



Vending Carts on Private Property

If you are considering purchasing, installing or using a vending cart, it is important to understand which Building and Zoning Code standards may apply. Factors such as the location of the vending cart, the type of vending cart, and the utility services used by the vending cart will determine what Building and Zoning Codes may apply and what permits will be required.

Vending cart detail	Requirement
Location of vending cart	Check requirements with Planning and Zoning. Portland Bureau of Transportation (PBOT) approval required if placement is to be in right-of-way.
Mobile vending carts of any length	Associated development may require a zoning permit. Site built structures may require a building permit.
Mobile vending carts over 16' in length	Additional zoning restrictions apply. Check with Planning and Zoning.
Fixed vending carts	Must meet all requirements of Zoning and Building Codes. Requires a commercial building permit and inspection.
Drive-through vending carts (mobile and fixed)	Regulated by the Zoning Code. Check with Planning and Zoning. Requires a commercial building permit and inspections.
Electrical work	Requires an electrical permit and inspection. Electrical work must be performed by a licensed electrical contractor.
Water service and sanitary sewer installed	Commercial plumbing permits and inspections are required.
Manufactured building used as a fixed vending cart	Must have stamp or insignia of approval issued by the State of Oregon. Installation requires a commercial building permit and inspections.
Propane use	Portland Fire & Rescue requires an annual permit.
Portable Signs	Sign regulations apply and a sign permit is required.
Vending carts selling food	Require approval from the Multnomah County Health Department.

Location of vending carts

If you are considering a vending cart, your first step should be to decide on the location. The location of the vending cart determines which codes apply and what permits may be required.

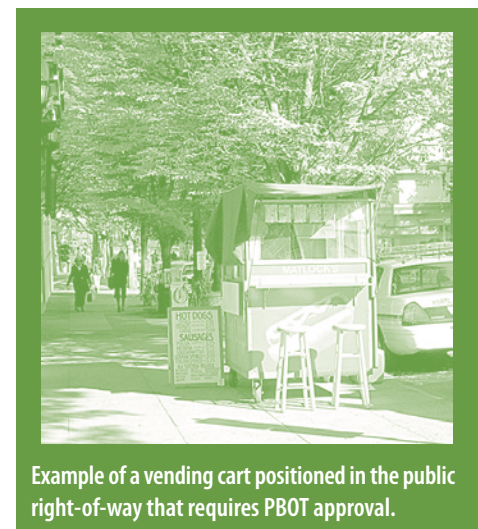
The information in this handout is related to vending carts on private property.

If you are considering locating a vending cart in the public right-of-way (on the sidewalk), the Portland Bureau of Transportation (PBOT) must approve this. To contact PBOT, call 503-823-7002, or visit their Web site at www.PortlandOregon.gov/PBOT for more information.

If you are considering a location for a vending cart on private property, check to see if the zoning on the site allows retail uses. To research zoning on a particular property, go to www.PortlandMaps.com or call the Planning and Zoning information line at 503-823-7526.

What type of use is a vending cart?

Vending carts are a Retail Sales and Service use and are subject to all regulations regarding that use. Vending carts are also subject to the Zoning Code requirements for vehicles. Vending carts may have accessory uses such as storage, garbage enclosures, or bathrooms that are provided in structures.



Example of a vending cart positioned in the public right-of-way that requires PBOT approval.

Are Retail Sales and Service Uses on my property allowed?

The uses allowed on a property vary based on the property's zoning. Only some zones allow for retail sales and services uses.

Type of Zone	Are Retail Sales and Service Uses allowed?
Residential Zones (R)- zones	No. RH and RX do have provisions for Retail Sales and Service uses but only as new floor area within a multi-dwelling development.
Commercial/Mixed Use Zones (C)-zones	Yes in CM2, CM3, CE, and CX. CR and CM1 limit the square footage of Retail Sales and Service uses. Hours of operation are also limited in the CR zone. Please check with a planner to determine if a new Retail Sales and Service can be developed on your site.
Employment Zones (E)-zones	Yes
Industrial Zones (I)-zones	All of the industrial zones have limits on the number of retail uses on a site. Please check with a planner to determine if a new Retail Sales and Service use can be developed on your site.
Campus Institutional Zones CI)-zones	Yes in CI2. CI1 limits the square footage of Retail Sales and Service uses. IR allows Retail Sales and Service uses as accessory and if identified in the institution's approved impact mitigation plan or conditional use master plan.

If carts are allowed by my base zone, where can I put them on my property?

Vehicles are allowed on legally established parking or vehicle areas only. If new parking or vehicle areas are created, they must meet development standards including vehicle area limitations on frontage, placement and paving (33.266.130.C or 33.266.120), landscaping requirements (33.248), and any overlay zone or plan district standards. Vehicles can be allowed on nonconforming vehicle or parking areas if the areas were legally established. Parking areas must always be paved unless legally established without paving. Vehicle areas do not have to be paved.

What is the difference between parking area and vehicle area?

Parking areas are areas where motorized vehicles are kept. If a car, truck, or any vehicle with an engine is kept in this area, it is a parking area. New parking areas always require landscaping and paving and must meet all of the development standards of 33.266.130 including striping, aisle width, paving, and landscaping. Additional standards may apply depending if the site is in an overlay zone or plan district.

Vehicle areas are areas where non-motorized vehicles are kept. Utility trailers can be kept in vehicle areas that do not have striping and aisle width requirements and that may or may not need landscaping and paving depending on the base zone, overlay zone, and plan district.

Are all types of vending carts allowed in all zones?

No. Some zones have restrictions on the types of vehicles allowed.

Vehicle Type	Zones Allowed
Utility Trailer	Allowed in all Commercial/Mixed Use (C), Employment (E) zones, Industrial (I), and Campus Institutional zones.
Light Truck	Allowed in all Commercial/Mixed Use (C), Employment (E) zones, Industrial (I), and Campus Institutional zones.
Medium Truck	Allowed in CE and CM3, and Employment (E), Industrial (I), and CI2 zones.
Heavy Truck	Allowed in EG1 and EG2 and all Industrial (I) zones.

What type of vehicle is my vending cart?



Utility Trailers are vehicles designed to be pulled by a motor vehicle that are used to carry property, trash, or special equipment and are 16 feet or less in length. Trailers longer than 16 feet are Heavy Trucks.



Light Trucks are trucks and similar vehicles with single rear axles and single rear wheels.



Medium Trucks are trucks and similar vehicles with single rear axles and dual rear wheels.



Heavy Trucks are trucks, including truck tractors, and similar vehicles with two or more rear axles. Trailers longer than 16 feet are Heavy Trucks.

Types of vending carts

Mobile vending carts

Mobile vending carts are on wheels. A building permit is not required for a mobile vending cart. A zoning permit may be required for development associated with the mobile vending cart, such as changes to an existing parking area, landscaping, and drive-through facilities.

Vending carts that are 16 feet or less in length are regulated in the Zoning Code as Utility Trailers. Vending carts over 16 feet in length, with or without wheels, are considered Heavy Trucks by the Zoning Code, and are not allowed in certain zones. See page 2 or call Planning and Zoning at 503-823-7526 for more information.

Fixed vending carts

Vending carts of any length that have had the wheels removed are considered buildings and are subject to Building and Zoning Code requirements. A fixed vending cart of any length is considered a building and is subject to setback, building coverage, ground floor windows, and other Zoning Code regulations.

A building permit is required for a fixed vending cart. Fixed vending carts are required to have a rest room facility located on the property, a person door at least 32 inches wide and 80 inches high, an accessible ramp, and an approved permanent foundation. Garbage and recycling areas must be screened to the base zone standard and meet BES requirements for pollution prevention.

If plumbing fixtures are included in the vending cart, a connection to the sanitary sewer and domestic water service will be necessary.

Additionally, electrical service, including permanently wiring the building and installing a permanently wired feeder next to the fixed vending cart, will be required.

Drive-through vending carts

Drive-through vending carts of any length, both mobile and fixed, are regulated by the Zoning Code. Drive-through facilities are only allowed in certain zones and plan districts in the City of Portland. Drive-through regulations can be found in Chapter 33.224 of the Zoning Code. You may contact the Planning and Zoning information line at 503-823-2633 or visit www.PortlandOregon.gov/BDS/index.cfm?a=93080 for more information.

Vending Cart Pods

Vending cart pods need a Development Review (DR) permit to review zoning and utility requirements. If any permanent structures, such as restrooms or covered eating areas are proposed, these will need a commercial building permit. Please call or visit the Development Services Center for more information. Garbage and recycling areas must be screened to the base zone standard and meet BES requirements for pollution prevention.

Public health requirements

Vending carts providing food or beverages for public consumption must receive approval from the Multnomah County Health Department. Multnomah County requires that all plumbing fixtures be connected to an approved drainage system (OPSC 304.0, 305.0 and 713.0). Visit the Multnomah County Health Department Web site at www.mchealth.org or call 503-988-3400 for more information.

ADA Requirements

All businesses are required to make themselves accessible to people with disabilities under the Americans with Disabilities Act (ADA) Title III guidelines. For more information visit [http://adata.org/publication/disability-law-handbook#Public Accommodations and the ADA](http://adata.org/publication/disability-law-handbook#Public%20Accommodations%20and%20the%20ADA).

Utility services to vending carts

Propane use

Portland Fire & Rescue requires an annual permit for vending carts that utilize propane for cooking.

Water service and /or sanitary sewer

A plumbing permit is required if a water service or sanitary sewer is installed. The plumbing must comply with the Oregon Plumbing Speciality Code.

Garbage and Recycling

Garbage and recycling areas must meet the Storm Water Management Manual requirements. Contact Pollution Prevention for more information at 503-823-7122.

Electrical service

An electrical permit is required for electrical work. Work must be done by a licensed electrical contractor.

Manufactured buildings

Manufactured buildings that are being used as fixed vending carts must have a stamp or insignia of approval issued by the State of Oregon.

Vending cart signs

Vending carts are allowed one portable sign (A-board) per cart. The sign must comply with Title 32.30.030, Portable Sign Regulations. For more information on registering a portable sign, please call 503-823-7526.

Helpful Information

Bureau of Development Services

City of Portland
1900 SW 4th Avenue, Portland, OR 97201
www.PortlandOregon.gov/BDS

General Office Hours:

Monday through Friday, 8:00 am to 5:00 pm
BDS main number: 503-823-7300

Permit information is available at the following location:

Development Services Center (First Floor)
For hours call 503-823-7310
or visit www.PortlandOregon.gov/BDS

Permitting Services (Second Floor)
For hours call 503-823-7310
or visit www.PortlandOregon.gov/BDS

Important Telephone Numbers

BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building Code information	503-823-1456
Zoning Code information	503-823-7526
Permit information for electrical, mechanical, plumbing, sewer and signs	503-823-7363
Fire Bureau, propane permitting	503-823-3712
BDS 24-hour inspection request line	503-823-7000
Portland Business License Tax	503-823-5157
Bureau of Environmental Services.....	503-823-7093
Multnomah Co. Health Department.....	503-823-3400
City of Portland TTY	503-823-6868



For more detailed information regarding the Bureau's hours of operation and available services, visit our website at www.PortlandOregon.gov/BDS

Note: All information in this brochure is subject to change.