



**Planning Department  
Office of the Zoning Administrator**

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**MEMORANDUM**

**To:** Greenville County Committee on Planning and Development  
**VIA:** Hesha Gamble, Assistant County Administrator – Community Planning & Development

**From:** Joshua Henderson, Zoning Administrator

**Date:** August 18, 2025

**Subject:** Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 4, Definitions, Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses, and Section 6:2, Use Conditions to establish regulations for Mobile Food Units within the zoned areas of Greenville County.

Article 4, Definitions

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.

Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses

The proposed Mobile Food Units will be permitted in the below zoning districts pursuant to meeting all conditions as outlined below.

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 <sup>35</sup>											C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>	C <sup>35</sup>			

Section 6:2, Use Conditions,

(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.

Thank you for your consideration.