



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

MOBILE FOOD VENDORS

Planning Commission Update

March 3, 2014

PURPOSE

Provide Planning Commissioners with an update of a department effort to explore current mobile food vendor regulations and possibly modify the regulations that allow the use in the Zoning Ordinance.



PROJECT BACKGROUND

- In 2006 mobile food vendors and City Code Enforcement staff raised concerns about current standards regulating the use.
- Issues identified included:
 - Vendor could locate at a site for up to 12 times a year for no longer than five day periods at a time. Each permit required two inspections – one to locate on site and one to verify use was removed from the site.
 - Inspection resources required to enforce the regulations were strained.
 - Repacking and moving every five days was burdensome and costly for the vendors.

PROJECT BACKGROUND

- There was no definition of a mobile food vendor in the Zoning Ordinance.
- Staff received complaints from Charlotte Mecklenburg Police Department and community groups about trash, traffic, safety, robberies, noise, drinking, loitering.
- A stakeholders group was formed in August 2007 to discuss these issues.

PROJECT BACKGROUND

- City Council approved the regulations for mobile food vendors on November 24, 2008.
- Department has received requests to revisit the regulations for mobile food vendors
- There is now a desire to have the use clustered in some locations and to expand the locations.
- Citizen Advisory Group convened in January of 2014 to review current regulations.



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CURRENT REGULATIONS

Code Section 12.510

City of Charlotte Zoning Ordinance

DEFINITION

Mobile Food Vending Service

A service establishment operated from a licensed and moveable vehicle that vends or sells food and/or drink processed or prepared on-site to walk-up customers.



CURRENT REGULATIONS

Section 12.510. Mobile food vending services.

1. Not allowed in required setback, sight distance triangle, or required buffer.
2. Requires a zoning use permit. Maximum duration - 30 days renewable twice. Maximum time period 90 days per year.
3. Proof of property owner or designated agent permission.
4. If issued a notice of violation at the location operator not eligible to renew at that location for the rest of the year.
5. Trash receptacles must be provided.



CURRENT REGULATIONS

6. Vendor must remove trash at the end of each business day.
7. Hours of operation are from 8:00 a.m. until 9:00 p.m.
8. One parking space per 250 square feet of the mobile food vending unit required. Additional parking may be required.
9. Not excluded from other requirements.
10. No access from a Class V (collector), Class VI, (local), or Class VI-L (cul-de-sac) street.



CURRENT REGULATIONS

11. A minimum 400' separation from other mobile food vendor and a minimum 400' separation to a residential use.
12. A zoning use placard must be posted.
13. All applicable local and state codes shall be met.
14. Exemptions for
 - a. Special events
 - b. Non-profit, fundraising events of 5 days or less

ISSUES AND CONCERNS

1. Locations

- There should be limited restrictions on where a mobile food vendor should be allowed to locate.

2. Operating Hours

- The hours of operation should be longer.
- Permits should be valid for longer periods and different locations.

3. Separation

- There should be no separation between uses



FOCUS AREAS





Next Steps

- March 11, 2014 Citizen Advisory Group Feedback and Discussion
- March 26, 2014 Draft Recommendation
- April 10, 2014 Final Recommendation
- May 19, 2014 City Council Public Hearing
- May 28, 2014 Zoning Committee Recommendation
- June 16, 2014 City Council Decision

QUESTIONS

