

Greene County Zoning Ordinance

Article 16-20 — Current vs. Proposed Mobile Vendor Unit Regulations

Comparison of the existing Mobile Food Unit regulations (revised October 14, 2014) and the latest proposed Mobile Vendor Unit provisions, including discussed clarifications.

Regulation	Current ordinance	Proposed ordinance
Purpose	No separate purpose statement.	16-20-1: Adds purpose addressing health, safety, neighborhood compatibility, and temporary commercial activities.
Applicability	16-20-1.1: Mobile Food Units permitted in business and industrial districts.	16-20-2: Mobile Vendor Units may be permitted in all zoning districts subject to district-specific requirements.
Permitted vendors	Food, nonalcoholic beverages, and incidental items only.	Includes mobile food, retail, personal and professional services, repairs, and other lawful mobile businesses.
Zoning permit	Required on private property; one permit covers one unit at up to three properties.	16-20-3(A): Required before operation; discussed clarification retains one unit at up to three approved locations, with documentation for each.
Number of units	No parcel-wide maximum specified.	16-20-3(E): Three units per parcel maximum unless authorized through a Temporary Event Permit.
Unit separation	No express separation standard.	20 feet between units unless Fire Marshal approves otherwise.
Agency approvals	VDH permit and County business license required.	Applicable federal, state, and local approvals, including VDH, VDACS, and/or Fire Marshal.
Owner authorization	Written permission for operating properties.	Written authorization for each approved location.
Sketch plan	Shows access, parking, unit location, property lines, garbage receptacles and other features.	16-20-3(D): Retains requirements and expressly includes temporary accessory areas.
Business / industrial	Mobile Food Units allowed.	16-20-4: Units may remain at approved location if movable, not permanently affixed, and not an unauthorized principal use.
Residential districts	Not permitted under Article 16-20.	16-20-5: Daily removal, no overnight stay or ongoing commercial base; occasional neighborhood/private events clarified.
Agricultural districts	Not permitted under Article 16-20.	16-20-6: Accessory to qualifying agricultural/authorized commercial uses; stand-alone use by SUP or Temporary Event Permit.
Residential separation	100-foot separation from residential districts or residential uses.	Removes 100-foot rule; applies operational and district-specific standards.
Public rights-of-way	Parking and operation prohibited.	16-20-7(A): Prohibition retained.
Traffic / parking	Reviewed through sketch plan.	16-20-7: Express standards for sight distance, emergency access, traffic hazards and required parking.
Noise / lighting	Music broadcasting outside the vehicle prohibited.	16-20-7: Prohibits excessive impacts, flashing lights, and amplified music audible beyond property line.
Accessory areas	One covered 10 ft. by 10 ft. area for condiments and temporary seating.	16-20-8: 100 sq. ft. for seating, display, waiting or service area unless Zoning Administrator approves more.
Trash / cleanup	Exterior trash receptacle and daily restoration required.	Trash receptacle when customer traffic anticipated; daily restoration retained.
Health / sanitation	VDH permit; grease and liquid waste discharge prohibited.	16-20-9: Health compliance, restrooms when required, and proper waste disposal.

Regulation	Current ordinance	Proposed ordinance
Utilities	No external electric, water, sewer, storm drain connections.	16-20-10: Authorized code-compliant permanent connections and generators permitted.
Hours	6 a.m.–10 p.m.	16-20-11: Same hours; exception through Temporary Event Permit or other applicable approval.
Permit duration	One year.	16-20-12: One year.
Enforcement	Zoning Administrator may revoke permit.	16-20-13: Zoning Administrator may suspend or revoke permit.

Article 22 — Definition Comparison

Current: Mobile Food Unit	Proposed: Mobile Vendor Unit
Readily movable wheeled or towed vehicle designed for preparation, service and/or sale of food; includes motorized vehicles, large trailers, pushcarts and stands.	Vehicle, trailer, cart, truck, van, portable structure or similar conveyance temporarily offering goods, food, beverages, merchandise, services or repairs; remains readily movable and is not a permanent structure or land use.

Zoning District Comparison

District	Current	Proposed
C-1 Conservation	Not permitted under Article 16-20	Accessory use; stand-alone by SUP or Temporary Event Permit
A-1 Agricultural	Not permitted under Article 16-20	Accessory use; stand-alone by SUP or Temporary Event Permit
R-1 / R-2 / SR Residential	Not permitted	Permitted subject to residential standards
PUD	Not permitted under Article 16-20	Permitted subject to applicable standards
B-1 / B-2 / B-3 Business	Mobile Food Units permitted	Mobile Vendor Units permitted
TFRD	Not expressly listed	Mobile Vendor Units permitted
M-1 / M-2 Industrial	Mobile Food Units permitted	Mobile Vendor Units permitted

Drafting note: The three-location permit approach and residential event exception reflect the latest discussed recommendations; confirm they are included in the final ordinance text before distributing this comparison.