article 3	Conservation District (C-1)	3-1-1		.24 Mobile Vendor
Article 4	Agricultural District (A-1)	4-1-1		.10 Mobile Vendor
Article 5	Residential District (R-1)	5-1-1		.12 Mobile Vendor
Article 6	Residential District (R-2)	6-1-1		.7 Mobile Vendor
Article 6A	Senior Residential (SR)	6A-1-1		.7 Mobile Vendor
Article 7	Planned Unit Development (PUD)	7-3		.15 Mobile Vendor
Article 8	Business (Restricted) B-1	8-1-1	.22 Mobile Food Unit	.22 Mobile Vendor
Article 9	Business (General) B-2	9-1-1	Includes B-1 Uses	Includes B-1 Uses
Article 10	Business Highway & High Intensity B-3	10-1-1	Includes B-1 Uses	Includes B-1 Uses
Article 10A	Technology/Flex Research & Development (TFRD)	10A-1-1		.5 Mobile Vendor
Article 11	Industrial (Limited) M-1	11-1-1	.27 Mobile Food Units	.27 Mobile Vendor
Article 12	Industrial (General) M-2	12-1-1	Includes M-1 uses	Includes M-1 uses