

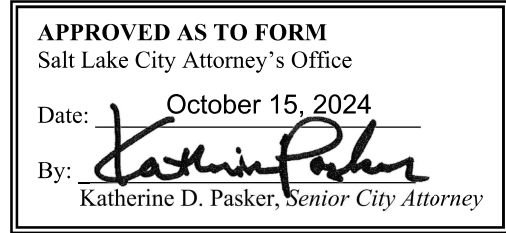
Project Title: Gas Stations Located Near Water Sources  
And Sensitive Lands Text Amendment

Petition No.: PLNPCM2023-00260

Version: 2

Date Prepared: October 15, 2024

Planning Commission Action: Recommended 4/10/2024



This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Deletes the current gas station standards (Section 21A.40.070);
- Adopts new gas station standards to impose a distance requirement between gas stations and bodies of water as well as new standards related to lot size, vehicle stacking, electric vehicle parking, screening, and the location of aboveground and underground storage tanks.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made after the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

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1. *Adopts a new Section 21A.36.120 as follows:*

21A.36.120: ~~RESERVED~~: REGULATIONS FOR GAS STATIONS AND FUEL  
DISPENSING FACILITIES WITH UNDERGROUND AND/OR ABOVE-GROUND  
FUELD STORAGE TANKS

Gas Stations and Accessory Uses that have fuel tanks on-site, such as Truck Stops, Fuel Distributors, and Storage uses, as defined in Chapter 21A.62 of this title, shall be allowed in zoning districts provided in Chapter 21A.33 “Land Use Tables”, and are subject to the provisions of this section. Utility facilities, public safety uses, hospitals, and other similar uses that maintain fuel tanks for the purpose of storing fuel in order to provide emergency power are exempt from the provisions of this Section.

A. General Standards:

1. All fuel dispensers and fuel storage tanks (above or underground) shall comply with the requirements of this section and all other applicable regulations, including the applicable reference standards and any other applicable regulations of the State of Utah and Federal regulators. In case of conflicting provisions in any of the above-listed rules, the strictest restrictions shall apply.

2. Distance from water bodies: All underground and above-ground fuel storage tanks and gas vents shall be a minimum of 350 feet from any existing water bodies (pond,

river, stream, canal, etc.), water resources, public parks or open space -that are one acre and greater in size.

3. Distance from property lines: All underground and above-ground fuel storage tanks and gas vents shall be a minimum of 30 feet from any property line.

4. Associated pump islands shall be a minimum of 25 feet from any property line and adjacent buildings.

5. Fuel vents: When a canopy is provided, gas vents shall be located at the top of the gas pump canopy.

6. New underground fuel storage tanks: All new and replacement fuel storage tanks put underground shall be constructed of non-corrodible material or designed to prevent the release or threatened release of any stored fuel to ensure greater durability and lifespan.

7. Leak or surface-runoff contamination: If contamination occurs, the property owner shall be accountable for any cleanup and remediation of the subject property, any City property, and any downstream water or soil contamination.

8. Nonconforming status: Fuel tanks and pumps that are unused or out of service for one year or more shall be considered willfully abandoned and will not be eligible for nonconforming status. The use shall not be restored unless it is restored to comply with the standards of this section and all other applicable sections in this title.

B. Additional Standards for Gas Stations:

1. Minimum Lot size: 30,000 square feet. A gas station may be located on a lot with another principal use when the lot complies with the minimum lot size. For the purposes of this regulation, a lot shall include a site that consists of multiple lots or parcels within a single development when the parking lot and circulation elements are shared across the boundaries of the lots or parcels

2. Minimum Lot Frontage: 150 feet along all public streets. For sites described in 21A.36.120.C.1, the lot frontage shall be measured for all lots or parcels involved.

3. Stacking Lane Standards: These standards ensure adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.

a. Stacking lanes shall be arranged to avoid conflicts with site access points, access to parking or loading spaces, and internal circulation routes to the maximum extent practicable.

b. A minimum of 36 feet of stacking lane is required between a curb cut and the nearest gasoline pump.

55           4. Fuel Pump Standards:

56           a. Fuel pumps shall be located on the site in a manner that does not interfere  
57           with easy access into or egress from the site at established driveway entrances.

58           b. Fuel Pumps shall be located and oriented so all cars in line for motor fuel can  
59           be accommodated on-site and not block the sidewalk, the street, or any other  
60           portion of the public right of way.

61           5. Electric Vehicle Parking: Gas stations shall provide at least one (1) parking space  
62           dedicated to electric vehicles for every ten (10) required on-site parking spaces.  
63           Electric vehicle parking spaces shall count toward the minimum required number of  
64           parking spaces. The electric vehicle parking space shall be:

65           a. Located in the same lot as the principal use.

66           b. Signed clearly and conspicuously, such as special pavement marking or  
67           signage, indicating exclusive availability to electric vehicles; and

68           c. Outfitted with a standard electric vehicle charging station.

69           C. Additional Standards for Fuel Dispensing Facilities:

70           1. Above-ground fuel storage tanks shall:

71           a. Provide a 25-foot clear radius from combustible materials, storage areas,  
72           parking/backing areas, and all buildings on the same lot.

73           b. Have a maximum height of 20 feet from the finished grade.

74           2. An obscuring sight fence of six feet in height shall be required surrounding the  
75           fuel storage tanks and associated vehicle fueling areas. All required fencing shall be  
76           prewoven chain-link with slats, wood, brick, tilt-up concrete, masonry block, stone,  
77           metal, composite/recycled materials, or other manufactured materials or combination  
78           of materials commonly used for fencing. In addition, the fenced area must be paved  
79           with a nonpermeable surface.

80           D. Upgrades to Nonconforming Gas Stations and Fuel Dispensing Facilities:

81           1. Replacing and Updating Tanks and Associated Equipment: An existing gas  
82           station may replace existing tanks and associated equipment in substantially the same  
83           location without having to comply with the provisions of this section.

84           2. Reconstruction: Existing gas stations that are noncomplying as to lot area, lot  
85           frontage, or tank setbacks may be demolished and reconstructed, provided the  
86           reconstructed use complies with the other applicable regulations of this section and  
87           the tank location is substantially the same.

3. The zoning administrator may modify the location of the fuel tanks and associated equipment if federal or state requirements or other legal requirements prevent locating the replacement tanks in a substantially similar location.

4. The zoning administrator may approve an alternate location for fuel tanks and associated equipment if the applicant can demonstrate that a more efficient and safe location is more appropriate.

2. *Deletes Section 21A.40.070:*

21A.40.070: ~~MOTOR FUEL PUMP REGULATONS~~ RESERVED

~~When established pursuant to uses permitted or conditional within the applicable district regulations, all motor fuel pumps shall conform to the requirements below:~~

~~A.—— Location: No motor fuel pumps or islands shall be erected closer than twelve feet (12') to any lot line, required landscape yard, front or side yard or within any "sight distance triangle" as defined in chapter 21A.62 of this title.~~

~~B.—— Safety Curbs Required: All uses for which motor fuel pumps or islands shall be made a part, shall erect a safety curb around the perimeter of all paved areas. All such curbs shall be of approved construction. The curbs shall be located so that no vehicle overhangs any public right of way or adjoining property.~~

~~C.—— Gas Pumps At Convenience Food Stores: In addition to the requirements of subsections A and B of this section, the location of motor fuel pumps at convenience food stores shall be approved by the zoning administrator, where the location of such pumps satisfies the following criteria:~~

- ~~1. Pumps should be visible to the motorist on the street;~~
- ~~2. Pumps should be visible from the store;~~
- ~~3. Pumps should be located on the site in a manner which does not interfere with easy access into or egress from the site at established driveway entrances;~~
- ~~4. Pumps should be located and oriented so all cars in line for motor fuel can be accommodated on site and not block the sidewalk, the street, or any other portion of the public right of way;~~
- ~~5. Pumps should be so located to avoid conflict between cars going to motor fuel pumps and those going to parking spaces. On site circulation should be clearly marked and must reflect established design standards for moving aisles, parking dimensions, and turning radii;~~
- ~~6. Pump location, and vehicular access to and exit from pumps, should not conflict with established pedestrian or bicycle approaches to the store; and~~
- ~~7. Lighting shall be oriented so as not to cast direct light onto adjacent properties.~~

131 3. *Amends the definition of “GAS STATION” in Section 21A.62.040 as follows:*

132  
133 GAS STATION: A principal building site and structures for selling ~~the sale~~ and dispensing  
134 ~~of motor fuels or other petroleum products and the sale of convenience retail.~~

135  
136 4. *Adopts a new definition “FUEL DISPENSING FACILTY” in Section 21A.62.040, as follows*  
137 *(to be inserted alphabetically into the list of definitions in said section):*

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139 FUEL DISPENSING FACILITY: A stationary facility consisting of one or more fuel storage  
140 tanks and associated equipment, which receive, store, and dispense fuel for private use and  
141 not for sale to the public.

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144 [END]