



**CHARLOTTE.**

CHARLOTTE-MECKLENBURG  
PLANNING

# MOBILE FARMER'S MARKET

## Planning Commission Update

March 3, 2014



# BACKGROUND

Mecklenburg County Food Assessment study addressed the absence of food stores:

1. There are food deserts where there is limited access to affordable and nutritious food, particularly in low income areas.
2. A statistical analysis, controlled for income, race and population density found that adding a limited or full service food store to a census block group results in a lower number of premature deaths due to heart disease.



CHARLOTTE.

# BACKGROUND

- Council directive to research how other cities regulate mobile grocery stores and explore how mobile grocery stores can be permitted for longer periods of time as a viable way of providing fresh fruits and vegetables to areas lacking access to full-service grocery stores.
- Two Citizen Advisory Group meetings held:
  - January 29, 2014
  - February 27, 2014

# MOBILE FARMER'S MARKET



**Chicago**



**Rensselaer, NY**

**Kansas City**





# MOBILE FARMER'S MARKET



**Atlanta**





# MOBILE FARMER'S MARKET

**Madison, Wisconsin**

**Philadelphia**





# MOBILE FARMER'S MARKET

**Houston**



**Charleston –  
“Fresh Truck”**



## Definition

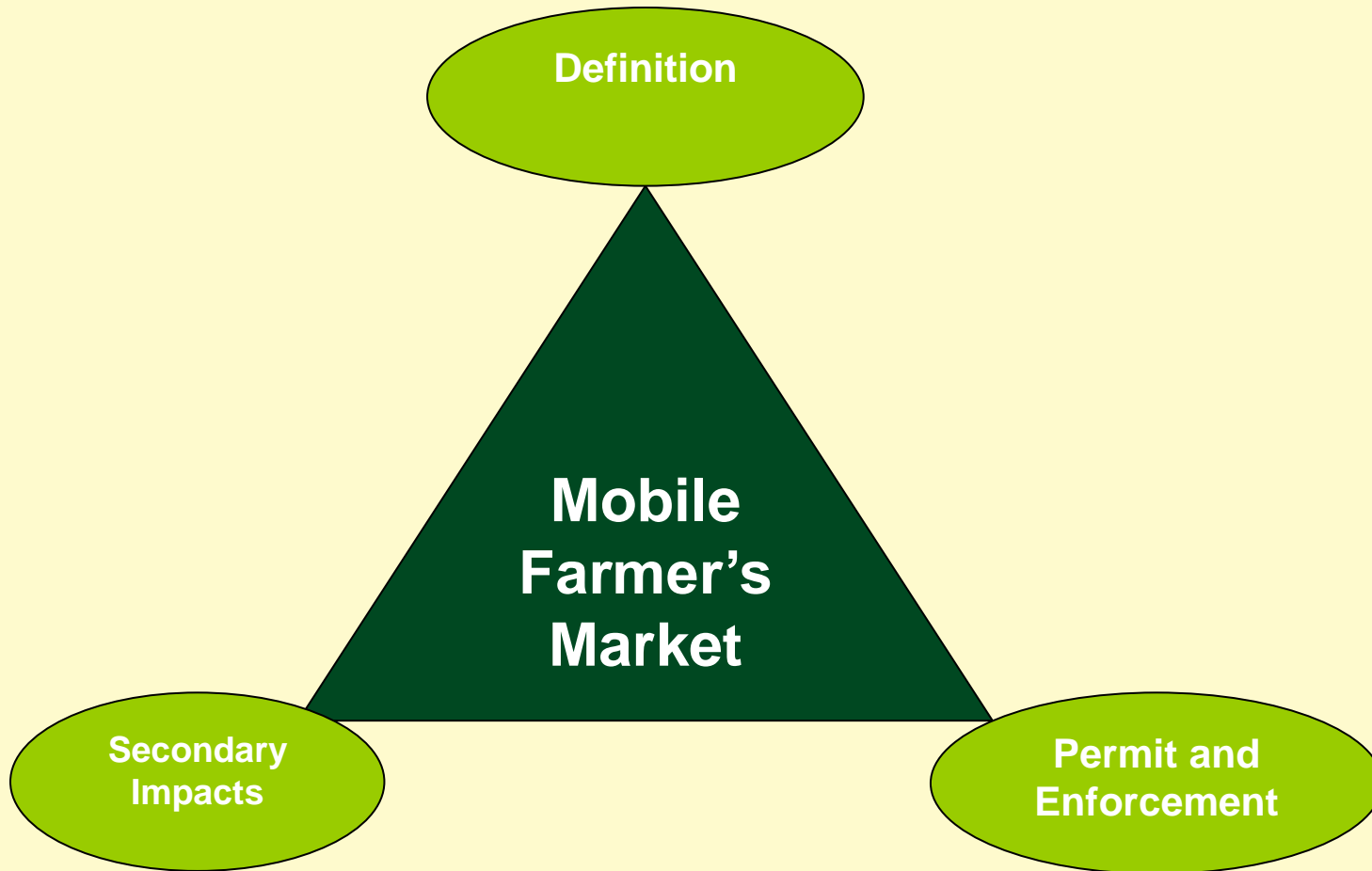
- Need clear definition

## Permit & Enforcement

- Need longer time period for length of stay
- Need flexibility in permitting
- Clarify type of goods to be sold and vehicle that can be used
- Expand (locations and time) where use can be located



# ISSUES AND CONCERNS



# PROPOSED DEFINITION

- A commercial mobile vehicle (excluding pick-up trucks, open trailers and boats),
- Licensed by the Department of Motor Vehicles,
- From which commercially prepared and packaged or uncut perishable fruits, vegetables or dairy products are sold (excluding alcoholic beverages, homemade food products and goods).



# DRAFT RECOMMENDATIONS

1. A mobile farmer's market shall be **allowed as a principal use** or as an **accessory use** in the UR-C, RE-3, B-1, B-2, B-D, BP, CC, NS, MUDD, UMUD, TOD-E, TOD-M, I-1 and I-2 zoning districts, subject to the following prescribed conditions:
  - a. Shall not be located in any required setback, any sight distance triangle, or required buffer.

# DRAFT RECOMMENDATIONS

- b. Requires a zoning use permit and display placard from Neighborhood & Business Services. Maximum duration of permit is **365 consecutive days**. Requires a list of dates and times the market will be at each location. Maximum of **three (3) locations** that can be listed for **each permit**.



# DRAFT RECOMMENDATIONS

- c. Proof of property owner or designated agent permission.
- d. Mobile food vending is not allowed as part of the use.
- e. Must remove all trash, litter and refuse generated by the use from the site at the end of each visit.



# DRAFT RECOMMENDATIONS

- f. Hours of operation shall be between **8:00 a.m.** and **9:00 p.m.** No overnight parking is allowed.
- g. Requires five off-street parking spaces and shall not locate in any minimum required parking spaces for other uses on the site.
  - Parking spaces may be shared with other uses on the site, unless the Zoning Administrator determines that parking congestion problems will be present on the site.

# DRAFT

## RECOMMENDATIONS



- h. One table and one fabric covered tent (maximum size of 12' x 12') **for shelter only** are permitted and shall be removed daily.
- i. No products shall be displayed or stored off the vehicle or trailer.
- j. All applicable local and state codes shall be met.

# DRAFT RECOMMENDATIONS

- k. Only one mobile farmer's market is allowed on a site at one time. A mobile farmer's market and an outdoors fresh produce stand **shall not occupy the same lot** at the same time.
- l. Signs must be in compliance with Chapter 13. No portable signs are allowed.
- m. Violations are subject to Section 8.105, "Citations". Violations may result in the revocation of the zoning use permit.



# DRAFT RECOMMENDATIONS

2. A mobile farmer's market shall be allowed as an **accessory use to a religious institution, school, college, university, hospital or office** in the:
- **Single Family Districts** R-3, R-4, R-5, R-6, R-8)
  - **Mobile Home District** (R-MH)
  - **Multi-Family Districts**, (R-8MF, R-12MF, R-17MF, R-22MF, R-43MF),
  - **Urban Residential Districts** (UR-1, UR-2, UR-3),
  - **Mixed Use Districts** (MX-1, MX-2, MX-3),

# DRAFT RECOMMENDATIONS

2. A mobile farmer's market shall be allowed as an **accessory use to a religious institution, school, college, university, hospital or office** in the:
- **Institutional,**
  - **Office** (O-1, O-2, O-3),
  - **Research** (RE-1, and RE-2) and,
  - **Transit Oriented District** (TOD-R)
  - Subject to the prescribed conditions listed in subsections (a) through (m) in Section 12.547(1).

# DRAFT RECOMMENDATIONS

Large commercial vehicle is allowed in a residential district as an accessory use on a site with a religious institution, school, college, university or hospital.

- *Large – Any vehicle designed or used for business purposes that has a GVWR of 13,000 pounds or more. Large vehicles also include commercial vehicles with a GVWR of less than 13,000 pounds if the height of the vehicle exceeds 9.5 feet (including any installed accessories such as ladder racks, cranes, compressors, hose reels, welders, etc), or the length of the cargo area/work platform exceeds 14 feet (not to include step bumpers less than 18 inches in length).*



# NEXT STEPS

Action	Date
<b>Present to Planning Commission for information</b>	<b>March 3, 2014</b>
<b>City Council Public Hearing</b>	<b>March 17, 2014</b>
<b>Zoning Committee of Planning Commission recommendation</b>	<b>March 26, 2014</b>
<b>City Council Decision</b>	<b>April 28, 2014</b>

# QUESTIONS AND COMMENTS

