

Santa Rosa Zoning Code

Sections 20-42.150 and 20-70.020 (Gas Station definition)

Prior to City Council Adoption of Ord. 2022-010

Section 20-42.150, Service stations

- A. Site requirements. A proposed service station 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 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.

Section 20-70.020, Definitions of specialized terms and phrases

Gas Station. A retail business selling gasoline and/or other motor vehicle fuels, 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. "