

## Attachment No. 2

A final version of the proposed text amendments.

### **Chapter 3 PERMITTED USES AND DEFINITIONS**

#### **SECTION 1. USE OF LAND AND BUILDINGS**

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#### **1.4 CONDITIONAL DEVELOPMENT STANDARDS**

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3. **Gas Pumps.** Gas pumps shall be subject to the following development standards:
- a) Gas Pumps are permitted only within 200 feet of the right-of-way lines of intersecting major thoroughfares. When Gas Pumps are associated with a minimum 50,000 square foot grocery store or Big Box, the gas pumps may be a distance greater than 200 feet from the right-of-way lines of intersecting major thoroughfares;
  - b) Gas Pumps are permitted at a maximum of two corners at an intersection of two major thoroughfares;
  - c) Canopies shall have pitched roofs;
  - d) Canopy support columns shall be entirely masonry encased;
  - e) A raised landscape planter of the same material as the masonry columns shall be provided at both ends of all pump islands. Raised landscape planters shall be between 18 inches and 24 inches tall and a minimum of four feet wide and four feet long;
  - f) Raised planters shall be landscaped with a combination of shrubs and ground cover as approved by the Director of Planning, or his/her Designee.
  - g) Landscape island(s) totaling a length equal to 50 percent of the canopy perimeter and a minimum of six feet wide shall be provided for screening and traffic flow purposes. These areas shall have a minimum of one ornamental tree per 12 linear feet or portion thereof and one five-gallon shrub per one linear foot arranged as approved by the Director of Planning, or his/her Designee.
  - h) Use shall be removed if closed for more than six months; and
  - i) The canopy band face shall be of a color consistent with the main structure or an accent color and may not be backlit.

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17. **Convenience Store With Gas Pumps.** Convenience Stores with Gas Pumps shall be subject to the following development standards:
- a) Permitted in the designated districts only within 200 feet of the right-of-way lines of intersecting major thoroughfares. When the Convenience Store with Gas Pumps is associated with a minimum 50,000 square foot grocery store or Big Box, the gas pumps may be a distance greater than 200 feet from the right-of-way lines of intersecting major thoroughfares;
  - b) Gas Pumps are permitted at a maximum of two corners at an intersection of two major thoroughfares;

- c) The distance requirement from any residential zoning district as established in Section 9.11 of Chapter 4 shall apply.
- d) Canopies shall have pitched roofs;
- e) Canopy support columns shall be entirely masonry encased;
- f) The canopy band face shall be a color consistent with the main structure or an accent color and may not be backlit; and
- g) Use shall be removed if closed for more than six months.