

Project Title: Gas Station Provision Correction Text
Amendment

Petition No.: PLNPCM2026-00516

Version: Planning Commission Draft

Date Prepared: 7/21/26

Planning Commission Action:

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Courtney Lords, Senior City Attorney

This proposed ordinance makes the following amendments (for summary purposes only):

- Modifies the qualifying provision for the “Gas Station” land use in the MU-3, MU-5, MU-6, MU-8, MU-11 (Mixed-Use) zoning to add provision “14”, which refers to the ordinance section for the regulations for gas stations.
- Modifies qualifying provision “14” for section 21A.33.030: Table of Permitted and Conditional Uses for Mixed-Use Districts, to refer to the correct ordinance section for the regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for “Gas Station” land use in the M-1, M-2 and M-1A (Manufacturing) zoning districts, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to add provisions “11” to M-1, M-2 and M-1A, and provision “21” to M-1A, which refer to ordinance sections: 21A.44.080 for drive-through use regulations and 21A.36.370, as the regulations for gas stations.
- Amends qualifying provision “21”, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to reference the correct code section for regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for the “Gas Station” land use in the D-2, D-3, D-4 (Downtown) zoning districts of section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts, to add provisions “8” and “20” to refer to the regulations for gas stations, and adds “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)” as permitted uses in the list of uses for D-3 and D-4.
- Modifies qualifying provision “20” to refer to the correct code section 21A.36.120 in section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts.
- Amends Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.060: Table of Permitted and Conditional Uses for the Gateway District by moving the qualifying provision “10” from the listed uses column and putting the provision next to the designated permitted or conditional use.
- Modifies the qualifying provision for the “Gas Station” land use in the BP (Business Park) zoning district, section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, to delete provision “7”, and add provisions “14” and “25” to refer to the regulations for gas stations.
- Modifies the land uses for Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, deleting provision “25”, which was placed in error. Adds qualifying provision “26” to these uses.

- Modifies section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts qualifying provision “25” to refer to the correct code reference for gas station regulations.
- Amends Subsection 21A.36.120.B.2 to modify the ordinance reference from 21A.360.120.C.1 to 21A.36.120.B.1.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Mixed-Use Districts) for only the listed use of “Gas Station” to add qualifying provision “14”:

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS:

Legend:	C=	Conditional	P=	Permitted		
Use	Permitted and Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Gas Station		C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}

2. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying Provisions” of Section 21A.33.030 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Mixed-Use District) shall be and hereby is amended only for qualifying provision “14” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

14. . Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-ground Fuel Storage Tanks.

3. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Manufacturing Districts) for only the listed use of “Gas Station” land use, adding qualifying provision “11” to M-1, M-2 and M-1A zoning permitted use; and adding qualifying provision “21” to the M-1A zoning conditional use:

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
	M-1	M-2	M-1A	
Gas Station	p ^{11,21}	p ^{11,21}	C ^{11,21}	

4. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying Provisions” of Section 21A.33.040 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Manufacturing Districts) shall be amended for qualifying provision “21” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

21. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

5. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Downtown Districts) for the listed use category of “Gas Station” adding qualifying provisions “8” and “20”, and adding “P” for permitted use for the use categories “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)”:

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
	D-1	D-2	D-3	D-4
Gas Station		p ^{8,20}	p ^{8,20}	p ^{8,20}
Vehicle:				
Automobile repair (major)		P	P	P
Automobile repair (minor)		P	P	P

6. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions” of Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of

Permitted and Conditional Uses for the Downtown Districts) shall be amended for qualifying provision “20” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

20. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

7. Amending the text of Salt Lake City Code Section 21A.33.060. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) for the listed uses under Parking: “Commercial”, “Park and ride lot” and “Park and ride lot shared with existing use”, delete qualifying provision “10” from the “Use” list for “Parking: Commercial”, “Parking: Off site”, “Parking: Park and ride lot” and “Parking: Park and ride lot shared with existing use” and adding qualifying provision “10” to the permitted or conditional column.

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
Use				G-MU
Parking:				
Commercial				C ^{3,10}
Off site				P ^{3,10}
Park and ride lot				C ^{3,10}
Park and ride lot shared with existing use				P ^{3,10}

8. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) for the listed use “Gas Station” land use, delete qualifying provision “7”, and add qualifying provisions “14” and “25”; and for the listed uses under Parking: “Commercial”, “Park and ride lot” and “Park and ride lot shared with existing use”, deleting qualifying provision “25” and adding qualifying provision “26”;

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend:	C =	Conditional					P =	Permitted							
Use	Permitted and Conditional Uses by District														
	RP	BP	F P	A G	AG -2	AG -5	OS	NO S	A	PL	P L- 2	I	UI	M H	EI
Gas Station		P ^{14,25}													
Parking:															

Commercial		C ²⁶													
Park and ride lot									p ²⁶	C ²⁶					
Park and ride lot shared with existing use	p ²⁶	p ²⁶							p ²⁶	p ²⁶		p ²⁶	p ²⁶		p ²⁶

9. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying Provisions” of Section 21A.33.070 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) shall be amended for qualifying provision “25”, which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

25. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

10. Amending the text of Salt Lake City Code Subsection 21A.36.120.B.2 to correct the reference to C.1 to B. as follows:

21A.36.120: REGULATIONS FOR GAS STATIONS AND FUEL DISPENSING FACILITIES WITH UNDERGROUND AND/OR ABOVE- GROUND FUEL STORAGE TANKS:

B. Additional Standards for Gas Stations:

1. Minimum Lot size: 30,000 square feet. A gas station may be located on a lot with another principal use when the lot complies with the minimum lot size. For the purposes of this regulation, a lot shall include a site that consists of multiple lots or parcels within a single development when the parking lot and circulation elements are shared across the boundaries of the lots or parcels
2. Minimum Lot Frontage: 150 feet along all public streets. For sites described in 21A.36.120.B.1, the lot frontage shall be measured for all lots or parcels involved.
3. Stacking Lane Standards: These standards ensure adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.

113 a. Stacking lanes shall be arranged to avoid conflicts with site access points, access to parking or
114 loading spaces, and internal circulation routes to the maximum extent practicable.

115 b. A minimum of 36 feet of stacking lane is required between a curb cut and the nearest gasoline
116 pump.

117 4. Fuel Pump Standards:

118 a. Fuel pumps shall be located on the site in a manner that does not interfere with easy access into
119 or egress from the site at established driveway entrances.

120 b. Fuel Pumps shall be located and oriented so all cars in line for motor fuel can be accommodated
121 on-site and not block the sidewalk, the street, or any other portion of the public right of way.

122 5. Electric Vehicle Parking: Gas stations shall provide at least one (1) parking space dedicated to
123 electric vehicles for every ten (10) required on-site parking spaces. Electric vehicle parking
124 spaces shall count toward the minimum required number of parking spaces. The electric vehicle
125 parking space shall be:

126 a. Located in the same lot as the principal use.

127 b. Signed clearly and conspicuously, such as special pavement marking or signage, indicating
128 exclusive availability to electric vehicles; and

129 c. Outfitted with a standard electric vehicle charging station.