



Councilwoman Amanda Sawyer
Denver District 5

Gas Station Zoning Review



Problem Statement

Gas stations in the City and County of Denver have few limitations and regulations, especially in regards to health and safety of the surrounding neighbors

How can we change the zoning code to better address the health, safety, and welfare concerns of gas stations in the City and County of Denver and prepare for future needs of residents?



Existing Regulations

DZC limitations: 11.4.18-19 (automobile services, light)

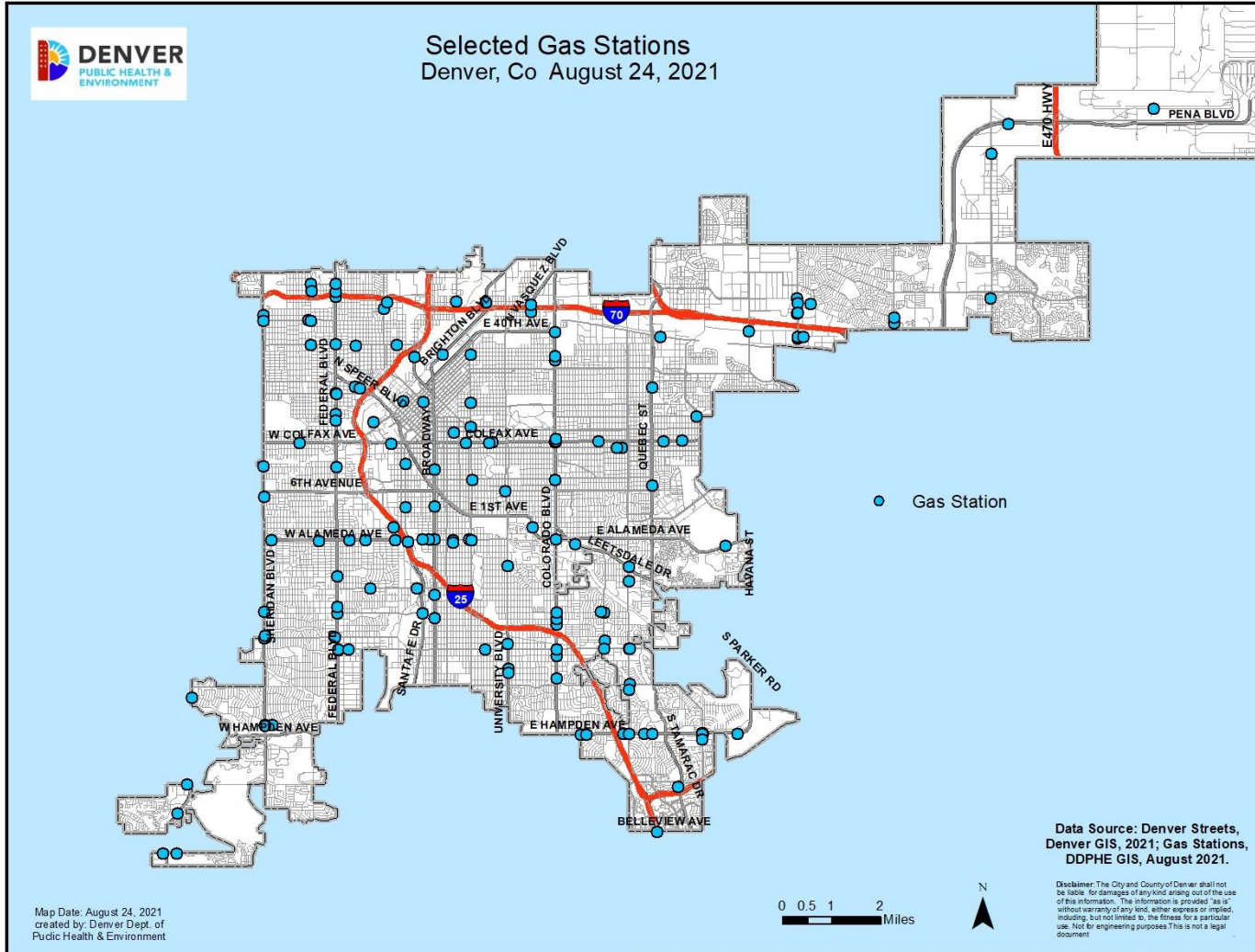
- covers gas stations and other services of that nature
- prohibition of loudspeakers
- enclosure of uses
- cut off fixtures for lighting
- lighting timetables
- setback requirement for fuels

11.4.19 (car washes)

- 8-foot set back from residential zone districts
- hours of operation 7 am – 10 pm
- parking requirements.

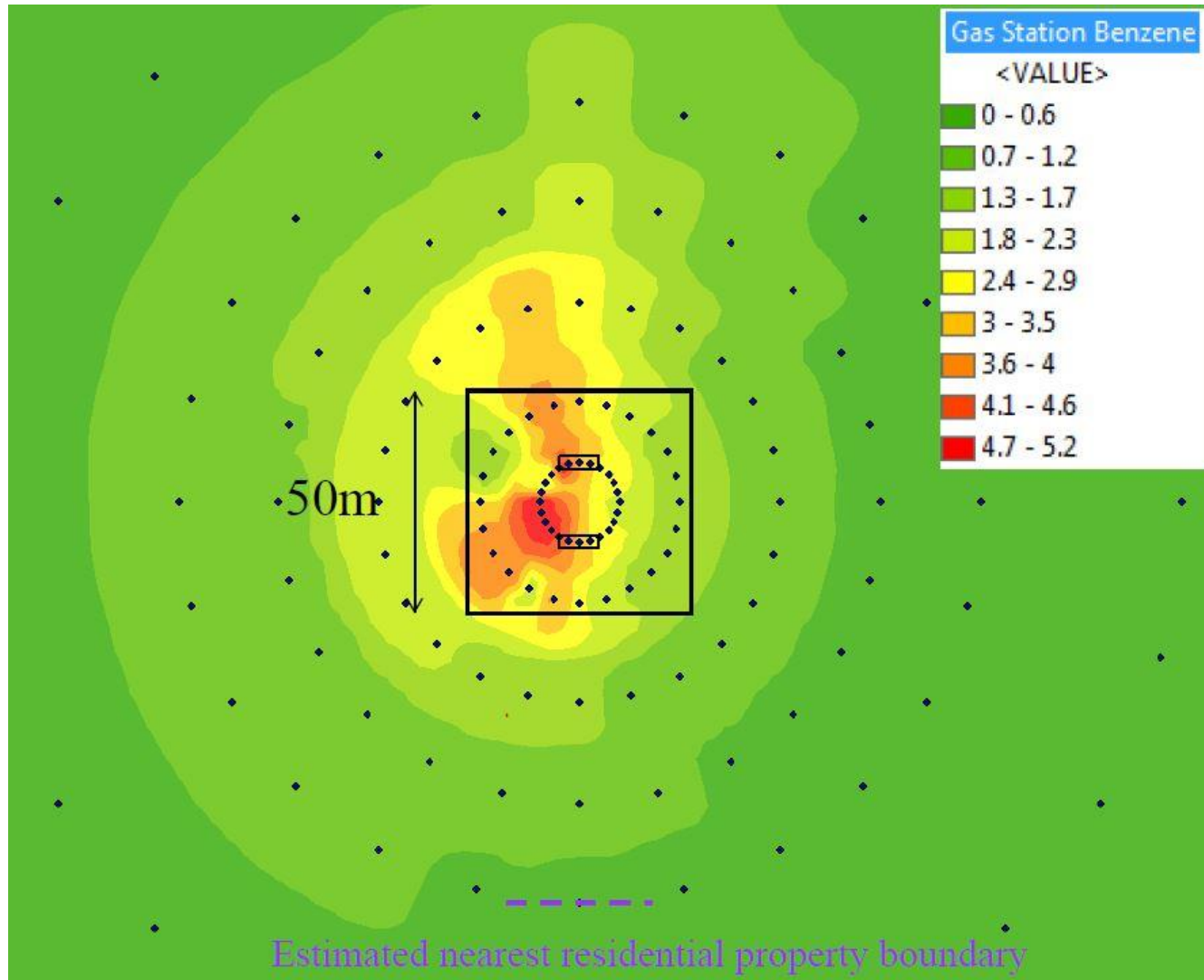


Existing Gas Stations





Emissions Modelling





Other Cities

City	Ordinance/ Zoning Code	Regulation	Link
Baltimore	Zoning	Baltimore’s Zoning Code does not prescribe a set distance that gas station’s must be from a residential district, however it does restrict the number of gas pumps to 8 for those that abut a residential district and requires “buffer yard landscaping” between the gas station and adjoining residential properties.	Baltimore Code, Article 32, §14-314
Chicago	Ordinance	Chicago requires that the owner/developer of any filling station must first obtain the written consent of property owners “representing the majority of the total frontage in feet of any lot or plot of ground” lying within 150 feet from the boundaries of the site before development.	Chicago Code, Title IV, §4-108-050
Columbus	Zoning	Columbus has no specific regulations regarding the placement of a gas station near or in a residential area, however it’s zoning code does prohibit gas stations from being within 100 feet of a school, church, playground, hospital or children’s home without written consent. Additionally, it prohibits automotive repair shops or public garages from having an opening in the wall or roof within 15 feet of an adjacent residential property.	Columbus Code, §3347.14
Jacksonville	Zoning	Jacksonville prohibits fueling positions (i.e. gas pumps) from being located within 35 feet of a conforming residential use. The City also requires an eight foot “high visual barrier or screen” be placed between the gas station and any conforming residential property.	Jacksonville Code, §656.401(k)
Minneapolis	Zoning	Minneapolis does not restrict the placement of gas stations near residential districts; however, its zoning code require that any vents on the property be directed away from any adjacent residential uses.	Minneapolis Code, Title 20, §6536.20

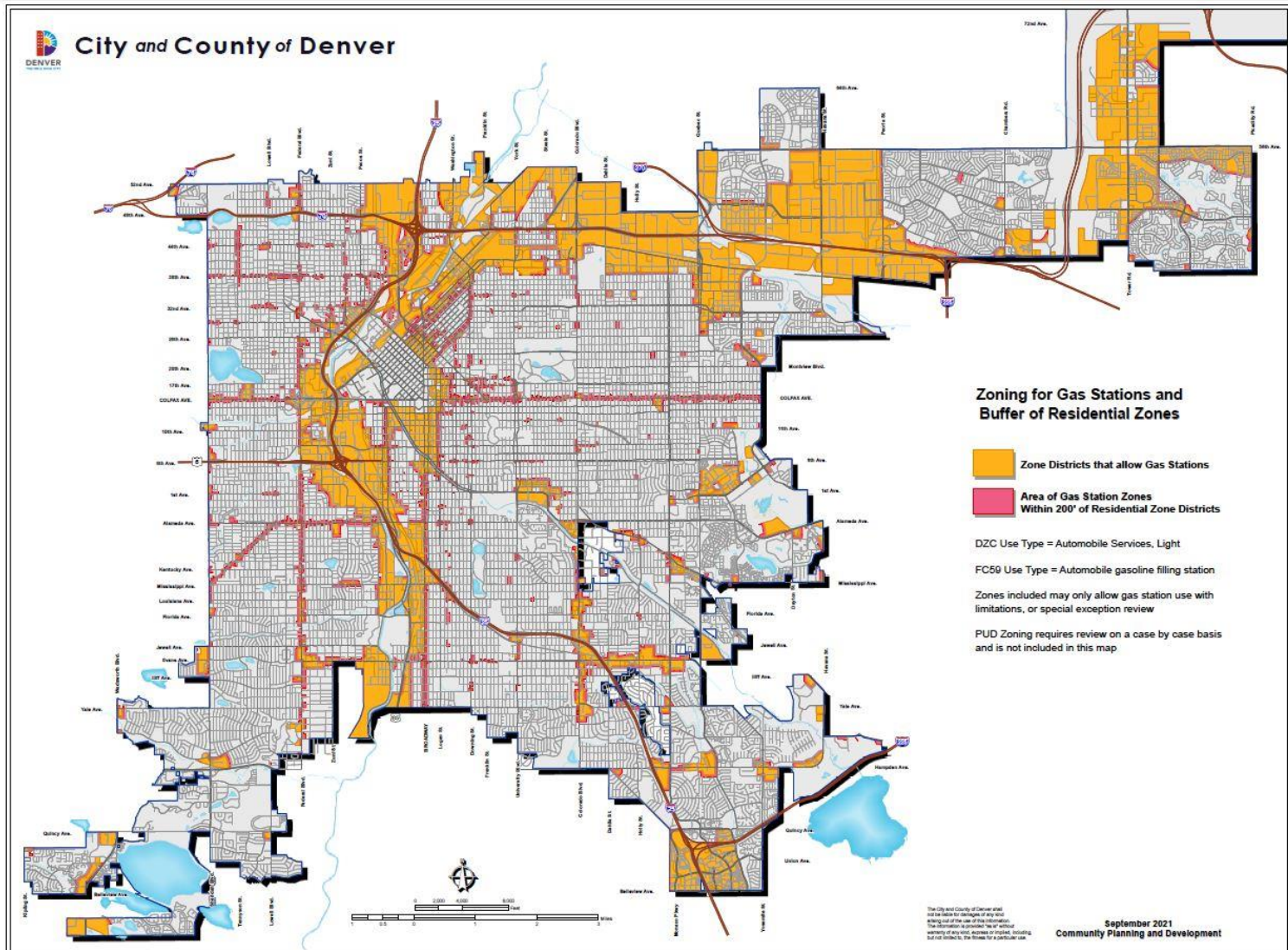


Proposal

- Multiple changes to the DZC:
 - 200-foot setback for all fuel pumps and fuel tanks at gas stations to allow for all benzene emissions to disperse and ensure the safety of surrounding residents
 - Hours of operation limitations
 - Noise review requirement during permitting process
 - Changes to distance requirements for car wash services at gas stations and in general
 - Changes to infrastructure requirements to include EV charging infrastructure along with gas services
 - Possible changes to food services at gas stations
 - Additional parking or more restaurant use limitations



Gas Stations Allowable Locations With Residential Buffer





Outreach

- CASR
- CPD
- Excise and Licensing
- DDPHE



Questions

