

ARTICLE II
DEVELOPMENT STANDARDS
CHAPTER 17.40
SERVICE STATION STANDARDS

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17.40.010 PURPOSE AND APPLICABILITY

17.40.020 SERVICE STATION (GASOLINE) STANDARDS

Service stations are subject to a Conditional Use Permit and shall comply with the following standards.

- A. New service stations shall be permitted only at the intersections of major and secondary arterial, and along major or secondary arterials with freeway off-ramps. A maximum of 2 services stations shall be permitted at each intersection. The use shall not adjoin a residential land use district.
- B. The minimum parcel size shall be 15,000 square feet, with a minimum street frontage of 100 feet on each street.
- C. All activities and operations shall be conducted entirely within an enclosed structure, except as follows;
 - 1. The dispensing of petroleum products, water and air from pump islands.
 - 2. The provision of emergency service of a minor nature.
 - 3. The sale of items via vending machines which shall be placed next to the main structure in a designated area not to exceed 32 square feet and which must be screened from public view.

- D. Pump islands shall be located a minimum of 20 feet from a street property line, however, a canopy or roof structure over a pump island may encroach up to 10 feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.
- E. The number of points of ingress/egress to any one street shall be 2.
- F. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.
- G. No driveway may be located closer than 35 feet to the curb return.
- H. The width of a driveway may not exceed 36 feet at the sidewalk.
- I. On-site parking shall be provided at 1 space for each pump island, plus 1 space for each service bay.
- J. Outside storage of motor vehicles is prohibited.
- K. No vehicles may be parked on sidewalks, parkways driveways or alleys.
- L. No vehicle may be parked on the premises for the purpose of offering same for sale.
- M. Landscaping shall comprise a minimum of 15% of the service station site area, exclusive of required setbacks, and shall be provided and permanently maintained according to the following regulations, as well as those contained in Chapter 17.26 (Water Efficient Landscape Regulation).
 - 1. A minimum 5 foot wide (inside dimension), 6 inch high planter area shall be provided along interior property lines, except for openings to facilitate vehicular circulation to adjacent properties. Where adjacent to a periphery wall, trees planted not more than 16 feet apart shall be included in the planter areas.
 - 2. A planter area of not less than 200 square feet shall be provided at the corner of 2 intersecting streets. Landscaping shall not exceed a height of 30 inches.
 - 3. A minimum of 50 square feet of planter area shall be located along those portions of the main structure fronting on a public street.

4. Additional landscaping may be required to screen the service station from adjacent properties.
- N. All on-site signage shall comply with the provisions of Chapter 17.14 (Signs).
- O. Openings of service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion onto adjoining properties.
- P. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open areas outside the main structure.
- Q. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted Public Works Department standards and be of sufficient size to accommodate the trash generated. The receptacle(s) shall be screened from public view on a least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.
- R. All light sources, including canopy, perimeter, and flood shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties. No light standard shall be higher than 15 feet above finished grade.
- S. Where an existing service station adjoins property in a residential land use district, a 6 foot high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement/modification. Materials, textures, colors and design of the wall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.
- T. Restroom entrances viewable from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.
- U. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- V. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

W. No pump nozzle on self-service islands shall be equipped with hold open devices.

17.40.030 SERVICE STATION CONVERSIONS

A structure originally constructed as a service station and which is proposed for conversion to another allowable use shall require upgrading and remodeling for such items as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of pump islands, removal of gas tanks, removal or overhead doors, additional street improvements or modification of existing improvements to conform to access regulations, exterior remodeling, and any additional standards as required by this Development Code.