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**MEMORANDUM**

**ORDINANCE INTERPRETATION**

TO: Staff  
FROM: Derek CS Burr, Director of Development Services  
DATE: August 3, 2020  
Regarding: Zoning for Food Trucks

The current Zoning Resolution does not specifically address *Food Trucks* or stipulate which zoning districts they would be permissible. In instances when a specific use is not explicitly permissible within a zoning district, pursuant to Section 1801.01 of the Zoning Resolution, the Director "*shall interpret the meaning of the Resolution, and/or any part thereof, in the course of the administration of said resolution*".

**It shall be interpreted that Food Trucks are permissible in the following Zoning Districts:**

- **C-1 (Commercial)**
- **I-1 (Light Industrial)**
- **I-2 (Heavy Industrial)**
- **I-3 (Industrial)**
- **I-4 (Industrial Park)**

Food Trucks are commercial operations that function as mobile, temporary/intermittent restaurants. Furthermore, food trucks are similar to fireworks stands as they are typically operated out of a mobile structure and stationed temporarily or intermittently, many times on existing commercial (or industrial) properties. Both restaurants and fireworks stands are allowed in C-1 (Commercial) zoning, which would also be the appropriate zoning district for *Food Trucks*. Furthermore, the I-1 (Light Industry) district allows for any use allowed in C-1 (Commercial) Zoning. Similarly, I-2 (Heavy Industry) allows for any use permitted in I-1 (Light Industrial), and I-3 (Industrial) allows any use permitted in the I-2 (Heavy Industrial) District. Lastly, restaurants are allowed by right in the I-4 (Industrial Park) zoning district, with the intent of providing food service to the workers in typically large industrial/manufacturing operations, and thus it would be appropriate to allow food trucks in I-4 (Industrial Park) as well.

The location of food trucks on private property should adhere to building setback requirements of whichever zoning district the structure is located. Furthermore, similar to Fireworks stands, **it shall be interpreted that a minimum five (5) off-street parking spaces shall be required on each site.** In instances where Food Trucks are located on *existing* commercial property (i.e., gas stations, business parking lots, large industrial employment centers, etc.), **it shall be interpreted that food trucks sales operations shall not be permitted that prevents, obstructs, or in any other way hinders the full and proper use of the minimum**

**number of parking spaces or space required for said primary use of the property, and should conform to the provisions of Article 12 (Regulations for Off-Street Parking) of the Zoning Resolution.**

Pursuant to Section 1801.02 of the Zoning Resolution, **a Zoning Approval is required prior to any structure being placed on the property** in order to ensure conformance with the provisions of the Zoning Resolution.

