

STAFF EVALUATION

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Case No.: Zoning Ordinance Amendment, ZOA23-00001
Planning Commission Date: May 18, 2023 **City Council Date:** May 24, 2023

General Information

<i>Description of Proposal</i>	This amendment, if approved, would clarify how food trucks are allowed to be stored
<i>Relevant Existing Zoning Definitions</i>	None. However, there is a City Code definition of mobile vendor: "Mobile vendors. The sale or exchange of any item, including, but not limited to, any and all goods, wares, flowers, prepared or unprepared food or any other product, by any person from any temporary structure, including, but not limited to, any table or stand, or from any motor vehicle, trailer, cart, dray, wagon, pushcart or any hand or pedal-propelled vehicle." (City Code Section 2-312)
<i>Current Regulations</i>	<p>The current zoning ordinance is interpreted to allow the operation of food trucks in limited areas within the city. Food trucks are allowed in zoning districts which permit both retail sales and outdoor sales. They are also allowed as an accessory use in conjunction with hospitals, religious facilities, public or private schools, structures which house a government function, community centers, or private or fraternal clubs/lodges.</p> <p>Food trucks which are trailers rather than vehicles are not allowed to be parked at a single-family home if the home is being used as the home base of operation for the food truck for licensing purposes.</p> <p>Food trucks which are vehicles are only allowed to be parked at a single-family home if the vehicle meets the size restrictions contained within the commercial vehicle parking in a residential district provisions. The typical box-style food truck does not meet these size limitations.</p> <p>Food trucks are not allowed to be parked or stored at other properties unless they are there only temporarily or the property is an approved vehicle storage site.</p>

Analysis

This amendment, if approved, would add a new section to the general provisions of the Zoning Ordinance which would describe how food trucks may be parked and stored within the City. In 2022, City Council directed staff to bring forward amendments which would streamline and improve food trucks' ability to operate in Hampton. This amendment in conjunction with six related amendments is staff's effort to achieve that directive.

The amendment would clarify that food trucks are not allowed to be parked or stored at a one-family, two-family, or duplex home. In commercial and industrial parking lots, food

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trucks may be parked if they meet the proposed additional standards which includes the parking of the food truck does not reduce minimum required parking for other uses on the property, the parking is located in the rear or in a screened area, and the parking does not last longer than 72 hours.

If the set of seven zoning ordinance amendments are granted, "food truck host sites" would become a use within the Use Table, enabling operation of food trucks at various locations on property throughout Hampton. These proposed amendments focus on how food trucks may operate on properties throughout the city, and not within the right-of-way. Additional standards proposed would define where on the property and how the food trucks would be allowed to operate. There are also City Code amendments proposed for City Council consideration which would streamline the permitting and licensing process for food trucks by eliminating the peddler's permit and clarifying that food trucks are allowed as part of neighborhood special events.

Staff recommends approval of ZOA 23-00001.