

ORDINANCE NO. 2015-3708

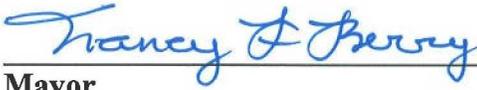
AN ORDINANCE AMENDING CHAPTER 4, "BUSINESS REGULATIONS," SECTION 4-20 "MOBILE FOOD VENDORS," AND CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 6 "USE REGULATIONS," SECTION 6.3 "TYPES OF USE" SECTION C "USE TABLE," AND CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 6 "USE REGULATIONS" SECTION 6.4 "SPECIFIC USE STANDARDS" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, REGARDING MOBILE FOOD VENDORS AND MOBILE FOOD COURTS, AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1:** That Chapter 4, "Business Regulations" and Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", Exhibit "B", and Exhibit "C" attached hereto and made a part of this ordinance for all purposes.
- PART 2:** That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3:** That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 8th day of October, 2015.

APPROVED:



Mayor

ATTEST:



City Secretary

APPROVED:



City Attorney

EXHIBIT "A"

That Chapter 4, "Business Regulations," Section 4.20 "Mobile Food Vendors" is hereby amended to read as follows:

Sec. 4-20. Mobile Food Vendors.**A. Definitions.**

- (1) Edible goods shall include, but are not limited to:
 - (a) Prepackaged food including, but not limited to candy, beverages, and ice cream.
 - (b) Prepared food including, but not limited to hot dogs, desserts, and pizza.
 - (c) On-site prepared food including, but not limited to shaved ice, sandwiches, and tacos.
- (2) Food service establishment shall mean businesses that sell edible goods and have been inspected and approved by the Brazos County Health Department, including commercial kitchens and commissaries, and shall specifically exclude accessory or self-serve retail food sales.
- (3) Mobile shall mean the state of being in active, but not necessarily continuous, movement.
- (4) Mobile food vendors shall mean any business that sells edible goods from a non-stationary location within the City of College Station. The term shall include, but not be limited to:
 - (a) Mobile food trucks: A self-contained motorized unit selling items defined as edible goods.
 - (b) Concessions carts: Mobile vending units that must be moved by non-motorized means.
 - (c) Concession trailers: A vending unit which is pulled by a motorized unit and has no power to move on its own.
- (5) Non-refrigerated shall mean edible goods that are not required to be kept at a temperature below forty-one (41) degrees Fahrenheit according to the federal Food and Drug Administration and the Texas Food Establishment Rules.
- (6) Sell shall mean the act of exchanging a good for a profit or in return for a donation.
- (7) Stationary location shall mean the position of the mobile food vendor when not in motion and addressing the public for the purpose of sales.
- (8) Mobile food court shall mean a land use approved through a Conditional Use Permit (see Chapter 12 Unified Development Ordinance) and developed in conformity with an approved site plan (see Chapter 12, Unified Development Ordinance), where two or more mobile food vendors congregate to offer edible goods for sale to the public and amenities are provided for all vendors' customers.

B. Permit and application.

- (1) Permit. Every mobile food vendor shall have a permit issued by the City of College Station Planning and Development Services Department to conduct business in the City.
- (2) Application. An applicant shall apply for a permit on a form promulgated by the City of College Station Planning and Development Services Department.
- (3) The application shall be processed through the following method:
 - (a) Application submitted to the City of College Station,
 - (b) Application shall be reviewed by designated City staff,
 - (c) City staff shall inform the Brazos County Health Department when the application is eligible for approval by the City,

- (d) Brazos County Health Department may then accept an application from a mobile food vendor,
 - (e) Following notification from the City, Brazos County Health department may issue a permit when their application is eligible for approval,
 - (f) Applicant shall submit their Brazos County Health Department permit to City of College Station,
 - (g) The City of College Station may then, and only then, approve a mobile food vendor permit.
- (4) Permit form. A complete application shall require the following information from the applicant to be considered:
- (a) Name of applicant,
 - (b) Legal name of business or entity,
 - (c) State of Incorporation or filing of a partnership or articles of association,
 - (d) If applicable, copy of Chapter or Articles of Incorporation and current listing of directors, partners, or principles (publicly traded companies are exempted),
 - (e) Sales tax number with a copy of sales tax permit,
 - (f) Signed permission from the private property owner to use the property and its amenities,
 - (g) Name, phone number, and driver's license number of business owner,
 - (h) Contact name and phone number for mobile food vending unit while en route,
 - (i) Copy of permits to do business in Texas for foreign companies,
 - (j) Description of product being sold,
 - (k) Description of attached signage,
 - (l) Vehicle identification number and description of mobile food vending unit,
 - (m) Proof of business auto liability insurance covering the mobile food vending unit,
 - (n) A signed affidavit under oath with photo identification that each individual applicant:
 - (i) Has no unpaid civil judgments against him or her in any state or U.S. possession which arise from a business activity which would have been covered by this section if in effect at the time in the jurisdiction where such judgments are of record.
 - (ii) A statement of all convictions in any state, the United States or U.S. possession within the last ten (10) years.
 - (o) A bond in the sum of not less than one thousand dollars (\$1,000.00), executed by the mobile food vendor with two (2) or more good and sufficient sureties satisfactory to the Finance Director, which bond shall be payable to the City of College Station, for the use and benefit of any person or persons entitled thereto, and conditioned that the principal and sureties will pay all damages to persons caused by or arising from or growing out of any action of the mobile food vendor while conducting business in the City of College Station, Texas. The bond shall remain in full force and effect for the entire duration of the permit provided herein. The bond shall not be required for the sale of goods in interstate commerce.
 - (p) Copy of the Brazos County Health Department permit issued to the food service establishment.
 - (q) Copy of written permission to utilize the private facilities of the food service establishment.
- (5) Permit fee.
- (a) The application fee for a mobile food vendor permit shall be five hundred dollars (\$500.00). Each mobile food vendor unit shall be permitted separately.

- (b) Mobile food vendor permits shall be valid for one (1) year from the date of permit issuance.
 - (c) Upon renewal the applicant must provide a new complete application, payment of a two hundred fifty dollar (\$250.00) renewal fee, and new permitting documentation. The applicant must submit the application and renewal fee within thirty (30) days after expiration of the permit or must reapply as a new applicant.
 - (d) Concession carts shall apply under a reduced fee of two hundred fifty dollars (\$250.00) for initial application, and one hundred twenty-five dollars (\$125.00) for a renewal.
- (6) Permit denial. A permit may be denied where:
- (a) An applicant is found to have an unpaid civil judgment(s) against him which relates to the duties and responsibilities of the permitted occupation which shall be determined by the nature and the amount of the judgment, the relationship of the judgment to the purpose of the permit and the extent that the permit would allow someone to engage in further activity that would lead to unsatisfied civil judgments;
 - (b) An applicant has been convicted of a crime which directly relates to the duties and responsibilities of the licensed occupation which shall be determined by the nature and seriousness of the crime, the relationship of the crime to the purpose of the permit and the extent that the permit would allow someone to engage in further criminal activity;
 - (c) The required information is incomplete or incorrect or shows that a person is not otherwise entitled to conduct business as a mobile food vendor; or
 - (d) The opportunity to reissue a permit has been denied due to previous violations as described in this section.
- (7) Display of permit. Every permit, including those from the City of College Station and Brazos County Health Department, shall be displayed at all times in a conspicuous place where it can be read by the general public on the mobile food vendor's truck, concession cart, or concession trailer.
- (8) Permit revocation or suspension.
- (a) A permit may be revoked upon conviction of any offense committed by an individual operating as a mobile food vendor in the City of College Station while engaged in the permitted business, or if a final conviction occurs or is found to have existed at the time of application, or if civil judgments, as set forth above, are placed or found of record against an applicant. A permit may be suspended in the event of pending charges of a crime, as set forth above, upon a magistrate's determination of probable cause in connection with such charges.
 - (b) A permit may be revoked for non-conformity to the application location specifications or requirements as well as to non-conformity to an approved location plan or diagram.
 - (c) Any employee working for an applicant permitted as an employer under this section above may be denied the right to solicit under such permit, or such rights may be suspended or terminated, under the same circumstances and procedures which apply to the holder of the permit. Revocation or suspension of an employer's permit terminates all employee permits.
 - (d) A permit may be suspended or revoked for not complying with the requirements of this section, or any other ordinances, or laws.
- (9) Appeal of permit revocation, suspension, or denial.
- (a) The notice of revocation, suspension, or denial of a permit shall include the procedure for appealing the suspension, revocation, or denial.
 - (b) If a City official revokes, suspends or denies a mobile food vendor permit, the holder or applicant of the permit which has been revoked, suspended, or denied shall have the right of appeal to the City of College Station Planning and Development Services Director or

designee by submitting an appeal in writing to the Director within ten (10) business days of the revocation, suspension, or denial.

- (c) Pending action on the appeal, a permit which has been revoked or suspended shall be considered revoked or suspended.
 - (d) If a written appeal is not submitted within ten (10) business day of revocation, suspension, or denial, or if the appeal is denied, the permit shall hence be considered revoked, suspended, or denied.
- (10) Reapplication after revocation, suspension, or denial of permit.

If a mobile food vendor or applicant is not in compliance with this section or any other ordinances, laws, or the approved vendor application, the following actions will be taken:

- (a) 1st violation. A warning may be issued, or the permit may be revoked or suspended and the vendor may become ineligible for new or reissued permit for three (3) months.
- (b) 2nd violation. Permit will be revoked and the vendor may become ineligible for new or reissued permit for three (3) months.
- (c) 3rd violation. Permit will be revoked and the vendor will become ineligible for new or reissued permit for one (1) year.
- (d) If an applicant's permit has been denied and the appeal is denied the applicant may not reapply for three (3) months.

C. Zoning and location restrictions.

(1) Distance regulations.

- (a) No mobile food vendor shall conduct business within any single-family residential or agricultural zoning district, including townhouse districts, but may be located in such districts when serving and within one hundred (100) feet of a property with an active building permit or located within a public park facility.
- (b) A mobile food vendor may not be located within one hundred (100) feet of the primary entrance of an open and operating fixed-location food service establishments outside of Northgate. This buffer may be reduced upon receiving written permission from said establishments.
- (c) Northgate only. A mobile food vendor may not be located within one hundred (100) feet of an existing business lawfully operating as a restaurant as defined by the Unified Development Ordinance within Northgate. This buffer may be reduced upon written permission from said restaurant.
- (d) Minimum distance regulations for mobile food courts are described in the Specific Use Standards section of Article 6, Use Regulations of Chapter 12, Unified Development Ordinance. Minimum distance requirements may be increased through the Conditional Use Permit process described in Article 3, Development Review Procedures of Chapter 12. Individual mobile food vendors within a mobile food court shall be located as identified on the approved mobile food court site plan.

(2) A mobile food vendor shall not conduct sales at a stationary location:

- (a) For a duration exceeding five (5) hours per location per day.
- (b) NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts only. For a duration exceeding twenty-one (21) hours per location per day.
- (c) For a duration exceeding thirty (30) minutes on any public street designated on the City of College Station's Thoroughfare Plan as a minor collector or lesser.
- (d) On any public street designated on the City of College Station's Thoroughfare Plan as a major collector or greater.

- (e) In congested areas where the operation impedes vehicular or pedestrian traffic.
- (f) In a designated bike lane.
- (g) Between the hours of 2:00 a.m. and 5:00 a.m. Mobile food vendors within a mobile food court shall not be open between the hours of 3:00 a.m. and 5:00 a.m.. Sales shall only be within the approved hours of operation for the court, which may be restricted through the Conditional Use Permit.
- (h) Mobile food vendors on an approved pad site within a mobile food court may remain at the mobile food court with the following exceptions:
 - (1) Mobile food vendors shall leave a short-term mobile food court site at least once every twenty-four hours to retain their status as mobile food vendors.
 - (2) Mobile food vendors shall leave a long-term mobile food court site, or a pad site within the court, at least once every twenty-four hours to retain their status as mobile food vendors.
- (3) Concession carts, permitted as mobile food vendors, may be located only within the Northgate zoning districts and Wolf Pen Creek District when operating at a mixed-use development, or within an approved mobile food court. Carts must be positioned as to not disrupt pedestrian traffic and must maintain an abutting five-foot (5) clear space.
- (4) Location regulations.
 - (a) No mobile food vendor shall locate on any private property without written permission to do so and must comply if asked to leave by the property owner or City official. A copy of the written permission to operate in a specific location, signed by the private property owner, shall be kept within the mobile vending unit at all times.
 - (b) A mobile food vendor may not be located within twenty (20) feet of another mobile food vendor unless they are within a mobile food court and located in accordance with the approved mobile food court site plan.

D. Mobile food vendor requirements.

The following regulations shall apply to mobile food vendors within any zoning district:

- (1) Each unit shall be equipped with a portable trash receptacle, and shall be responsible for proper disposal of solid waste and waste water in the sanitation facility legally accessed by the food service establishment. All disturbed areas must be cleaned following each stop at a minimum of twenty (20) feet of the sales location.
- (2) With the exception of the required trash receptacles, mobile food vendors shall not provide freestanding fixtures (e.g., tables, chairs, tents, and canopies).
- (3) Continuous music or repetitive sounds shall not project from the mobile unit.
- (3) A five-foot (5) clear space shall be maintained around the mobile food vending unit.
- (4) The mobile unit will be subject to inspection upon permit application through the Planning and Development Services Department and the Fire Marshal, and may be subject to random inspection and upon renewal of the permit.
- (5) No sales are allowed within public park facilities while park concession units are operating.
- (6) A "No Smoking" sign must be posted next to the order window or area.
- (7) A tagged fire extinguisher shall be kept accessible as directed by the City of College Station Fire Marshal or designee.
- (8) An extinguishing vent hood, Type 1 or other if approved by the City of College Station Fire Marshal, shall be required when the cooking process produces grease laden particles within the

mobile unit. Said hood shall require testing in the presence of a College Station Fire Marshal designee.

- (9) A service log for the mobile food vendor, documenting the date and time of arrival and departure from the food service establishment where the vendor's services are performed. The mobile food vendor shall make the service log available for inspection upon request.

E. Offenses and regulations.

- (1) It shall be unlawful for any individual as the agent or employee of another regulated under this section to sell edible goods in the City unless its principal or employer has received a permit under this section.
- (2) A permit issued under this section is not transferable.
- (3) It shall be unlawful for an individual to sell edible goods while displaying a valid permit issued by the City of College Station in the name of another individual, organization, or entity.
- (4) It shall be unlawful for any individual directly or through an agent or employee to sell goods within the corporate limits of the City after the expiration of the permit issued by the City of College Station under this section.
- (5) It shall be unlawful for an individual directly or through an agent or employee to misrepresent on the permit affidavit any acts that are regulated under this section.
- (6) It shall be unlawful for any individual directly or through his agents or employees to represent that the issuance of a permit by the City of College Station constitutes the City's endorsement or approval of the product for sale.
- (7) It shall be unlawful to operate a mobile food vendor operation that is not in compliance with the Texas Food Establishment Rules as amended from time to time.
- (8) A mobile food vendor permit may only be granted to a business that is associated with a food service establishment, as defined by this ordinance, unless the mobile food vendor is not required to obtain a permit from the Brazos County Health Department.
- (9) A violation of this section is a Class C misdemeanor and shall be punishable by a fine pursuant to the general penalty set out in Section 1-5, of this Code of Ordinances.

F. Exemptions.

Individuals selling only non-refrigerated farm products in an unrefined state shall be considered as a mobile food vendor, as defined by this ordinance, but shall be exempt from the requirements of this Section.

EXHIBIT "B"

That Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations" Section 6.3 "Types of Use" Section C "Use Tabel," is hereby amended to add a Land use category, as follows:

Article 6. Use Regulations

Sec. 12-6.3. Types of Use.

C. Use Table.

Specific Use	R	E	R	G	T	D	M	M	M	P-MU	O	S	G	C	B	B	C	N	R	R	R	C	M	M	R&D	WP	N	N	N		
s			S	S	*	*	F*	U*	H	D**					P	C	A	A	-	-	-	-	1	2	*	C**	1	2	3		
					*	*	*	*	*	*										*	*	*	*	*	*	*	*	*	*	*	
<p>KEY: P = Permitted by Right; P* = Permitted Subject to Specific Use Standards C = Conditional Use; ** = District with Supplemental Standards (refer to Article 5)</p>																															
<p>COMMERCIAL, OFFICE AND RETAIL</p>																															
Mobile Food Court							C ⁴	C ⁴																		C ⁴	C ⁴	C ⁴			

** District with Supplemental Standards (Refer to Article 5).

- 1 Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
- 2 Hotels only allowed when accessory to a Country Club development and are limited to a maximum of fifteen (15) rooms.
- 3 Refer to Section 12-6.4.Z "Recreational Vehicles Park Standards (RV Parks)" for Specific Use Standards.
- 4 Refer to Section 12-6.4.AC "Mobile Food Courts" for Specific Use Standards.

EXHIBIT "C"

That Chapter 12, "Unified Development Ordinance," Article 6 "Use Regulations" Section 6.4 "Specific Use Standards," is hereby amended to add the Specific Use Standards, as follows:

Article 6. Use Regulations**Sec. 12-6.4. Specific Use Standards.**

AC. Mobile Food Court.

Mobile food court shall mean a land use approved through a Conditional Use Permit (see Chapter 12 Unified Development Ordinance) and developed in conformity with an approved site plan (see Chapter 12, Unified Development Ordinance), where two or more mobile food vendors congregate to offer edible goods for sale to the public and amenities are provided for all vendors' customers.

1. Mobile Food Court Categories

a. Short-Term.

- 1) A short-term food court is temporary in nature, intended to be an interim use on previously developed land where long-term utilization of the property or redevelopment is being investigated and/or pursued. A Conditional Use Permit for a short-term mobile food court may be granted for a period of up to two (2) years.
- 2) A short-term mobile food court may allow for:
 - a) The establishment of a site that provides for the gathering of two (2) to five (5) mobile food vendors.
 - b) The mobile food vendors within the mobile food court to remain on their pad sites overnight. Note: Mobile food vendors are required to leave the mobile food court at least once a year to retain mobile food vendor status.
 - c) Tables, chairs, and canopies for court customers.
 - d) Signage for the mobile food court, in accordance with the Signs section of this Unified Development Ordinance.
 - e) Small-scale entertainment and accessory uses for mobile food court customers, such as music (live acoustic or recorded) that is played or broadcast at a reasonable volume inside the court's property boundaries and small playground area as not to disturb other surrounding property owners.
- 3) A short-term mobile food court shall:
 - a) Be located a minimum of 100 feet from a single family, duplex, or townhouse zoning district.
 - b) Have a site manager that will remain on property during the hours of operation.
 - c) Have all valid permits and licenses as required by the Brazos County Health Department.

- d) Allow only mobile food vendors that hold valid permits and licenses as required by the City of College Station and the Brazos County Health Department to operate within the mobile food court.
- e) At a minimum, not operate between the hours of 3 a.m. and 5 a.m.
- f) Provide only portable or temporary improvements to a site. Long-term or permanent improvements to a site are not allowed.
- g) Provide adequately maintained trash receptacles for customer use.
- h) Comply with general site plan requirements described in the Site Plan Review section of Article 3, Development Review Procedures, the applicable requirements of Article 7 General Development Standards, and the specific use standards below.

b. Long-Term.

- 1) Long-term mobile food courts are intended to have more permanency than short-term mobile food courts and shall be held to the same development standards as restaurant developments, with the exceptions identified in the specific use standards below.
- 2) A long-term mobile food court may allow for:
 - a) The establishment of a site that provides for the gathering of two (2) or more mobile food vendors.
 - b) The mobile food vendors within the mobile food court to remain on their pad sites overnight. Note: Mobile food vendors are required to leave the mobile food court or move within the court at least once a year to retain mobile food vendor status.
 - c) Mobile food vendors to access potable water and sewage disposal facilities onsite. If these utilities are made available, they shall be located in a manner to necessitate the movement of each mobile food vendor to access the utilities.
 - d) Tables, chairs, and canopies or enclosed seating areas for court customers.
 - e) Signage for the mobile food court, in accordance with the Signs section of this Unified Development Ordinance.
 - f) Small-scale entertainment and accessory uses for mobile food court customers, such as music (live acoustic or recorded) that is played or broadcast at a reasonable volume inside the court's property boundaries and small playground area as not to disturb surrounding property owners.
 - g) Larger-scale entertainment and accessory uses for court customers, such as a volleyball court and bar, at a scale as not to disturb surrounding property owners.
 - h) Accessory structures.
 - i) Alcohol sales with approved permits and licenses from the Texas Alcoholic Beverage Commission.
- 3) A long-term mobile food court shall:
 - a) Be located a minimum of 100 feet from a single family, duplex, or townhouse zoning district.

- b) Have a site manager that will remain on property during the hours of operation.
 - c) Have all valid permits and licenses as required by the Brazos County Health Department.
 - d) Allow only mobile food vendors that hold valid permits and licenses as required by the City of College Station and the Brazos County Health Department to operate within the mobile food court.
 - e) At a minimum, not operate between the hours of 3 a.m. and 5 a.m.
 - f) Comply with general site plan requirements described in the Site Plan Review section of Article 3, Development Review Procedures, the applicable requirements of Article 7 General Development Standards, and the specific use standards below.
- c. Restroom and Hand Washing Facilities for Short-Term and Long-Term Mobile Food Courts.
- 1) Mobile food courts will provide at least two (2) handicapped accessible porta potties with one (1) mobile handwashing station for every ten (10) mobile food vendors.
 - 2) Mobile food courts that are within one hundred (100) feet of a public restroom facility may be exempted from the requirement for porta potties.
 - 3) Mobile food vendors shall comply with the Brazos County Health Department's requirements for hand washing facilities.

2. Specific Use Standards for Mobile Food Courts

The following shall apply to all short-term and long-term mobile food courts, unless otherwise noted:

- a. Mobile food courts shall designate pad site locations for mobile food vendors.
- b. Mobile food vendor pad sites and dining areas shall be setback a minimum of one hundred (100) feet from rights-of-way and public ways.
- c. All mobile food vendor pad sites shall be separated from other pad sites, dining areas, and structures by a minimum of ten (10) feet.
- d. Pad sites and dining areas shall not be located within fire lanes, easements, setbacks, buffers, or visibility triangles.
- e. All mobile food vendors located in a mobile food court shall be on an improved, permanent surface as described in the Off-Street Parking Standards of this Unified Development Ordinance.
- f. A minimum of two (2) Off-Street Parking spaces shall be provided per mobile food vendor pad site.
- g. A minimum of a twenty-foot (20') fire apparatus access route is required around a mobile food court.
- h. Mobile food vendors, portable restroom trailers, and other temporary structures shall not be subject to the Non-Residential Architectural Standards section of this UDO.

- i. Electrical connections shall be provided for all mobile food vendors on site. Use of generators shall not be allowed in a mobile food court.
- j. Short-term mobile food courts only.
 - 1) Short-term mobile food courts shall not impede vehicular circulation or block fire lanes or sanitation routes through the existing sites upon which they are located,
 - 2) Short-term mobile food courts shall not be subject to the requirements of the Landscaping and Tree Protection section of this Unified Development Ordinance.
 - 3) Short-term mobile food courts shall utilize existing solid waste collection sites on the properties on which they are located, and provide proof of permission to do so.
- k. Long-term mobile food courts only.

If water and wastewater facilities are provided to mobile food vendors in a long-term mobile food court, the site shall be designed to require all mobile food vendors to remain mobile to access these amenities. Additional tanks or portable tanks for wastewater are prohibited.