

Gas Station Code Amendments

City Council – January 20, 2025

City Staff Representative:

Amanda Diaz, Associate Planner

Land Use & Development Code Amendments

Article 4 – Zoning Districts and Uses

Article 6 – Non-residential Design Standards

Article 11 – Definitions & Terms

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, number of islands, and number of service bays.
- 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.

Article 4 – Zoning Districts and Uses

- Reduce gas station categories from 4 to 2
 - One definition for fueling stations
 - One definition for travel centers
- Restrict fueling stations to higher intensity zoning districts
 - C-2
 - C-3
 - BP
 - I-1
 - I-2

Article 4 – Zoning Districts and Uses

P Permitted subject to general district building and site design standards. C Conditional use, subject to discretionary review process in 2.07. blank use not allowed	Residential Districts									Mixed-use Districts				Commercial Districts					Industrial Districts		Special Purpose & Overlay Districts					
	A/R	AE	RE	R1	R1A	R1B	R2	R3	MH	DT	MU-NC	MU-CC	MU-R/EC	CO	C1	C2	C3	BP	I1	I2	S4CR	S4GW	ME	FC	PL	OPEN
Vehicle—Gas Station, Small (up to 8 pumps)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	P	-	P	-	-	-	-
Vehicle—Gas Station, General (up to 16 pumps)	-	-	-	-	-	-	-	-	-	E	-	E	P	-	-	P	P	P	P	P	-	-	-	-	-	-
Vehicle—Gas Station, Large (up to 24 pumps)	-	-	-	-	-	-	-	-	-	-	-	-	E	-	-	-	P	-	P	P	-	-	-	-	-	-
Vehicle—Gas Station, Truck Stop (24+ pumps)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Vehicle – Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-
Vehicle – Travel Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-

Article 6 – Non-residential Design Standards

- Modify accessory building description for fueling station canopies

Article 11 – Definitions & Terms

- Remove definitions for:
 - Vehicle – Gas station (All sizes)
 - Truck stop
- Replace definitions with:
 - Fueling Station
 - Travel center

Land Use & Development Code

(Sec. 2.10 B.) Review Criteria. A code amendment shall be reviewed according to the following criteria:

- 1. The amendment furthers the purposes of these regulations in Section 1.01.C.*
- 2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.*

Staff Analysis – Comprehensive Plan

Chapter Four: Citywide Principles, Policies & Strategies

- *Policy 2.1 - Brighton Will Continue to Develop in a Self-Sufficient and Sustainable Manner (Live, Learn, Work, Shop, and Play) with an Appropriate Balance between Residential and Non-Residential Uses*
- *Policy 5.4 – Expand the Base of Commercial and Industrial Businesses Through Proactive Economic Development Activities*

Land Use & Development Code

Sec. 2.10 B.) Review Criteria. A code amendment shall be reviewed according to the following criteria:

- 3. The amendment promotes the public safety, health and general welfare of the community in the City of Brighton.*
- 4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.*

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use & Development Code*.
- On December 31, 2025
 - ✓ Notice was published on the City's Website.
- Planning staff has not received any formal comments in advance of this hearing.
- City staff posted information for the public hearing on various social media sites.

Summary of Findings

- ✓ The Development Review Committee has reviewed the code amendments and recommends approval.
- ✓ The Planning Commission heard the request on December 11, 2025, and unanimously recommended approval.
- ✓ Staff finds the code amendments are in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- ✓ Staff recommends approval of the *Land Use & Development Code* amendments.

Options for City Council

- ❑ Approve the code amendments as drafted;
- ❑ Deny the code amendments;
- ❑ Approve the code amendments with changes or;
- ❑ Continue the item to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use & Development Code*.