



# Gas Station Land Use Regulations

January 13, 2026

# Background

- 1/14/2020: Council adopted a resolution declaring a climate emergency and elevating climate issues to the highest priority in its goal setting.
- 9/13/2021: RCPA adopted a resolution recommending ceasing all construction of new gas station infrastructure in Sonoma County.
- 9/13/2022: Council adopted an ordinance amending the Zoning Code to prohibit new gas stations and expansion of existing gas stations.
- 6/3/2025: Council moved to add a future agenda item to discuss potential changes to the Zoning Code addressing gas station modifications.

# Prior Gas Station Regulations

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- Gas stations allowed, with a CUP, in all commercial zoning districts (except Core Mixed Use) and Light and Heavy industrial districts.
- Specific regulations for gas stations included:
  - ✓ Requiring a minimum lot area and dimensions.
  - ✓ Prohibiting new gas stations adjacent to residential zoning districts or uses.
  - ✓ Requiring a minimum of 500 feet between gas stations, unless they were within 150 feet of Hwy 101 and Freeway 12 intersections.

# Current Gas Station Regulations

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- New gas stations are prohibited in all zoning districts.
- Zoning Code Section 20-61.020(E), Gas Station Modifications:
  - ✓ Cannot be enlarged, extended, reconstructed, or moved to a different portion of the lot, except as noted below or as required by law, or approved by CUPA.
  - ✓ A Minor Use Permit is required for any modifications to existing stations:
    - To improve air, soil, groundwater, and stormwater quality.
    - To improve traffic safety.
    - To enable battery charging stations.

# Options

- a. No changes to the existing Zoning Code regulations.
- b. Revert to prior Zoning Code regulations.
- c. Amend existing gas station regulations:
  - Allow expansion of existing stations – may include limitations on number of pumps, requirements for mitigation measures, and/or other requirements.
  - Allow relocation of existing gas stations – may include limitations on locations, requirements for mitigation measures and remediation, and/or other requirements.

# Recommendation

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The Planning and Economic Development Department recommends that the Council hold a study session and provide direction to staff related to the current gas station land use regulations.

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**Questions?**