

AN ORDINANCE TO AMEND THE GREENVILLE COUNTY ZONING ORDINANCE TO AMEND ARTICLE 4, DEFINITIONS, ARTICLE 6, TABLE 6.1, USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES, AND SECTION 6:2, USE CONDITIONS.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Adoption of Text Amendment to the Greenville County Zoning Ordinance to amend Article 4, Definitions, Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses, and Section 6:2, Use Conditions.

Article 4, Definitions (Add the following)

Mobile Food Unit: Any vehicle, trailer, or other movable motorized or non-motorized establishment that is used for the sale of food and beverages to the general public.

Article 6, Table 6.1, “Uses Permitted, Uses by Special Exception, and Conditional Uses” (Add the following)

| Use | AG | R-R3 | R-R1 | R-S | R-20 - R-6 | R - 20A | R-M2 - R-M20 | R-MA | R-MHP | O-D | POD | NC | C-1 | C-2 | C-3 | S-1 | I-1 | I-2 | BTD | ESD - PM |
|------------------|-----------------|------|------|-----|------------|---------|--------------|------|-------|-----|-----|-----------------|-----------------|-----------------|-----------------|-----------------|-----|-----|-----|----------|
| Mobile Food Unit | C ³⁵ | | | | | | | | | | | C ³⁵ | C ³⁵ | C ³⁵ | C ³⁵ | C ³⁵ | | | | |

Article 6, Section 6:2, Use Conditions (Add the following)

(35) Mobile Food Units

- No permanent structure is permitted to be added to or adjacent to a mobile food unit. The mobile food, unit and all associated equipment, must be removed every night and may not be left over night unless the mobile food unit is part of a special event that is taking place for more than one day;
- If a tent is to be used, it cannot be larger than 400 sq. ft. without obtaining a Temporary Tent Permit from Greenville County Building Codes Department;
- No mobile food unit is permitted to sit in any sight triangle or be a visual obstruction for any road or adjacent parcel;
- Mobile Food Units cannot cause an adverse impact for an existing use on the same parcel;
- Must have written permission from the property owner to set up on the site. Placement of the Mobile Food Unit may not impede traffic or block necessary parking spaces for the site resulting in customers parking on other properties or in non-parking spaces. They may also not obstruct emergency, handicap, or any other access points for the site and its structures.;
- Must adhere to the Greenville County Noise Ordinance;
- All signage must adhere to the Greenville County Sign Ordinance;
- All trash and refuse created by the mobile food unit, it’s operators and/or patrons, must comply and follow all county ordinances and the International Property Maintenance Code as they relate to litter, garbage, sanitation, rubbish and approved containers. All trash and refuse must also be removed every night upon vacancy;

- Must obtain a Business Registration from Greenville County;
- Must meet all Fire Safety regulations and have an updated and current Fire Inspection Decal clearly visible on the unit;
- Must have all permits and approvals as required by any other Federal or State Agency;
- Any generator that is to be used must be located at least 50 ft. from any residentially used or zoned parcel;
- Failure to adhere to these conditions shall be a violation and punishable under Article 13 of this Ordinance.

Section 2: Effective Date. This ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2025

ATTEST:

Regina McCaskill
Clerk to Council

Benton Blount, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator