

Section 20-23.030 Table 6



Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	MUP	
Theater, auditorium	—	—	CUP	—	MUP	MUP	MUP	CUP	MUP	

**RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)**

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	<a href="#">20-42.040</a>
Community care facility—6 or fewer clients	P	P	P	—	P	P	P	P	P	<a href="#">20-42.060</a>
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	<a href="#">20-42.060</a>
Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	CUP	CUP	<a href="#">20-42.190</a>
Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<a href="#">20-42.190</a>
Home occupation	S	S	S	—	S	S	S	S	S	<a href="#">20-42.070</a>
Live/work	MUP	MUP	MUP	—	P	P	P	MUP	MUP	<a href="#">20-42.080</a>
Multi-family dwelling	CUP	P	MUP	—	P	P	P	P	P(5)	
Residential accessory uses and structures	P	P	P	—	P			P	P	<a href="#">20-42.030</a>
Residential component of a mixed use project	MUP	P	MUP	—	P	P	P	P	P(5)	<a href="#">20-42.090</a>
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	MUP	P	P	P(5)	
Single room occupancy facility			CUP		MUP	MUP	MUP	CUP	—	<a href="#">20-42.164</a>
Supportive housing (12)	P	P	P	—	P	P	P	P	P	
Transitional housing	CUP	CUP	CUP	CUP	MUP	MUP	MUP	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	<a href="#">20-42.060</a>

**RETAIL TRADE**

Accessory retail uses	P	P	P	P	P	P	P	P	P	<a href="#">20-42.024</a>
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	<a href="#">20-42.034</a>
Artisan shop	—	P	P	—	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MUP(11)	P	—	—	—	—	—	
Auto parts sales (no installation services)	—	—	P(11)	P	—	—	—	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	<a href="#">20-42.034</a>
Building and landscape materials sales—Indoor	—	—	P(11)	—	—	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	—	—	MUP	—	<a href="#">20-42.100</a>
Cannabis—Retail (dispensary) and delivery	CUP(10)	CUP(10)	CUP(10)	—	—	—	—	CUP(10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	—	—	
Drive-through retail sales	—	CUP	CUP(11)	—	—	—	—	CUP	—	<a href="#">20-42.064</a>
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	—	—	
Farm supply and feed store	—	—	MUP	—	—	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	—	—	

Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	MUP	
Gas station	<del>CUP</del>	<del>CUP(4)</del>	<del>CUP(11)</del>	<del>CUP</del>	—	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	—	<a href="#">20-42.150</a> <a href="#">20-61.020</a>
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MUP (11)	P (11)	—	P	P	MUP	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP (11)	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP (11)	CUP (11)	—	P	P	P	P	CUP	<a href="#">20-42.200</a>
Mobile food vending	—	—	MUP(9)	—	MUP	MUP	MUP	—	—	<a href="#">20-42.210</a>
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	MUP	
Night club	—	—	MUP(11)	—	MUP	MUP	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP (13)	MUP (13)	CUP	CUP	<a href="#">20-42.110</a>
Pharmacy	MUP	P	P	—	P	P	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop—Outdoor dining	P(8)	P(8)	P(8)	—	P(8)	P(8)	P(8)	P(8)	P(8)	<a href="#">20-42.110</a> , <a href="#">20-42.160</a>
Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	
Warehouse retail	—	—	CUP(11)	—	—	—	—	CUP	—	
<b>SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL</b>										
ATM	P	P	P	P	P	P	P	P	P	<a href="#">20-42.044</a>
Bank, financial services	MUP	P	P	—	P	P(5)	P(5)	P	P(5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P(5)	MUP	P	P(5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	—	—	<a href="#">20-42.060</a>
Medical service—Hospital	CUP	CUP (11)	CUP(11)	CUP	CUP	CUP	CUP	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	MUP	—	

Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P(5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	—	P(5)	
<b>SERVICES—GENERAL</b>										
Accessory services	P	P	P	P	P	P	P	P	P	<a href="#">20-42.030</a>
Adult day care	—	P	MUP	—	MUP	MUP	MUP	P	MUP	
Catering service	—	—	P	—	—	—	P	—	—	
Child day care—Large family day care home	MUP	MUP	MUP	—	P	P	P	MUP	MUP	<a href="#">20-42.050</a>
Child day care—Small family day care home	P	P	P	—	P	P	P	P	P	<a href="#">20-42.050</a>
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	<a href="#">20-42.050</a>
Drive-through service	—	CUP	CUP	—	—	—	—	CUP	—	<a href="#">20-42.064</a>
Equipment rental	—	—	P(4)	—	—	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	MUP	MUP	
Lodging—Bed and breakfast inn (B&B)	—	—	MUP	—	P	P	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P(4)	P(4)	P(4)	—	P	
Mortuary, funeral home	—	—	CUP	—	—	—	—	—	—	
Personal services	P	P(2)	P	—	P	P	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P(4)	—	—	—	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P(4) (11)	—	—	MUP	MUP	—	
<b>TRANSPORTATION, COMMUNICATION &amp; INFRASTRUCTURE</b>										
Broadcasting studio	P	—	P	—	P	P	P	P	P	
Parking facility, public or commercial	MUP	—	MUP	—	P(4)	PP(4)	MUP	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	

**Key to Zoning District Symbols**

<b>CO</b>	Office Commercial	<b>CV</b>	Motor Vehicle Sales	<b>TV-M</b>	Transit Village—Mixed	<b>MMU</b>	Maker Mixed Use
<b>CN</b>	Neighborhood Commercial	<b>CD</b>	Downtown Commercial	<b>CMU</b>	Core Mixed Use		
<b>CG</b>	General Commercial	<b>CSC</b>	Community Shopping Center	<b>SMU</b>	Station Mixed Use		
<b>Notes:</b>							

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections [20-23.040](#) and [20-23.080](#).
- (3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section [20-23.050](#).
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section [20-42.210](#).
- (10) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the [Health and Safety Code](#) Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.
- (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B

Section 20-24.030, Industrial district land uses and permit requirements, Table 2-10

LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>				
Agricultural product processing	—	—	P(3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46

**TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts\***

P Permitted Use, Zoning Clearance required  
 MU Minor Conditional Use Permit required  
 CU Conditional Use Permit required  
 S See Specific Use Regulations for requirement  
 — Use not allowed

Cannabis—Distribution	MUP(4)	P(3)	P(3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P(3)	P(3)	P(3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Community care facilities—6 or fewer clients	P	P	P	
Community care facilities—7 or more clients	MUP	MUP	MUP	
Furniture/fixtures manufacturing, cabinet shops	—	P(3)	P(3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	
Manufacturing/processing—Light	P(3)	P(3)	P(3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media production—Indoor only	P	P(3)	P(3)	
Media production—With outdoor uses	MUP	P(3)	P(3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P(3)	P(3)	P	
Recycling—Large collection facility	—	—	MUP	<a href="#">20-42.120</a>
Recycling—Processing facility	—	—	MUP	<a href="#">20-42.120</a>
Recycling—Reverse vending machines	P	P	P(3)	<a href="#">20-42.120</a>
Recycling—Scrap or dismantling yard	—	—	MUP	<a href="#">20-42.120</a>
Recycling—Small collection facility	MUP	MUP	MUP	<a href="#">20-42.120</a>
Research and development	P	P	MUP	
Storage—Accessory	P	P	P(3)	
Storage—Contractor’s yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	
Storage—Outdoor	—	MUP	MUP	<a href="#">20-42.170</a>
Storage—Personal storage facility (mini-storage)	—	P(3)	P(3)	<a href="#">20-42.180</a>
Warehouse, wholesaling and distribution	MUP (4)	P(3)	P(3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Adult entertainment business	S	S	S	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP(4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	

**RESIDENTIAL USES (See Section [20-28.080](#), Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)**

Accessory dwelling unit	P(4)	—	—	<a href="#">20-42.130</a>
Animal keeping—Domestic/exotic	S	S	S	<a href="#">20-42.040</a>
Caretaker unit	MUP(4)	MUP(4)	MUP(4)	
Emergency shelter	CUP	CUP	CUP	
Home occupation	S	—	—	<a href="#">20-42.070</a>
Junior accessory dwelling unit	P(4)	—	—	<a href="#">20-42.130</a>
Live/work unit	MUP	—	—	<a href="#">20-42.080</a>

Mixed use project	MUP	—	—	
Mobile home/manufactured housing	CUP(4)	—	—	<a href="#">20-42.094</a>
Multi-family dwellings	CUP(4)	—	—	
Organizational house	CUP(4)	—	—	
Residential accessory uses and structures	P(4)	—	—	
Single-family dwelling	CUP(4)	—	—	
Supportive housing(8)	P	—	—	
Transitional housing	CUP	CUP	CUP	
Work/live unit	MUP	MUP	MUP	<a href="#">20-42.080</a>
<b>RETAIL TRADE</b>				
Accessory retail uses	P(4)	P	P	<a href="#">20-42.024</a>
Alcoholic beverage sales	—	CUP	—	<a href="#">20-42.034</a>
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP(7)	CUP(7)	CUP(7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	<del>CUP</del>	<del>CUP</del>	<a href="#">20-42.150</a> <a href="#">20-61.020</a>
Neighborhood center	MUP(5)	MUP(5)	CUP(5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P(4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP(4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P(4)	P	CUP	
Restaurant, café, coffee shop—Table service	P(4)	P	CUP	
Warehouse retail	CUP(4)	CUP	CUP	
<b>SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL</b>				
ATM	P	P	—	<a href="#">20-42.044</a>
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility	MUP	—	—	<a href="#">20-42.060</a>
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P(3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	
<b>SERVICES—GENERAL</b>				
Accessory services	P(4)	P	MUP	<a href="#">20-42.024</a>
Catering service	—	P	P	



Child day care center	MUP	MUP	—	<a href="#">20-42.050</a>
Equipment rental	—	P(3)	P(3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP(4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Personal services	P	MUP	—	
Public safety facility	MUP(2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P(3)	
Vehicle services—Major repair/body work	—	MUP	P(3)	
Vehicle services—Minor maintenance/repair	—	P	P(3)	

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Broadcasting studio	P	P	P	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP(3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP(3)	
Utility facility	—	P(3)	P(3)	
Utility infrastructure	P(3)	P(3)	P(3)	
Vehicle storage	—	MUP	P(3)	

**Key to Zoning District Symbols**

<b>BP</b>	Business Park	<b>IG</b>	General Industrial
<b>IL</b>	Light Industrial		

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Subject to a 600-foot minimum setback requirement to a “school,” as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (8) Supportive housing is allowed only when the proposed use meets each of the requirements of Assembly Bill 2162, as specified in Government Code Section 65651.

\* The land use and permit requirements set forth in this table shall be waived for all land uses approved under the provisions of Chapter 20-16, Resilient City Development Measures.

Section 20-42.150, Service stations

**Vehicle Services.**

A. Site requirements. A proposed **vehicle services** use shall be approved only on a site that complies with the following requirements:

1. Site area and dimensions. The site shall have a minimum area of 15,000 square feet, at least 100 feet of frontage on an arterial street, a minimum width of 150 feet, and a minimum depth of 100 feet.
2. Proximity to residential. The site shall not adjoin an existing R-1, R-2 or R-3 zoning district or single-family or two-family residential use at the time the **vehicle services** use is established, except a nonconforming single-family or two-family residential use, or a single-family or two-family residential use in a commercial zone.

Section 20-61.020, Nonconforming uses

**20-61.020 (E) Gas Station Modifications.**

**1. Gas stations and related fossil fuel infrastructure shall not be enlarged, extended, reconstructed, or moved to a different portion of the lot or parcel of land occupied by such use except as outlined below or as required for compliance with state or federal law. Fossil fuel infrastructure subject to this provision includes, but is not limited to structures, features, and facilities related to the sale, storage, conveyance, and dispensing of gasoline and any other fossil fuel (e.g., storage tanks, pumps, dispensers). A Minor Use Permit shall be required for any modifications to existing gas stations and fossil fuel infrastructure unless proposed modifications are subject to review by a higher review authority.**

**a. Modifications to Improve Soil, Groundwater and Stormwater Quality. Gas stations may be modified to conform to current air or stormwater quality control regulations or to remediate contamination of soil or groundwater.**

**b. Modifications to Improve Traffic Safety. As determined by the City Engineer, the pedestrian and vehicular circulation features (e.g., curbing, sidewalks, traffic control devices) of a gas station may be modified to improve public safety.**

**c. Modifications to Enable Zero Emission Vehicles (Battery Charging Station). Gas stations may be modified to accommodate battery charging station(s) for zero emission vehicles. Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for battery charging stations.**

**d. Removal of abandoned gas stations. A gas station that is abandoned or closed for a period of six months consecutively, or an aggregate of 365 days in any two-year period, shall be physically removed from the site by the owner. Removal means the demolition of all gas station structures, features and facilities and removal or filling of underground tanks in compliance with the most restrictive local, State or Federal guidelines in effect at the time of removal. Prior to the effective date of an order to remove gas station structures, features, or facilities pursuant to this Section, interested parties shall be notified by registered mail and be provided with the opportunity for a public hearing.**

Section 20-70.020, Definitions of specialized terms and phrases

Gas Station. A retail business selling gasoline and/or other motor vehicle fuels **derived from fossil fuels (e.g., petroleum, coal, natural gas)**, and related products.

**Zero Emission Vehicle. A vehicle that does not emit exhaust gas or other pollutants from the onboard source of power under any and all possible operational modes and conditions.**