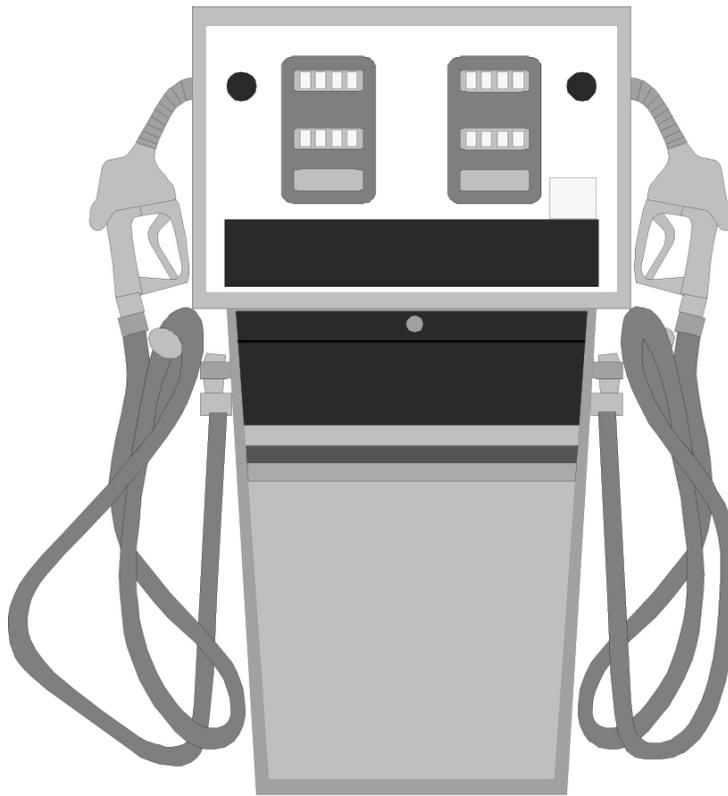


Gasoline Service Station

Attachment to Administrative Review Application Form



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Planning and Development
Services Center**

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GASOLINE SERVICE STATION CRITERIA

A "gasoline service station", as defined in Section 9-16, B.R.C. 1981 and listed below, is allowed as a conditional use in the business zoning districts, except BT-2 and BT-1, where use review approval is required. A gasoline service station is allowed as a by-right use in the industrial zoning districts. It is a prohibited use in the residential zoning districts. **For those business zoning districts in which a gasoline service station is allowed as a conditional use, approval of an administrative review application is required. The exception to this rule is a case where a proposed gasoline service station would be located adjacent to a residential use; such a proposal would require use review approval following a development review application (see criterion attached below for this provision).**

In order for an administrative review application to be approved for a gasoline service station as a conditional use, Planning and Development Services must find that the application meets the relevant gasoline service station criteria. These criteria are found in Section 9-6-9(d), B.R.C. 1981 of the city's land use regulations and are attached. An application for approval of a gasoline service station as a conditional use must include a written statement that addresses how the proposal meets the applicable criteria. The required site plans must show how the site criteria, such as landscaping, screening, setbacks, and vehicular stacking requirements, would be met. The criteria cannot be met by using the variance process. In addition, a gasoline service station must meet other city code requirements that may apply, such as building code or landscape design standards.

CITY CODE DEFINITION OF GASOLINE SERVICE STATION:

"Gasoline service station" means premises on which the principal use is the retail sale of gasoline, oil, or other motor vehicle fuel, and no more than 15 percent of the floor area is used for convenience and variety goods. The premises may include, as an accessory use only, facilities for polishing, greasing, washing, or otherwise cleaning, servicing, or repairing motor vehicles, but does not include liquefied petroleum gas distribution facilities.

CRITERIA (CITY CODE EXCERPT OF SECTION 9-6-9(d), B.R.C. 1981):

9-6-9(d) Gasoline Service Stations.

The following criteria apply to any gasoline service station or retail fuel sales in a business or industrial district. A gasoline service station use shall comply with standards (1) through (8). Retail fuel sales uses shall comply with all standards except (2) and (6):

- (1) Any gasoline service station that is located adjacent to any residential uses shall meet the requirements of Section 9-2-15, "Use Review," B.R.C. 1981.
- (2) Areas for the storage of vehicles to be serviced in excess of 24 hours are in enclosed areas or shielded from view from adjacent properties.
- (3) There is adequate space to allow up to three cars to stack in a line at a pump without using any portion of the adjacent street.
- (4) The visual impact of the use is minimized and screened from adjacent rights-of-way and properties through placement of buildings, screening, landscaping, and other site design techniques.
- (5) Dispensing pumps are not located within 25 feet of a property line abutting a street.
- (6) In addition to the parking requirements of Section 9-7-1, "Schedule of Form and Bulk Standards" and 9-9-6, "Parking Standards," B.R.C. 1981, and the stacking requirements of Subsection (3) of this Section, adequate space is provided for the storage of two vehicles per service bay off-street.
- (7) The location, size, design, and operating characteristics of the proposed facility are reasonably compatible with the use of nearby properties.
- (8) A minimum landscaped side yard setback of 20 feet and a minimum rear yard landscaped setback of 25 feet are required where the use it abuts residential uses or residential zoning districts.
- (9) Retail fuel sales in industrial zones shall only be permitted in association with a convenience retail store pursuant to Subsection 9-6-3(g), "Residential Development in Industrial Zones."
- (10) Servicing of vehicles is limited to the checking and adding of fluids and air and the cleaning of windows. No other repair or servicing of vehicles is permitted on site.