



Gas Station Code Amendments

CITY COUNCIL STUDY SESSION –
JUNE 10, 2025

City Staff Representative:

Amanda Diaz, Associate Planner



Land Use & Development Code Amendments

Article 4 – Zoning Districts and Uses

Article 11 – Definitions & Terms



BrightonSM

Article 4 – Zoning District and Use

- Change allowed zoning districts

Article 11 – Definitions & Terms

- Revise definitions for:
 - Vehicle - Gas Station (All)
 - Truck stop



Gas Station Code Amendments

Background:

- Staff evaluated the definitions for gas stations within the Land Use and Development Code (LUDC):
 - Original definitions are too restrictive.
 - Regulate the size of the retail store, number of pumps, and number of islands.
- Staff revised each definition to allow minimal restriction and electric vehicle charging stations.

Process:

- Land Use & Development Code amendments require a recommendation by Planning Commission and consideration by the City Council.



Current and Proposed Definitions – Gas Stations

- Current definition example:
 - Vehicle - Gas Station, Small (1-8 pumps). The use is limited to no more than 8 fueling stations, no more than 2 vehicle service bays and no more than 1,500 square feet of accessory retail or service areas.
- Revise definitions to one consolidated definition:
 - Fueling Station- An establishment primarily engaged in the sale of petroleum, natural gas or other forms of fuel to motor vehicles. Gas stations may also include electric vehicle charging stations. Accessory uses may include a convenience store (with food sales) and/or a car wash. Gasoline stations may not include activities for heavy automobile maintenance such as auto body painting, body repair, tire replacement and the sale of automobiles. Maximum number of fueling stations is 30.



Current and Proposed Definitions – Truck Stop

- Current definition example:
 - Vehicle - Gas Station, Truck Stop (24 or more pumps)- The use contains more than 24 fueling stations, or any other gas station that exceeds the vehicle service bay or accessory retail and service areas of other categories. Examples include truck stops and travel centers.
- Revise definitions to one consolidated definition:
 - Travel center - An establishment primarily engaged in the fueling, servicing, or parking of tractor trailers, trucks, and similar heavy commercial vehicles, including the sale of accessories or equipment for such vehicles. Servicing may include oil changes, tire changes and minor truck repairs, but may not include heavy vehicle servicing such as engine replacement, transmission repair, or auto body cosmetic work. Truck stops may also include overnight accommodations, shower, or restaurant facilities. Maximum number of fueling stations is 30.



BrightonSM

Article 4 – Zoning District and Use

- Change allowed zoning districts:
 - Fueling Station
 - C-2
 - C-3
 - BP
 - MU-R/EC
 - I-1
 - I-2
 - Travel Center
 - I-1
 - I-2

Removed Zoning Districts
DT
MU-NC
MU-CC
C1



Options for Consideration:

The City Council has the following options to consider:

- Direct staff to proceed with the code amendments as presented;
- Direct staff to proceed with the code amendments with modifications; or
- Direct staff not to proceed with the code amendments.



Thank you!

Questions?