

### 18.43.090 Gas Stations/Convenience Gas Marts

Where allowed by Part III, Base Zoning District Regulations, a use permit may be approved for a gas station or convenience gas mart meeting the following standards:

A. **New Facilities.** New facilities shall comply with the following standards:

1. Minimum site area: 30,000 square feet.
2. Minimum frontage: 100 feet on each street.
3. The following pump island setbacks shall apply:
  - a. ***Parallel to a Street.*** No portion of a pump island oriented parallel or substantially parallel to a street shall be located within 35 feet from the street right-of-way. However, a canopy or roof structure over a pump island and access aisles may encroach to within 20 feet of the street right-of-way.
  - b. ***Perpendicular to a Street.*** No portion of a pump island oriented perpendicular to a street shall be located closer than 50 feet from the street property line. A larger distance may be required to satisfy on-site circulation requirements for parking and emergency-vehicle access.
4. Within any "Neighborhood Commercial" District, the main building and pump island canopy shall be integrated and shall have pitched roofs (minimum 4:12 pitch).
5. The roof and any pump island canopy within a multi-tenant retail center shall integrate the architectural element of the main buildings.
6. Landscape shall comprise a minimum of 10 percent of the gas station site area, exclusive of required setbacks, and shall be provided and permanently maintained in compliance with the following regulations, as well as those outlined in Chapter 18.40, Development and Site Regulations.
7. A minimum 20-foot-wide inside dimension and 6-inch-high curbed landscaped planter area shall be provided along the front and street side property lines, except for openings required for vehicular circulation.
8. An on-site planter area of not less than 300 square feet shall be provided at the corner of 2 intersecting streets. Landscape shall not exceed a height of 30 inches at this location.
9. Additional landscape may be required where necessary to prevent visual impacts to adjacent properties.

10. All exterior light sources, including canopy, perimeter, and flood, shall be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties in compliance with Chapter 18.40, Development and Site Regulations.
11. Openings of service bays should not face directly onto a public right-of-way or any residential district to the extent practical given the circumstances of the particular site.
12. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - a. The dispensing of petroleum products, water, and air from pump islands.
  - b. The provision of emergency service of a minor nature.
13. No vehicle may be parked on the premises for the purpose of vehicular sales.
14. No used or discarded vehicle parts or equipment, or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.