



NOTICE OF MUNICIPAL CODE UPDATE

MOBILE VENDING – BMC 5.68

LONG TERM VENDING – BMC 17.850

Please be advised, as of March 1, 2025, the City of Brentwood has updated two municipal codes, which may be applicable to your business.

Copies of the full municipal codes are attached. Changes include, but may not be limited to the following:

BMC 5.68 – Mobile Vending Requirements

- City of Brentwood Business Tax Certificate
- City of Brentwood Mobile Vending Permit
(Expected cost: \$25 non-refundable application fee and \$135 permit fee)

NOTE: Application will be available shortly

- Contra Costa County Health Permit, for each vehicle

Private Property Restrictions:

- Only allowed as an ancillary use to a permitted use. Vending on vacant parcels prohibited.
- Allowed on private property with written approval of property owner (see attached).
- A maximum of 4 days out of 30 allowed, with property owner's written approval.
- Vehicles must be located on a paved surface, outside of any designated fire lanes, loading zones or required parking spaces.
- No more than one (1) mobile vendor may be located on a parcel without first obtaining a Temporary Use Permit (see BMC 17.850).
- Be a minimum of three hundred (300) feet from any single-family residentially zoned property.

Public Right of Way Restrictions:

- Be a minimum of twenty-five (25) feet from any of the following:
Intersection controlled by traffic light, crosswalk or stop sign,
Bus stop, pedestrian or vehicular entrance to any school facility
- Must serve customers from an adjacent sidewalk. May not serve customers from the side of the vehicle closest to motorized travel lanes or into an adjacent parking stall.
- Hours of operation:

Residential Zones:	8:00AM to 9:00PM
Non-residential Zones:	6:00AM to 12:00AM

Applicable to Both Private Property and Public Right of Way

- Be a minimum of one hundred (100) feet from the main entrance of any eating establishment, outdoor dining area or food service business without first obtaining written permission from the business owner.
- Be a minimum of three hundred (300) feet from any single-family residentially zoned property.
NOTE: Exception for parked in public right of way during the following allowed times:

Monday – Friday:	11:00AM to 2:00PM
Saturday – Sunday:	8:00 AM to 9:00PM
- May not be located within the Downtown Specific Plan – Downtown Core District unless approved as part of a Temporary Special Permit.
- May not be connected to temporary or permanent power.
- No noise amplification; littering; discharging waste; vending of alcohol, adult oriented material, tobacco, nicotine, cannabis products or devices or weapons. Signage must be attached to vehicle.

PLEASE REFER TO BMC 5.68.050 FOR FULL OPERATING REGULATIONS

BMC 17.850.007 (L) – Temporary Use Permit, Long-Term Mobile Vending Facilities

- City of Brentwood Business Tax Certificate
- City of Brentwood Mobile Vending Permit
- Contra Costa County Health Permit, for each vehicle

A Temporary Use Permit (TUP) may be approved for a maximum of twelve (12) months to allow for mobile vending on private property with the following conditions:

- At least five (5) feet from driveway, public sidewalk, utility boxes, vaults, accessible ramps, entrances, exits or emergency access and call boxes.
- At least fifteen (15) feet, in all directions, from a fire hydrant.
- Must be parked in a designated parking space(s), on a paved surface and outside of any fire lanes.
- Vendor and associated seating must be located outside any parking or loading space required for principal use on property during principle use hours of operations.
- All tables, seating and/or shade structures are to be removed at the end of each business day.
- Electrical outlet hookups are required for long-term mobile vending facilities and must be used while mobile vendor is on the premises. No generator use on-site. Extension cords, hoses or other utilities to be safely secured and may not impede any path of travel.
- Accessibility requirements include operating in a manner and have access to restrooms consistent with current California Building Code standards. Restrooms must be on site and located within 50 feet of mobile vending facility parking locations. Access to restrooms to be provided at no charge.
- A Commissary, as defined in Chapter 5.68, may be approved for a maximum of twelve (12) months on private property so long as it is an ancillary use to a permitted use in the zone where the commissary is conducted in compliance with the follow standards:
 1. Commissary site must be directly owned or operated by the commissary
 2. No more than two (2) mobile vendors will be approved through TUP for each commissary
 3. Mobile vendor associated with commissary must be parked in a designated parking space(s) on a paved surface, outside any designated fire lane
 4. Contra Costa County Commissary Permit, if applicable, required
- Hours of operation are limited to 7:00 AM to 10:00PM.
- Adequate parking for anticipated attendance required.
- Trash generated by mobile vendor to be removed at the end of each day/event.
- County Health Department approval required for any food service beyond what is allowed for existing permitted business on site.
- No consumption or sales of alcohol allowed.
- Amplified sound or other noise generation activities shall be subject to Chapter 9.32 (Noise Regulations).
- No additional lighting is allowed.

Please note, after a twelve (12) month Temporary Use Permit has been approved, applicant can apply for a Minor TUP when renewing.