

## Proposed Amendments to the Santa Rosa Zoning Code

### File Number REZ22-001

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                                                                         | -                           | -                                                   | -  | -  | -   | -   | -   | -       | -    | <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 |
| RETAIL TRADE                                                                   | BP                      | IL                                           | IG |                          |
| Gas station                                                                    | —                       | —                                            | —  | 20-61.020                |

### 20-42.150 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.

#### 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, this Zoning Ordinance requires no permit 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.

#### 21-70.020 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.