

GREENE COUNTY, VIRGINIA
Board of Supervisors
RESOLUTION

RESOLUTION NO. 2026-009

A RESOLUTION ADOPTING ORDINANCE NO. 2026-009 TO AMEND ARTICLES 3, 4, 5, 6, 6A, 7, 8, 10A, 11, 16, AND 22 OF THE GREENE COUNTY ZONING ORDINANCE TO REVISE REGULATIONS PERTAINING TO MOBILE FOOD UNITS AND ESTABLISH REGULATIONS FOR MOBILE VENDOR UNITS (OR26-002)

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt resolutions and ordinances for the governance of the county; and

WHEREAS, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the Greene County Planning Commission and Board of Supervisors propose to amend Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 8 (Business Restricted District B-1), 10A (Technology/Flex Research and Development District), 11 (Industrial Limited District M-1), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to Mobile Food Units and establish regulations for Mobile Vendor Units (OR26-002); and

WHEREAS, the proposed amendments replace the existing Mobile Food Unit regulations with broader Mobile Vendor Unit regulations, establishing a new definition for Mobile Vendor Units, revising operational standards, and permitting Mobile Vendor Units by right in all zoning districts to provide flexibility for emerging business models while maintaining reasonable standards to protect public health, safety, and welfare; and

WHEREAS, the Greene County Comprehensive Plan encourages economic development opportunities that support local businesses while preserving the County's rural character and protecting established neighborhoods, and the proposed amendments promote entrepreneurship and small business development by allowing mobile business operations throughout the County while maintaining operational standards intended to minimize impacts on adjacent properties and public infrastructure; and

WHEREAS, on September 16, 2026, the Greene County Planning Commission held a public hearing on this matter, and voted 5-0 to recommend to the Board of Supervisors approval of the request to amend the Greene County Zoning Ordinance; and

WHEREAS, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in *The Piedmont Journal Recorder* on October 13, 2026, and October 20, 2026, and

WHEREAS, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973; and

WHEREAS, the Board of Supervisors finds that this amendment of the Greene County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that:

Section 1. Adoption of Ordinance No. 2026-009

The Board of Supervisors hereby adopts Ordinance No. 2026-009 (OR26-002) to amend Articles 3 (Conservation District), 4 (Agricultural District), 5 (Residential District R-1), 6 (Residential District R-2), 6A (Senior Residential District), 7 (Planned Unit Development District), 8 (Business Restricted District B-1), 10A (Technology/Flex Research and Development District), 11 (Industrial Limited District M-1), 16 (General Provisions), and 22 (Definitions) of the Greene County Zoning Ordinance to revise regulations pertaining to Mobile Food Units and establish regulations for Mobile Vendor Units, as presented.

Section 2. Implementation

The Planning Director, Deputy Planning Director, and County Administration staff are hereby authorized and directed to take all necessary administrative and codification actions to implement the provisions of this Ordinance Resolution.

Section 3. Effective Date

This Resolution shall be effective upon adoption by the Board of Supervisors.

Section 4. Amended Zoning Ordinance

See attached

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON OCTOBER
27, 2026.**

Motion:

Second:

Votes:

Catalano: _____

Durrer: _____

Lamb: _____

Goolsby: _____

Hartung: _____

Steve Catalano, Chair
Greene County Board of Supervisors

ATTEST: _____
Cathy Schafrik, Clerk
Greene County Board of Supervisors

Approved Language: Greene County Zoning Ordinance

Article 3

Conservation District, C-1

3-1 Use Regulations

3-1-1 Uses Permitted by Right

.24 Mobile Vendor Unit accessory to an approved agricultural or lawful commercial use, in accordance with Article 16-20.

3-1-2 Uses Permitted by Special Use Permit

.30 Mobile Vendor Unit proposed as a principal or stand-alone use, in accordance with Article 16-20.

Article 4

Agricultural District, A-1

4-1 Use Regulations

4-1-1 Uses Permitted by Right

.10 Mobile Vendor Unit accessory to an approved agricultural or lawful commercial use, in accordance with Article 16-20.

4-1-2 Uses Permitted by Special Use Permit

.26 Mobile Vendor Unit proposed as a principal or stand-alone use, in accordance with Article 16-20.

Article 5

Residential District, R-1

5-1 Use Regulations

5-1-1 Uses Permitted by Right

.12 Mobile Vendor Unit in accordance with Article 16-20.

Article 6

Residential District, R-2

6-1 Use Regulations

6-1-1 Uses Permitted by Right

.7 Mobile Vendor Unit in accordance with Article 16-20.

Article 6A

Senior Residential, SR

6A-1 Use Regulations

6A-1-1 Uses Permitted by Right

.7 Mobile Vendor Unit in accordance with Article 16-20.

Article 7

Planned Unit Development District (PUD)

7-3 Permitted Uses

.15 Mobile Vendor Unit in accordance with Article 16-20.

Article 8

Business (Restricted), B-1

8-1 Use Regulations

.22 8-1-1 Uses Permitted by Right

Mobile Vendor Unit in accordance with Article 16-20.

Article 9

Business (General), B-2

9-1 Use Regulations

All business uses allowed by right in the B-1 district

Article 10

Business Highway and High Intensity, B-3

All business uses allowed by right in the B-1 and B-2 districts

Article 10A

Technology/Flex Research and Development, TFRD District

10A-1 Use Regulations

10A-1-1 Uses Permitted by Right

.13 Mobile Vendor Unit in accordance with Article 16-20.

Article 11

Industrial (Limited), M-1

11-1 Use Regulations

11-1-1 Uses Permitted by Right

.27 Mobile Vendor Unit in accordance with Article 16-20.

Article 12

Industrial (General), M-2

12-1 Use Regulations

12-1-1 Uses Permitted by Right

.29 Mobile Vendor Unit in accordance with Article 16-20.

10/19/2026 Edits

ARTICLE 16-20 MOBILE VENDOR UNITS

16-20-1 Purpose

The purpose of this Article is to permit Mobile Vendor Units as temporary commercial activities while protecting the public health, safety, and welfare; minimizing impacts on surrounding properties; preserving the character of residential neighborhoods; supporting agricultural and commercial activities; and ensuring that Mobile Vendor Units do not become permanent land uses without appropriate zoning review.

16-20-2 Applicability

A. Mobile Vendor Units may be permitted in all zoning districts, subject to the applicable use regulations of the underlying zoning district and the provisions of this Article. Mobile Vendor Units located within business and industrial districts shall comply with Section 16-20-4; those located within residential zoning districts shall comply with Section 16-20-5; and those located within the A-1 and C-1 zoning districts shall comply with Section 16-20-6.

B. Nothing in this Article shall exempt any operator from obtaining all permits, licenses, inspections, or approvals required by federal, state, or local law.

16-20-3 General Requirements

A. A zoning permit shall be required prior to operating a Mobile Vendor Unit. A zoning permit shall be required prior to operating a Mobile Vendor Unit. A zoning permit may authorize one Mobile Vendor Unit to operate at a maximum of three (3) approved locations, provided written property owner authorization and an approved sketch plan are submitted for each location.

B. Operators shall maintain all required permits, including Virginia Department of Health, Virginia Department of Agriculture and Consumer Services, and/or Virginia State Fire Marshal's Office approvals.

C. Written authorization from the property owner shall be required.

D. A sketch plan shall be submitted identifying the operating location, parking, access, ingress and egress, property line setbacks, trash receptacles, and accessory areas.

E. A maximum of three (3) Mobile Vendor Units shall be permitted per parcel, regardless of ownership or operator, unless otherwise approved through a Temporary Event Permit. Multiple units shall be separated by at least twenty (20) feet unless otherwise approved by the Fire Marshal.

F. This Article shall not apply to Mobile Vendor Units providing services at the request of the property owner or occupant, where the unit remains only for the time reasonably necessary to perform the service and does not operate as a temporary retail or customer sales location. However, all other applicable state and local regulations shall apply.

G. The zoning permit shall be carried within or displayed on the Mobile Vendor Unit and produced upon request by County officials.

H. Portable or temporary signs shall comply with Article 14. Signs attached to the Mobile Vendor Unit shall not require a separate zoning permit.

16-20-4 Business and Industrial District Standards

In business and industrial zoning districts, a Mobile Vendor Unit may remain at the same approved location for any period of time, provided that:

A. The unit remains licensed for highway travel, if applicable.

B. The unit is capable of being readily relocated.

C. The unit is not permanently affixed to the property.

D. The unit complies with all applicable provisions of this Article.

16-20-5 Residential District Standards

A. The provisions of this Section shall apply to Mobile Vendor Units located within residential zoning districts. Properties zoned A-1 and C-1 shall be subject to the provisions of Section 16-20-6, regardless of whether the property is used for residential purposes.

B. Mobile Vendor Units shall only remain on-site during approved operating hours.

C. Mobile Vendor Units shall be removed from the property at the conclusion of each operating day.

D. No Mobile Vendor Unit shall remain overnight.

E. All associated equipment, displays, seating, tents, signage, generators, inventory, and business materials shall be removed daily.

F. No residential property shall serve as a regular or recurring operating location, storage location, staging area, dispatch location, or base of operations. This restriction shall not prohibit occasional Mobile Vendor Unit operations associated with neighborhood gatherings, community activities, or private events, provided such activities comply with the requirements of this Article and do not establish a continuing commercial use of the property.

G. Repeated operation from the same residential property creating an ongoing commercial presence is prohibited.

H. A Mobile Vendor Unit shall not establish or expand a home occupation or other commercial use unless otherwise authorized by this Ordinance.

16-20-6 Agricultural District Standards

A. Mobile Vendor Units on property zoned A-1 or C-1 shall be permitted by right only as an accessory use to an approved farm market, winery, brewery, cidery, limited distillery, agritourism operation, other lawful agricultural business, or any existing lawful nonconforming commercial use or commercial use authorized by an approved Special Use Permit.

B. Mobile Vendor Units on property zoned A-1 or C-1 proposed as a principal or stand-alone use shall require approval of a Special Use Permit or Temporary Event Permit in accordance with this Ordinance. Temporary Event Permit may authorize a Mobile Vendor Unit for a limited-duration event but shall not authorize an ongoing or recurring principal commercial use of the property.

16-20-7 Operational Standards

A. Mobile Vendor Units shall not operate within public rights-of-way.

B. Mobile Vendor Units shall not obstruct sidewalks, fire lanes, emergency access, parking areas, or required sight distances.

C. Mobile Vendor Units shall not create traffic hazards or interfere with the safe movement of vehicles or pedestrians.

D. Mobile Vendor Units shall not occupy required parking spaces unless replacement parking is provided or adequate alternative parking is identified.

E. The discharge of grease, wastewater, or other waste materials onto the ground, into storm drains, or into public rights-of-way is prohibited.

F. Mobile Vendor Units shall not create excessive noise, glare, smoke, odor, dust, or lighting that adversely impacts surrounding properties.

G. Flashing lights or amplified music audible beyond the property boundary are prohibited.

H. Outdoor storage of equipment, merchandise, supplies, or other business materials is prohibited except during approved operating hours.

16-20-8 Temporary Accessory Areas

A. Temporary seating, display, waiting, or customer service areas shall not exceed one hundred (100) square feet unless otherwise approved by the Zoning Administrator.

B. Outdoor lighting shall be shielded and directed away from adjacent properties.

C. At least one (1) exterior trash receptacle shall be provided when customer traffic is anticipated.

D. The site shall be cleaned and restored at the conclusion of each operating day.

16-20-9 Health and Sanitation

A. Operators shall comply with all applicable Virginia Department of Health regulations.

B. Employee restroom facilities shall be available when required by the Virginia Department of Health.

C. Grease, wastewater, refuse, and recyclable materials shall be disposed of in accordance with all applicable regulations.

16-20-10 Utilities

A. Permanent electrical service, potable water, and sanitary sewer connections may be utilized when authorized by the property owner and installed in accordance with applicable codes.

B. Portable generators may be utilized when permanent utilities are unavailable.

C. Temporary utility connections utilizing extension cords, garden hoses, improvised wastewater connections, or similar installations are prohibited unless approved by the authority having jurisdiction.

16-20-11 Hours of Operation

A. Mobile Vendor Units may operate between the hours of 6:00 a.m. and 10:00 p.m., unless otherwise authorized through an approved Temporary Event Permit or other applicable approval expressly authorizing extended operating hours.

16-20-12 Zoning Permit Validity

A. A zoning permit issued for a Mobile Vendor Unit shall be valid for one (1) year from the date of issuance unless suspended or revoked.

16-20-13 Suspension or Revocation

A. The Zoning Administrator may suspend or revoke a Mobile Vendor Unit zoning permit for violations of this Ordinance.

ARTICLE 22 DEFINITIONS

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 temporarily sold, offered, displayed, demonstrated, distributed, or provided. A Mobile Vendor Unit shall remain readily movable and shall not constitute a principal structure, accessory structure, or permanent use of land. A Mobile Vendor Unit shall not be operated in a manner that establishes a permanent business location or circumvents zoning regulations governing principal commercial uses.