

Proposed Amendments to the Santa Rosa Zoning Code

File Number REZ22-001

Additions and changes are noted in red and underline text and deletions are marked with ~~strikethrough~~.

20-23.030 Commercial District Land Uses and Permit Requirements Table 2-6

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required									
	MUP	Minor Conditional Use Permit required									
	CUP	Conditional Use Permit required									
	S	See Specific Use Regulations for permit requirement									
	—	Use not allowed									
LAND USE	PERMIT REQUIRED BY DISTRICT										
RETAIL TRADE (continued)	CO	CN (7)	CG	CV	CMU	SMU	MMU	CSC (2)	TV-M	Specific Use Regulations	
Gas station	CUP	CUP(11)	CUP(11)	CUP	-	CUP	CUP	CUP	-	20-42.050	
	=	=	=	=		=	=	-		<u>20-61.020</u>	

20-24.030 Industrial District Land Uses and Permit Requirements Table 2-10

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts*	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	BP	IL	IG	
Gas station	—	CUP	CUP	<u>20-42.150</u>
		=	=	<u>20-61.020</u>

20-42.150 ~~Serve Stations~~ Vehicle Services.

A. Site requirements. A proposed ~~service station~~ 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 ~~service station~~ 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.
3. ~~Distance between service station sites. A proposed service station site shall be a minimum of 500 feet from any other service station site, with the following exceptions:~~
 - a. ~~Service station sites within 150 feet of the U.S. Highway 101 intersections and Freeway 12 intersections measured along the intersecting street; and~~
 - b. ~~A service station site incorporated into a PD project (Section 20-26.060).~~
- B. ~~Removal of abandoned service stations. A service station that becomes nonconforming for any reason other than the spacing requirements of this Section, and which 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 service station facilities, removal or filling of underground tanks with sand or other solid material. Prior to the effective date of any order to remove any service station facilities in compliance with this Section, interested parties shall be notified by registered mail and shall be given a hearing before the Council.~~

20-61.020.E Gas Station Modifications.

1. Except as provided below, 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. 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.
 - 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, no permit is required for battery charging stations.

d. Modifications to Enable Zero Emission Vehicles (Hydrogen Fuel Cell and Biogas). Gas stations may be modified to include facilities for the storage, conveyance and dispensing of hydrogen or biogas to zero emission vehicles.

e. 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.

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. ~~Where allowed by Division 2 (Zoning Districts and Allowable Land Uses), a gas station may also include a “Convenience Store,” “Vehicle Services,” and/or trailer rental (“Auto and Vehicle Sales/Rental”), which are separately defined.~~

~~Service Station. See “Gas Station,” and “Vehicle Services.~~

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.