

Planning Commission Guidelines for Conditional Use per ordinance 2018-63 “Mobile Food Units”

The following items are recommended for consideration in granting conditional use status to property owners for Food Truck operation.

1. Does the property in question adequate parking available? City code requires most businesses maintain a certain number of parking spaces, with the exception of those grandfathered or located in areas where it is not feasible. Imposing on neighboring properties or inviting the public into confined spaces should be given careful review.
2. Does the property in question have proper ingress/egress accessibility both for traffic flow and safety vehicles if necessary to avoid traffic congestion?
3. Does the property have an existing building/ business? This is important for many reasons the foremost is restroom facilities and the proper disposal of Grey water waste. Empty lots or properties that do not have water, sewer, or garbage handling abilities should not be considered an adequate location.
4. Is this an extension of the properties existing business use? (E.g. Would food service compliment heavy equipment, truck, or trailer sales?) Properties who already sell food/beverages/alcohol and/or provide entertainment/toursim services should be given positive consideration. More heavy commercial uses should be thoroughly reviewed.
5. Does the property meet minimum ADA requirements? Properties with at least one Handicap parking space is preferable.
6. Would the use of the property create an undue disturbance to nearby residential or neighboring businesses? Some properties are located in and near residential areas, impact on neighboring properties should be considered.