

Mobile Food Vending and Food Truck Courts

§ 155.359 MOBILE FOOD VENDING.

(A) Purpose and applicability.

- (1) This section regulates mobile food vending in unincorporated Morgan County, including individual units operating on streets, public property, and private parking lots. Divisions (D) through (G) apply to all mobile food units, including units within food truck courts and temporary mobile food gatherings. Location and additional site requirements are governed by division (C) and § 155.360, as applicable.
- (2) Food truck courts and temporary mobile food gatherings are governed additionally by § 155.360. Ordinary mobile vending does not require a court approval unless the site constitutes a food truck court under division (B)(3).
- (3) Relationship to other provisions. Notwithstanding § 155.002(B) and other general conflict provisions of this chapter, an express standard or exception in this section or § 155.360 controls the same subject over a conflicting general provision of this chapter. Where § 155.360 expressly establishes a different standard or exception from this section, § 155.360 controls that subject. Other applicable requirements remain in effect. This paragraph does not waive controlling state or federal law or an independently applicable traffic, health, building, plumbing, electrical, fire, accessibility, or floodplain requirement. All requirements are subject to division (F).

(B) Definitions. The following definitions apply to this section and § 155.360.

- (1) Commissary. A food service establishment permitted by a local health department and approved to support mobile food operations as provided in Utah Administrative Code R392-102. A commissary may provide food preparation, storage, cleaning, waste disposal, water replenishment, or other approved servicing functions.
- (2) Court operator. The person or entity responsible for managing a food truck court and maintaining its common areas, facilities, and compliance with the court's land-use approval. A court operator may also operate a vendor business, but providing premises and common amenities alone does not make the court operator the operator of each vendor's food business.
- (3) Food truck court. A site planned, arranged, and managed as a single ongoing commercial use to accommodate multiple mobile food units, with designated vendor spaces and shared customer seating, dining, or gathering areas. The term includes a food truck park. The site may occupy one parcel or contiguous parcels under coordinated management. A court may operate with fewer vendors than its approved capacity. The number of units present, their proximity on unrelated properties, or the number of days an individual unit operates does not, by itself, establish a food truck court. Ordinary mobile vending and temporary mobile food gatherings that do not establish this ongoing use are not food truck courts.
- (4) Mobile food unit. A food truck or food cart as defined in Utah Code § 11-56-102, including a qualifying towable food trailer.
- (5) Temporary mobile food gathering. A gathering of mobile food units associated with a particular event or limited series of events, using removable amenities without establishing an ongoing food truck court. A gathering may recur without becoming a court solely because it recurs.
- (6) Vendor space. A designated area within a food truck court for a mobile food unit or an accessory vendor authorized under the court's approved site plan. The term includes the unit's associated

service area and equipment, but does not include required common pedestrian routes or customer parking.

(C) Locations and residential areas.

- (1) On private property, mobile food vending is allowed with the property owner's consent in a zone where a food establishment is a permitted or conditional use, subject to this section. Mobile units may also occupy approved vendor spaces in a food truck court under § 155.360(C). An individual unit operating under this paragraph does not require a separate conditional use permit merely because a food establishment is a conditional use in that zone. Court approval requirements are governed by § 155.360.
- (2) Outside an approved food truck court, ordinary walk-up mobile food vending is prohibited in a residential or rural residential district where a food establishment is neither a permitted nor a conditional use, except as provided in paragraph (3). Where a food establishment is a permitted or conditional use in such a district, this section shall not be applied to entirely or constructively prohibit mobile food vending contrary to Utah Code § 11-56-106.
- (3) A mobile food unit may serve a lawful private catered event on private property in a residential district with the property owner's consent, when service is limited to the event's invited participants. A unit may also serve participants in a lawful school, religious, recreational, or similar institutional event when food service is authorized as part of that use. These exceptions do not authorize an ongoing commercial vending site open to the general public.
- (4) Street vending is allowed only in lawful parking spaces along street segments abutting property in a zone where a food establishment is a permitted or conditional use, or in an area expressly authorized for vending by the public entity controlling the property. Vending from a travel lane, bicycle lane, median, or a location where parking is prohibited is prohibited. Applicable parking time limits remain in effect.
- (5) Use of other public property requires authorization from the entity controlling that property. Land-use approval under this section or § 155.360 does not itself grant a lease, reservation, or other property-use authorization. Use of County property remains subject to applicable County-property requirements, including §§ 150.25 through 150.27, the airport provisions of this chapter, and Chapter 70. Use of County property remains subject to applicable County contracting and facility-use policies and County-property requirements, including §§ 150.25 through 150.27, the airport provisions of this chapter, and Chapter 70.

(D) Placement, visibility, and access.

- (1) Regardless of whether a front yard is required, mobile food operations shall maintain the clear-view triangle established by § 155.315(A), formed using points 25 feet from the intersection of the curb lines as specified in that section. No mobile food unit, canopy, sign, equipment, or other opaque obstruction exceeding three feet in height, measured as provided in that section, may occupy the triangle. Serving windows and customer queues shall remain outside the triangle. Deviations require County Engineer approval under § 155.315(B).
- (2) Units and associated activities shall not obstruct sight distance at driveways, parking-lot entrances or exits, or pedestrian crossings as required by applicable County engineering and roadway standards.
- (3) No unit, queue, furniture, sign, equipment, cord, or hose may obstruct a driveway, drive aisle, loading area, building exit, fire lane, hydrant, utility access, pedestrian crossing, or required

accessible route. Accessible parking spaces, access aisles, and curb ramps shall remain available for their intended use.

- (4) Serving windows shall face a sidewalk or protected customer service area. Customers shall not be required to stand in a travel lane, bicycle lane, or active drive aisle. Vehicle movement shall be separated from the service area and queue. Service to occupants of vehicles requires a separately approved drive-through use.
- (5) Units shall occupy stable surfaces suitable for their loads and shall not damage required landscaping. Placement shall maintain applicable fire separation. Canopies shall provide at least seven feet of vertical clearance, or greater clearance where required by applicable accessibility or building requirements, and shall not obstruct circulation.
- (6) Units shall not displace parking required for another use unless a lawful site approval allows shared or reallocated parking. No separate restaurant floor-area parking calculation is imposed on an individual mobile unit by this section. Court parking is governed by § 155.360(E)(4). Accessible spaces and access aisles remain subject to paragraph (3).

(E) Operating standards.

- (1) Customer service is allowed from 7:00 a.m. to 10:00 p.m., unless a lawful event or site approval authorizes different hours. Different court hours may be approved under § 155.360(G)(5). Quiet setup, cleaning, security, refrigeration, and lawful overnight parking are not customer service. Noise and public-safety requirements apply at all times.
- (2) Vendors shall provide or have access to adequate refuse containers and remove litter and waste attributable to their operations. Shared containers may satisfy this requirement. Food preparation and storage, potable water, handwashing, employee toilet access, wastewater, grease, and servicing shall comply with applicable health requirements, including Utah Administrative Code R392-102 and any lawful exemption or alternative approved by the local health officer. Wastewater, grease, and cleaning water shall not be discharged to the ground, a storm drain, or an unapproved disposal system.
- (3) Generators, refrigeration, amplified sound, fuel, cooking equipment, and electrical connections shall comply with applicable noise, fire, and construction requirements. Cords and hoses shall be protected and shall not obstruct required routes. Vehicle engines shall not idle during customer service except when necessary for lawful food-service equipment or a safety function. Outdoor lighting shall comply with § 155.352, including its applicable exemptions.
- (4) Signs. Ordinary identification and advertising graphics integral to a lawfully operating mobile food unit and one portable menu board no larger than two feet by three feet per operating unit are allowed without a separate County sign permit. Those graphics and boards are exempt from the temporary-promotion periods and common sign-theme requirements of § 155.368. Menu boards shall remain outside required pedestrian routes, sight-distance areas, and vehicle circulation areas, shall be removed when customer service ends, and shall not occupy a public right-of-way without lawful authorization. Applicable visibility, lighting, and traffic-safety requirements remain in effect. Other signs, including permanent court signs and common freestanding menu displays, remain subject to § 155.368.
- (5) Mobility and overnight parking. Units shall remain removable by their ordinary means of transport, with readily disconnectable utility connections. Permanent structures, permanent site improvements, and incorporation of a unit into a permanent structure require applicable

approvals. This section imposes no daily relocation requirement or operating-day limit. Overnight parking is subject to paragraph (6) and applicable health, fire, commissary, and servicing requirements. Habitation in a unit is prohibited.

- (6) Parking requirements. Units shall comply with Chapter 70 and Utah Code Title 41, Chapter 6a, including applicable parking time limits, snow-removal restrictions, and traffic and fire-access clearances. The 48-hour restriction in § 70.16 applies to public roads, streets, and County-owned property; it does not apply to private property. The permanent-parking prohibition in § 155.318(A) does not apply to lawful mobile food vending under this section, overnight parking incidental to that operation, or occupancy of an approved vendor space under § 155.360. This exception does not waive other applicable location, placement, or safety requirements. Storage unrelated to a lawful vending operation remains subject to §§ 155.318 and 155.327, as applicable. Compliance with, or a deviation from, § 155.315 does not waive traffic or parking requirements.
- (7) Utility connections. Notwithstanding § 155.326(A) and (B), approved above-ground service pedestals and readily disconnectable utility connections may serve mobile food units. Underground requirements for permanent utility distribution and the restrictions on equipment in designated snow-storage easements under § 155.326(H) remain applicable.

(F) Credentials and state-law protections.

- (1) Each vendor shall maintain the business license, health permit, and fire approval applicable to its operation. The County shall recognize qualifying Utah credentials under Utah Code §§ 11-56-103 and 11-56-104. Required copies shall be kept in each operating unit as provided by state law.
- (2) No additional County mobile-food license, vendor registration fee, or permit for each operating location and time is required by this section. The County shall not require submission of operating dates, times, or duration, impose prohibited operating-day limits, require written owner-consent documentation, impose a minimum distance from a restaurant, restrict unit size, or require duplicative inspections contrary to Chapter 56.
- (3) Notwithstanding §§ 155.024–155.025, 155.045–155.048, and 155.366, ordinary mobile food vending at a location allowed by this section does not require a separate land-use application, site plan, use permit, or conditional use permit solely because a mobile food unit operates there. Any independently applicable requirement shall comply with Utah Code § 11-56-106, including its prohibition on a private-property site plan where a unit operates at the same location for less than 10 hours per week and its prohibition on a site plan for each public-right-of-way location where mobile vending is allowed. Reaching 10 hours does not, by itself, trigger a permit or court approval under these sections.
- (4) Mobile-business events are subject to Utah Code § 11-56-105. No participating mobile business shall be required to obtain a private-property event permit or pay a fee prohibited by that section. Health permits for temporary mass gatherings are governed by that section. Restrictions on streets and abutting sidewalks temporarily closed for an event are governed by Utah Code § 11-56-106(2). Temporary mobile food gatherings are addressed in § 155.360(I).
- (5) The protections in this division do not dispense with property-owner authorization or site and operating plans required for development of a food truck court under § 155.360(B) and (D), or with approvals independently required for permanent improvements. Such requirements shall not be imposed on ordinary mobile vending by treating repetition, duration, or the presence of several units alone as establishment of a court.

(G) Enforcement.

- (1) Vendors are responsible for their operations. A property owner or court operator remains responsible for obligations otherwise imposed on that person by law or an applicable site approval. Enforcement shall address the responsible person and actual violation.
- (2) Enforcement and penalties are governed by § 155.999 and other applicable provisions of this Code and state law, including required notice and opportunity to be heard. Land-use appeals are governed by § 155.030 except where another applicable provision designates an appeal procedure. Court permit suspension and revocation are governed by § 155.360(J). Nothing limits lawful emergency action by an authorized official.
- (3) This section shall be administered consistently with Utah Code Title 11, Chapter 56. A conflicting requirement shall not be applied to the extent prohibited by controlling law.

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§ 155.360 FOOD TRUCK COURTS AND TEMPORARY MOBILE FOOD GATHERINGS.

(A) Purpose and applicability.

- (1) This section establishes land-use, development, and operating standards for food truck courts and temporary mobile food gatherings in unincorporated Morgan County. General mobile food vending standards are established in § 155.359.
- (2) A food truck court is an ongoing land use that may operate year-round or seasonally. Individual vendors may occupy the court on a continuing, seasonal, rotating, or occasional basis. The court's approval is not dependent on the identity or continued presence of a particular vendor.
- (3) The definitions in § 155.359(B) apply to this section. Mobile food units are subject to § 155.359. This section establishes additional requirements for coordinated sites and gatherings; it does not impose court-development standards on ordinary mobile vending. Applicable health, building, plumbing, electrical, fire, accessibility, and other laws remain applicable.
- (4) Other food facilities may participate only as allowed by this section and their applicable health and land-use approvals; their participation does not change their classification under state law.

(B) Relationship to vendor approvals.

- (1) A court's land-use approval addresses development and operation of the coordinated site. Vendor credentials and state-law protections are governed by § 155.359(F). Court approval does not replace required vendor credentials or require separate land-use approval for each vendor occupying an approved space.
- (2) The court applicant shall provide property-owner authorization and the site and operating plans required by division (D). These requirements apply to development of the court and shall not be used to impose prohibited documentation requirements on individual vendors.
- (3) County business licensing otherwise required for the court operator or accessory businesses is administered under Title XI, subject to § 155.359(F). A court approval does not authorize collection of a prohibited mobile-business fee through the court operator.

(C) Food truck courts; location and approval.

- (1) Food truck courts are conditional uses, designated C2, in the CB, NC, TC, CS, CH, GC, BP, TPC, MGC, PC, LM, and I districts, subject to this section. The PC designation in this list means the Peterson Commercial District. Other districts are governed by their applicable use provisions. An overlay, approved development plan, or development agreement remains applicable to the extent enforceable under state law.
- (2) The Planning Commission is the land-use authority for initial court approval and major amendments, and the Zoning Administrator decides minor amendments under division (H). Review shall follow § 155.366 except that these assignments control over § 155.366(A)(2)(b) and (C)(1). A separate County Commission approval is not required solely because the court is a commercial site. Appeals from decisions under this section shall be heard by the appeals and variance hearing officer under § 155.030, notwithstanding a different appeal designation in § 155.366(A)(2).
- (3) A court may be a principal use or an accessory use on a site with another lawful principal use. Shared access, parking, restrooms, and other facilities may be approved when their location, capacity, availability, and continued use satisfy this section.

- (4) The approval shall identify the court area, vendor spaces, maximum simultaneous mobile food units, accessory-vendor areas, customer seating and gathering capacity, common facilities, and any approved phases. This section establishes no County-wide numerical maximum on mobile food units within a court. Site capacity shall be based on the approved layout and compliance with applicable access, parking, utility, sanitation, building, and fire requirements.
- (5) The Planning Commission shall approve a complying conditional use when reasonable conditions can mitigate its reasonably anticipated detrimental effects under applicable standards, consistent with Utah Code § 17-79-506. Conditions shall identify the applicable standard and the effect being mitigated. A denial shall identify the unmet standard and why reasonable conditions cannot achieve compliance. Approval shall not depend on the identity, menu, cuisine, or competitive effect of an individual vendor.

(D) Court application and site plan.

- (1) An application shall identify the property, applicant, property owner, and court operator or proposed management arrangement, and shall include a scaled site plan showing:
 - (a) Property boundaries; the court area; existing and proposed buildings; vendor spaces and serving orientations; and applicable setbacks and clear-view areas;
 - (b) Customer seating, accessible dining areas, queues, pedestrian routes, entrances, vehicle circulation, parking, loading, and fire access;
 - (c) Restrooms, handwashing facilities, any proposed commissary or other support building, waste and grease facilities, enclosed storage, and utility connections;
 - (d) Landscaping, screening, lighting, court signs, grading, drainage, and snow-storage areas where needed; and
 - (e) Areas for accessory vendors, markets, performances, games, and other proposed activities, together with any proposed phases.
- (2) An operating plan shall describe customer-service hours, proposed simultaneous vendor and customer capacity, accessory activities, deliveries and vendor movement, shared-facility maintenance, trash collection, noise management, and the proposed approach to commissary use and servicing. Vendor names and individual operating schedules are not required as part of the land-use application.
- (3) The application shall identify proposed water, wastewater, and electrical service. Provider letters or agency approvals are required where applicable to establish service availability and capacity. Approved existing service may be documented without obtaining a duplicative will-serve letter. Internet service is not a required utility under this section.
- (4) The Zoning Administrator shall route the application to the County Engineer, Building Official, fire code official, Weber–Morgan Health Department, and other responsible agencies for review of matters within their respective authority. Relevant existing approvals shall be accepted where they cover the proposed use and capacity. Technical studies and construction drawings shall be required only as necessary under applicable standards for the proposed improvements or identified impacts.
- (5) Land-use approval may precede final construction and health permits, but shall identify the remaining required approvals and improvements. A court or phase shall not open until its required access, sanitation, utilities, and other facilities are completed and approved by the responsible

agencies, except for improvements that may lawfully be deferred with appropriate assurance. Financial assurances shall be governed by applicable County requirements and Utah Code § 17-79-707; this section creates no additional bond requirement for individual vendors or improvements exempt under state law.

- (6) The application requirements of this division and the amendment and phasing procedures in division (H) govern food truck courts over conflicting or duplicative requirements of §§ 155.024–155.025 and 155.045–155.048. Independently required construction permits, engineering drawings, and other technical approvals remain applicable.

(E) Court site and development standards.

- (1) **Layout and mobility.** Vendor spaces shall be sized and arranged to accommodate units and their equipment while maintaining the placement, visibility, access, and fire-separation standards in § 155.359(D). Trailers may be unhitched within approved spaces. Unit mobility and utility connections are governed by § 155.359(E)(5).
- (2) **Setbacks and common areas.** Vendor spaces and permanent structures shall meet applicable district setbacks. The court shall provide shared seating and a common dining or gathering area connected to vendor service areas by safe pedestrian routes. Seating, umbrellas, shade structures, landscaping, public art, and outdoor games may be included. Permanent buildings and structures remain subject to applicable commercial or town-center design requirements. Those building-design requirements do not require mobile units to have uniform branding, colors, or materials.
- (3) **Surfacing and drainage.** Vendor pads, vehicle entrances, parking, and circulation areas shall have all-weather surfaces that support anticipated loads, control dust and mud, and prevent sediment from reaching public roads or drainage systems. Applicable paving requirements remain in effect. Where this chapter allows an alternative surface, it may be approved upon the County Engineer's determination that these standards are met. Required accessible routes and spaces shall be firm, stable, slip-resistant, and otherwise compliant with accessibility standards. Grading and drainage shall comply with § 155.338 and applicable engineering standards.
- (4) **Customer and employee parking.** Required court parking is one space per 3.5 customer seats, plus one space per employee on the largest simultaneous shift of the court and its vendors, rounded up to the next whole space. Common seats are counted once. Truck interiors, vendor pads, uncovered gathering areas, and circulation areas are not restaurant floor area for this calculation. A separate principal use retains its applicable parking requirement. The Planning Commission may approve shared parking or a reduction based on a parking analysis demonstrating sufficient spaces for overlapping peak demand, considering approved seating, takeout service, employees, accessory activities, hours, and legally available nearby parking. The approved plan shall identify the resulting number and location of spaces. Standing-room events or markets shall not exceed the parking demand addressed in the approved analysis or any separately approved event plan. This paragraph governs the number and calculation of court parking spaces, including approved shared parking and reductions. Other applicable standards of § 155.369 remain in effect. Vendor spaces are not customer parking spaces.
- (5) **Pedestrian and vehicle access.** Accessible routes shall connect accessible parking, vendor service areas, common seating, and required restrooms and shall remain clear as required by § 155.359(D). The plan shall provide for vendor deliveries, arrival, and departure without moving vehicles through occupied dining areas unless the affected area is temporarily closed to

customers. Access to each vendor space shall be available for servicing and removal without moving permanent structures.

- (6) Restrooms and handwashing.** Approved toilet and handwashing facilities shall be available to employees and customers throughout customer-service hours. Number, type, accessibility, location, and plumbing shall satisfy applicable health, building, and plumbing requirements for the approved use and capacity. Facilities in an existing building may be used when approved by the responsible officials and secured by an enforceable arrangement for access and maintenance. Portable facilities may be used only when those officials approve them for the particular use and duration; they do not automatically substitute for permanent facilities required by applicable codes. Expansion shall not exceed approved facility capacity.
- (7) Water, wastewater, and grease.** The court shall provide approved systems or servicing arrangements sufficient for its common facilities and approved vendor operations. Required connections to available public systems shall comply with applicable provider and County standards. Alternative water or wastewater systems require approval from the agencies having jurisdiction. Wastewater and grease shall be collected, stored, and disposed of through approved systems. A direct water, wastewater, or gas connection at every vendor space is not required where the responsible agencies approve another lawful arrangement. Common potable-water and wastewater facilities shall be protected against cross-connections and contamination.
- (8) Power and fuel.** Food truck courts shall provide electrical service and properly installed connections sufficient for the approved use and vendors that require external power. Generators may supplement service during a power outage, an approved construction phase, or an approved temporary event, subject to fire and noise requirements. A different permanent power source may be approved if it complies with applicable codes and noise standards. Utility distribution and connections are subject to § 155.359(E)(7). Propane storage and distribution shall comply with the fire code. Shared fuel systems require the approvals applicable to those systems.
- (9) Waste, storage, and maintenance.** The court operator shall provide shared refuse and recycling facilities sufficient for the operation, arrange collection, and maintain common areas in a clean condition. Containers shall be covered and screened where required by applicable commercial standards. Individual patron receptacles may be supplied by vendors or the court operator. Food and food-service equipment storage is governed by § 155.359(E)(2). Other bulk supplies and maintenance equipment shall be stored in enclosed storage, except for outdoor items shown on the approved site plan. The operator shall maintain required paths and access during snow and ice conditions.
- (10) Landscaping, lighting, and noise.** Landscaping, screening, and exterior lighting shall comply with §§ 155.335, 155.345, and 155.352, as applicable. The lighting plan shall show fixtures and illumination sufficient to verify compliance; photometric information shall be provided where required by those standards. Service equipment and performance areas shall be located and oriented to meet applicable noise requirements and reduce direct effects on adjoining residential property. Any additional mitigation imposed through the CUP shall be tied to an applicable objective standard and identified impact.
- (11) Signs and structures.** Court identification, directional signs, and common menu displays shall comply with § 155.368. Individual vendor signs and portable menu boards are governed by § 155.359(E)(4). Pavilions, canopies, containers converted to buildings, stages, heaters, fire pits, and other improvements require the building or fire approvals applicable to the particular

installation. A court approval alone does not authorize a separate restaurant, bar, or other principal use not included in the approval.

(F) Commissary and servicing requirements.

- (1) A court may include a shared on-site commissary as an accessory facility serving its vendors. The commissary shall obtain the health and construction approvals applicable to its actual functions and shall provide the capacity and equipment required for the vendors it serves. No minimum kitchen floor area is established by this section. A kitchen serving unrelated outside businesses or functioning as a separate principal use remains subject to the approvals applicable to that additional use.
- (2) This section does not independently require every court to construct an on-site commissary. The requirement may be satisfied, as approved by the local health officer, through an on-site commissary, use of an approved off-site commissary, or an exemption or other alternative authorized by applicable health law. Approval of common seating, restrooms, or utility hookups does not itself establish or approve a commissary.
- (3) A vendor using an off-site commissary shall continue to return and maintain records at the frequency required by the local health officer. A vendor intending to remain at the court between operating days shall obtain any required health approval for that parking and servicing arrangement. An off-site commissary agreement alone does not authorize the vendor to disregard required return or servicing obligations. Where the proposed operation cannot comply through an approved off-site arrangement or lawful exemption, the necessary approved on-site facilities or a revised operation shall be provided before that operation begins.
- (4) The court operator is responsible for any commissary or common servicing facility the operator provides. Each vendor remains responsible for its own health permit and approved servicing arrangement. County land-use officials shall not substitute their own kitchen, equipment, or servicing requirements for determinations assigned by law to the health authority.

(G) Court operation and accessory activities.

- (1) **Management.** The court shall have a designated operator and a current contact available during operating hours to address site conditions. The operator shall maintain common facilities and ensure that participating vendors have the credentials required by § 155.359(F). Vendors remain responsible for their individual operations under § 155.359(G). The County shall not regulate the amount or form of private vendor rent or service charges under this section.
- (2) **Vendor flexibility and overnight parking.** Continuing, seasonal, rotating, guest, and event vendors may occupy approved spaces within the court's approved capacity. Units may remain in those spaces overnight and between operating days, subject to division (F), § 155.359(E)(5), and lawful conditions of approval.
- (3) **Accessory activities.** Common seating, shade, outdoor games, public art, seasonal decorations, small live performances, and farmers' or artisan-market booths may be included in the court's site and operating plan. Nonfood vendors may sell from designated booths or tables. Such activities shall remain subordinate to the court's dining and gathering use, remain within the approved activity areas and capacity, and comply with applicable licensing, health, fire, noise, and other requirements. Ordinary vendor substitutions and individual performances within the approved scope do not require separate land-use approval.

- (4) Events beyond approved operation.** An activity requiring street closure, using land outside the approved court area, or exceeding approved parking, attendance, sanitation, or operating limits shall obtain any otherwise required event or amended land-use approval, subject to § 155.359(F)(4). A separately regulated activity, including alcohol service, remains subject to its applicable approvals.
- (5) Hours.** Customer-service hours are governed by § 155.359(E)(1). The Planning Commission may approve different court hours through the CUP based on compliance with applicable noise, lighting, and other site standards.

(H) Vendor changes, amendments, and phasing.

- (1) Changes not requiring land-use approval.** Substituting vendors; changing menus; changing vendor tenure or private contracts; leaving approved spaces vacant; and placing a compliant replacement unit within an approved space do not require a new or amended CUP. The replacement shall fit within the approved space and available facilities without obstructing required access or exceeding approved site capacity. Required health, fire, or other operational approvals remain applicable.
- (2) Minor amendments.** The Zoning Administrator shall approve a proposed site adjustment administratively when it remains within the approved court boundary and simultaneous vendor and customer capacity; preserves required setbacks, access, parking, drainage, landscaping, and utility capacity; complies with applicable standards; and does not change approved customer-service hours or enlarge the authorized scope of accessory activities. Necessary review by engineering, building, fire, or health officials may be obtained. The written approval shall identify the revised plan and findings of compliance.
- (3) Major amendments.** An increase in approved simultaneous vendor or customer capacity, expansion of the court boundary, change in approved hours, addition of a principal use, or other change not qualifying under paragraph (2) requires Planning Commission review under this section. An increase within an existing district where courts are allowed does not require a text amendment merely because more vendor spaces are proposed. Review of an amendment shall address the proposed change and its effects on the approved development, subject to applicable law.
- (4) Phasing.** The initial approval may establish ultimate site capacity and phases. A phase may open when the facilities needed for that phase have been completed and approved. Opening a phase already authorized by the approved plan requires verification of compliance, rather than a new CUP. Improvements supporting a later phase need not be completed to open an earlier phase unless necessary for the earlier phase's safe and lawful operation.
- (5) Continuity.** The court's land-use approval runs with the land, subject to applicable expiration, abandonment, and enforcement provisions. Ordinary turnover, vacancies, or approved seasonal operation do not, by themselves, terminate the approval. A change in court operator requires updated contact information and compliance with otherwise applicable licensing requirements, but not a new land-use approval solely because management changes.

(I) Temporary mobile food gatherings.

- (1)** Temporary mobile food gatherings are subject to § 155.359 and any independently required event approval. The presence of several mobile food units at an event does not, by itself, require a court CUP or permanent court improvements.

- (2) A gathering at a location where mobile food vending is allowed under § 155.359(C) does not require a temporary-use permit solely because multiple mobile food units participate. Temporary structures, street closures, entertainment, or other activities that independently require approval remain subject to applicable requirements and § 155.359(F)(4).
- (3) A temporary-use or event approval may authorize removable seating, shade, restrooms, and other facilities appropriate to its approved scope and duration. The organizer shall maintain required access and sanitation and remove temporary installations at the conclusion of the authorized use. This paragraph does not impose a relocation requirement or operating-day limit on an individual mobile business contrary to § 155.359.
- (4) Permits, fees, and restrictions on mobile businesses participating in events are governed by § 155.359(F)(4). A permit under § 155.324 shall not be required or conditioned in conflict with those provisions.

(J) Compliance and enforcement.

- (1) The court operator shall maintain the site in compliance with its approval. General enforcement procedures are governed by § 155.359(G). Suspension or revocation of a court CUP is governed by § 155.366(C)(3), subject to required notice and opportunity to be heard and controlling state law.
- (2) A violation confined to an individual vendor does not automatically revoke the court's land-use approval. Enforcement shall address the responsible operation and the nature of the violation. Court-wide action may be taken where common facilities or site operations fail to comply, the operator fails to correct a violation within its responsibility, or otherwise authorized by applicable law.
- (3) County land-use approval does not waive or override another agency's lawful order or permit condition.

EXHIBIT B

CONFORMING CODE AMENDMENTS

1. § 155.132 — Use regulations.

Add the following entry under “Accommodation and food services” in the use table:

Use	CB	NC	TC	CS	CH	GC	BP	TPC	MG C	PC	LM	I
Food truck courts (§ 155.360)	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2

(Add the following paragraph immediately after the use table:)

Mobile food vending is governed by § 155.359; food truck courts and temporary mobile food gatherings are governed by § 155.360. The C2 designation applies only to courts. Those sections control over conflicting requirements of this section, subject to Utah Code Title 11, Chapter 56.

2. § 155.324. Temporary use permits.

(Add the following paragraph at the end of division (A):)

The requirements and exemptions in §§ 155.359 and 155.360 govern mobile food vending, food truck courts, and temporary mobile food gatherings. Section 155.359(F) controls conflicting requirements of this section. Food truck courts, including seasonal courts, shall be reviewed under § 155.360 as ongoing land uses.

Add the following exemptions as divisions (D)(1)(j) and (k):

- (j) Mobile food vending allowed under § 155.359 and temporary mobile food gatherings exempt under § 155.360(I)(2). This exemption does not waive approval independently required for another activity or improvement.
- (k) Activities expressly included within a food truck court’s approved site and operating plan, when conducted within the approved areas, capacity, and operating limits under § 155.360. This exemption does not waive an independently required health, fire, building, alcohol, street-closure, or other approval.

3. § 155.366. Conditional uses.

Add the following sentence at the end of division (A)(2)(b) and at the end of division (C)(1):

For food truck courts, the specific approval and appeal provisions of § 155.360(C)(2) and (H) control.

4. § 155.369. Off-street parking requirements.

Add the following entry to the parking table in division (D)(2):

Use	Required parking
Food truck courts	As provided in § 155.360(E)(4).

[Add the following paragraph immediately after the parking table:]

Sections 155.359(D)(6) and 155.360(E)(4) govern mobile food vending and court parking notwithstanding other standards in this section. Separate principal uses retain their applicable parking requirements.

DRAFT