

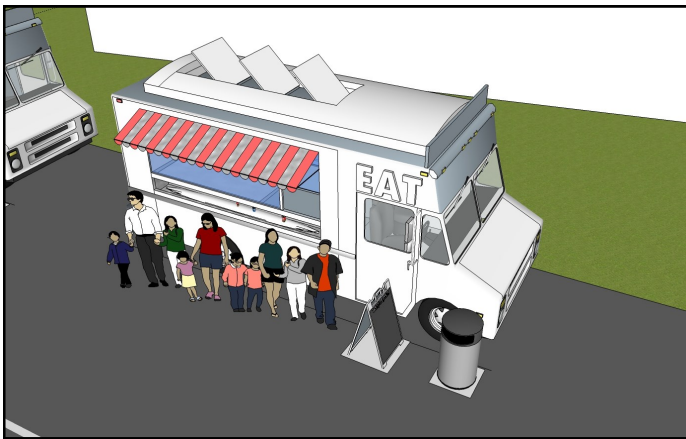


# Charlotte-Mecklenburg Planning Department

March 2017

## Mobile Food Vendor—Quick Reference Guide

Mobile Food Vendors (MFV) are permitted on private property in the City of Charlotte under certain conditions. Proper zoning, site development standards, and permits ensure good MFV locations. For a complete process description, see [www.charlottenc.gov/planning](http://www.charlottenc.gov/planning) and use the key word “Mobile Food Vendors”.



### Mobile Food Vendor Description

A Mobile Food Vendor (MFV) is a service establishment operated from a licensed and moveable vehicle or trailer that sells food and/or drinks (excluding alcoholic beverages). MFVs are permitted in many zoning districts as follows:

Zoning Districts	Allowed as Principal Use	Allowed as Accessory Use
All business districts (B-1, B-2, B-D, BP)	X	X
Neighborhood business districts (CC, NS)	X	X
All research districts (RE-1, RE-2, RE-3)	X	X
TOD districts (TOD-E, TOD-M)	X	X
All mixed use districts (MUDD, UMUD)	X	X
All industrial districts (I-1, I-2, UI)	X	X
Institutional District (INST)		X
Office Districts (O-1, O-2, O-3)		X
Residential Districts (incl. institutional uses like schools and churches)		X

### Required Permits

1. **Zoning Permit** (City of Charlotte): One \$175 permit per property for 365 days, obtained by property owner, and issued by Housing & Neighborhood Services - Code Enforcement Division.
2. **Mobile Food Unit Operating Permit** (Mecklenburg County Health Department): One \$150 permit per vendor, obtained by vendor, to operate in the county per health code

### Mobile Food Vendor Locations

- MFVs shall not be located in any required setback, yard, sight distance triangle, or required buffer, and shall not block driveways or other access to buildings.
- Location of a MFV use on a site with an approved conditional site plan is permitted if the approved site plan does not specifically prohibit MFVs.
- Properties hosting 4 or more MFVs shall abut a major or minor thoroughfare, collector or non-residential local street.
- Minimum 100' separation to a residential use (single family, duplex, triplex or quadraplex only) when located in a single family zoning district; minimum 400' between 11 p.m. and 7 a.m. Distance is shortest distance between nearest MFV and residential property line.
- MFVs shall not be within 50' of any Eating, Drinking and Entertainment Establishment (EDEE) serving food **unless**:
  - MFV and EDEE have same ownership
  - MFV has written permission from EDEE for operation within 50'.

## Operating Requirements

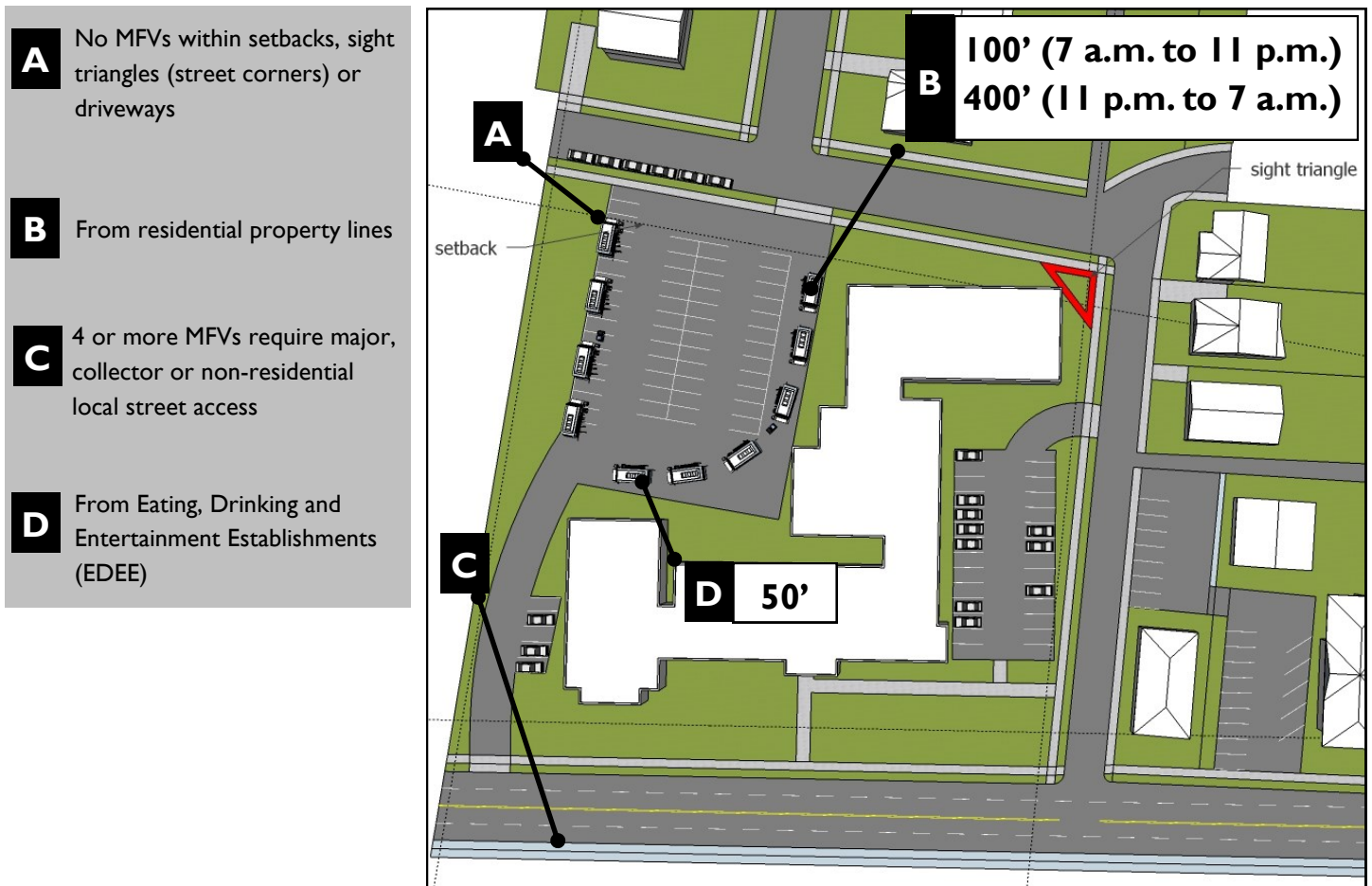
- **Hours of Operation:** No restrictions.\*
- **Waste Disposal:** Trash receptacles must be provided by the property owner or designee for customers to dispose of food wrappers, utensils, etc. The property owner or designee is responsible for removing all trash, litter, and refuse from the site at the end of each business day.
- **Parking:** As an accessory use, MFVs shall not locate in any minimum required parking spaces for the principal use, unless parking is provided within the allowed distance from the site per the zoning district (typically 400-800'). Customer parking is required as follows in table  
*Parking Requirements (upper right):*

## Parking Requirements

# of Vendors	Parking Spaces Required per Vendor	Site Review Requirements
1	N/A	No
2-3	2**	No
4-12	6 spaces total for first 3 vendors and 3 spaces for each additional vendor	Yes
13+	33 spaces total for first 12 vendors and 6 spaces for each additional vendor	Yes

\* City Noise Ordinance applies; generally 11 p.m. in immediate proximity to residential areas. 400' separation from residential 11 p.m. to 7 a.m.

\*\* Code Section 12.202(3) Use changes or additions may be made to existing buildings and uses that do not meet the minimum requirements for the number of off-street parking spaces if any such use changes or additions do not represent an additional parking requirement of more than



## Contact Information

Zoning Permits - City of Charlotte, Neighborhood Services - Code Enforcement Division. Call 311, ask for zoning info.  
Mobile Food Unit Operating Permits - Mecklenburg County Health Department, Environmental Health, 704-336-5100