

UDC 2021 Proposed Amendment

Revised and Recommended Approval by PCTAC on May 9, 2022

Amendment 26-1

Applicant: D’Ette Cole

Amendment Title –‘Sec. 35-397 – Auto and Light Truck Repair and Motor Vehicle Sales.’

Amendment Language:

DIVISION 7. - SUPPLEMENTAL USE REGULATIONS

Sec. 35-397.01 – Gasoline Stations.

(a) Spacing. Notwithstanding any other provisions of this chapter, any use in Table 397.01-1 listed as permitted in Table 311-2 and 311-2a shall require Specific Use Authorization Zoning approval within the distances in Table 397.01-1 from any of the following uses:

- (1) Single family or multi-family residences.
(2) Schools.
(3) Day Care Facilities.
(4) Assisted Living Facilities, Boarding Homes and Community Homes.

Table 397.01-1

Table with 2 columns: Use, Minimum distance (feet) from the nearest building or structure of the gasoline use to the property line of any designated property uses specified above*. Rows include Gasoline Filling Station or use with gasoline having 50,000 gallons or less total tank capacity (100 feet) and Gasoline Filling Station or use with gasoline having over 50,000 gallons (200 feet).

*The distance shall be inclusive of setbacks, buffers, and intervening property.

(b) The installation of gasoline stations within the required distance shall be allowed by specific use authorization in accordance with Sec. 35-423.

Amendment Title –‘Sec. 35-311 – Use Regulations.’
Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1& O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Convenience Store (With Gasoline) See Section 35-397.01					P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash) See Section 35-397.01					S	P		P	P	P	NA	2152
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35-397.01					P	P	S	P	P	P	NA	2116
Service	Gasoline Filling Station (With Repair) See Section 35-397.01						P		P	P	P	NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35-397.01					S	P	S	P	P	P	NA	
Service	Gasoline Filling Station – Fleet See Section 35-397.01						S		P	P	P	NA	

TABLE 311-2a NONRESIDENTIAL USE MATRIX

		Urban		Rural		Farm		Mixed Industrial					
PERMITTED USE		UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR/FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Retail	Convenience Store (With Gasoline) See Section 35-397.01	P		P		P	P		P	P		P	P
Retail	Convenience Store (With Gasoline And Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (With Repair) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station - Fleet See Section 35-397.01							P			P		