



Greene County Board of Supervisors

Mobile Vendor Units: Proposed Zoning Amendment OR26-002

October 27, 2026



CURRENT ORDINANCE

The ordinance only fits food trucks today

Mobile Food Units are limited to business and industrial districts.

Only food, nonalcoholic beverages and incidental items are covered.

Residential, agricultural and conservation districts are not covered by Article 16-20.

PROPOSED SCOPE

The amendment opens the door to any mobile business

Replaces Mobile Food Units with Mobile Vendor Units.

Goods and services

Food trucks, coffee vendors, mobile retail, pet grooming, veterinary clinics, barber and beauty, repair services.

Flexibility with standards

Emerging business models with reasonable standards for health, safety and welfare.



DEFINITION

A new definition keeps vendors temporary

Any readily movable vehicle, trailer, cart, truck, van or portable structure offering goods or services.



Never permanent

Never a principal structure, accessory structure or permanent land use.



No zoning workaround

Cannot create a permanent business or circumvent commercial zoning.

Current versus proposed at a glance

Rule	Current	Proposed
Permitted vendors	Food only	Goods and services
Districts	Business / industrial	All districts, with standards
Residential separation	100 feet	Removed
Accessory area	10 ft by 10 ft	100 sq ft
Utilities	No external connections	Code-compliant connections allowed
Hours	6 a.m.–10 p.m.	Unchanged
Permit term	One year	Unchanged

Where vendors are allowed, district by district

District group	Districts	Proposed allowance
Business	B-1, B-2, B-3	Allowed
Industrial	M-1, M-2	Allowed
TFRD	TFRD	Allowed
Residential / PUD	R-1, R-2, SR; PUD	Newly allowed under standards
Agricultural / conservation	A-1, C-1	Accessory by right; stand-alone by Special Use Permit or Temporary Event Permit

Every vendor needs a permit and a plan

Location plan

Written owner authorization and a sketch plan for each location.

Approvals

VDH, VDACS and Fire Marshal approvals still apply.

Zoning permit

Before operating; one unit at up to three approved locations.

Maximum three units per parcel, 20 feet apart unless the Fire Marshal approves otherwise.

Residential neighborhoods get the tightest limits



Leave daily

Units leave at the end of each operating day; no overnight stays.



No regular base

No residential property as a regular base, storage or dispatch location.



Occasional events

Neighborhood gatherings and private events allowed.



Separation removed

The 100-foot residential separation rule is removed.



Farms and rural land: accessory by right, stand-alone by permit

Accessory by right

With farm markets, wineries, breweries, cideries, agritourism and other lawful agricultural or authorized commercial uses.

Stand-alone by permit

Special Use Permit or Temporary Event Permit required.

Temporary Event Permits cannot authorize ongoing principal use.

Operating standards protect neighbors and the public



Keep access clear

No operation in public rights-of-way; no blocking sidewalks, fire lanes or sight lines.



Limit disturbance

No flashing lights or amplified music beyond the property line.



Handle waste

Grease and wastewater discharge prohibited; trash receptacle when customers are expected.



Hours and area

6 a.m. to 10 p.m.; accessory areas up to 100 sq ft.

Enforcement and permit life

1 year

Permits valid from issuance.



Suspend or revoke

The Zoning Administrator may suspend or revoke permits for violations.

Fits the Comprehensive Plan



Local economy

Supports a diverse local economy and small business investment.



Rural character

Preserves rural character and protects established neighborhoods.



Wider access

Gives residents and visitors wider access to goods and services.

Planning Commission recommended approval, 4-0

4-0

September 16, 2026 public hearing



Three motions before the Board

Approve, deny, or defer.

OR26-002

Decision for the Board



Approve

Approve OR26-002 as submitted.



Deny

Deny, with reasons stated.



Defer

Defer until a set date, with reasons stated.