EUGENE CITY COUNCIL

Work Session | Gas Stations

October 18, 2023

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Gas Stations| By the Number

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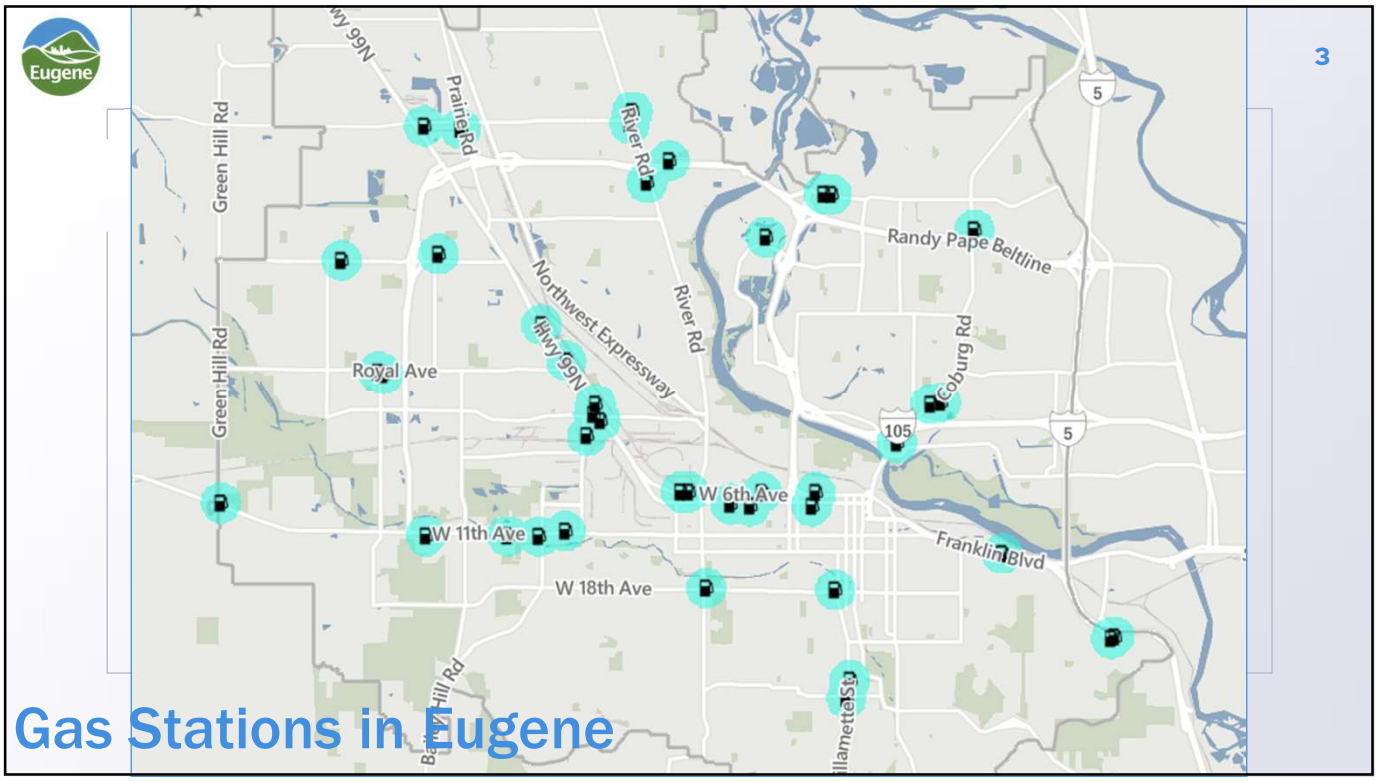

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Gas Stations | The Land Use Code & Zoning

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Gas Stations | Permitted Zones

- C-2 Community Commercial
- C-3 Major Commercial
- E-2 Mixed Use Employment
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- S-F Fifth Avenue
- S-WS Walnut Station
- S-C Chambers (C-2 Subarea)

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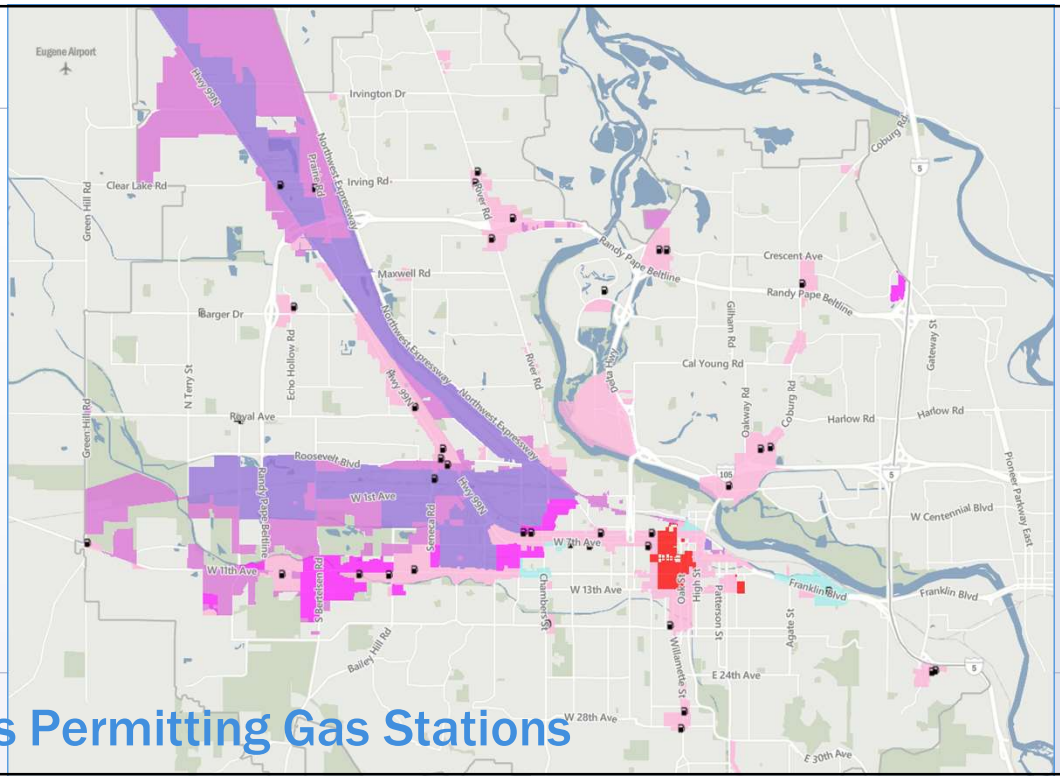
Zones Permitting Gas Stations



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Gas Stations | Zones Prohibiting Gas Stations

- Residential Zones
- Parks, Recreation & Open Space
- Natural Resource
- S-CN Chase Node
- S-DR Downtown Riverfront
- /BW Broadway Overlay
- /EC East Campus Overlay
- /ND Nodal Development Overlay

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Gas Stations | The Land Use Code

- Definitions:
  - "Service Station"
  - "Gas Station"
  - "Electric Vehicle Charging"
- "Motor Vehicle Related Uses" category

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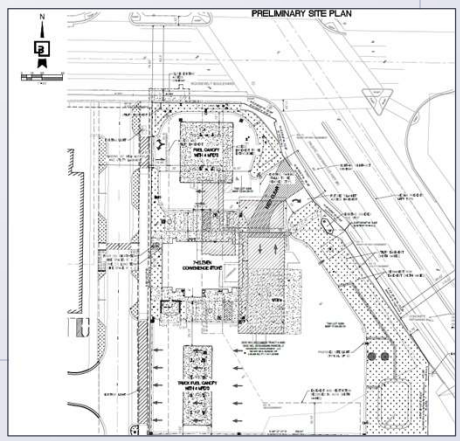
Gas Stations | Development Standards & Permitting

- No special development standards
- Subject to general standards
- Land use applications:
  - Traffic Impact Analysis
  - Others as required by zones or overlay zones



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Gas Stations | Other Regulations & Agencies

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Gas Stations | Other Regulations & Agencies

- Federal: Environmental Protection Agency (EPA)
- State of Oregon: Department of Environmental Quality (DEQ)
- Local
  - Lane Regional Air Protection Agency (LRAPA)
  - Eugene Fire Marshal's Office
  - Eugene Building Permit Services

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Gas Stations | Regulatory Concepts

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Gas Stations | Land Use Regulatory Concepts

- Tier 1: Ban new gas stations
- Tier 2: Regulate the siting of new gas stations
- Tier 3: Special development standards for new gas stations

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Tier 1 | Ban New Gas Stations

- Define "Gas Stations"
- Simple change, but higher risk of challenges
- No impact on existing gas stations

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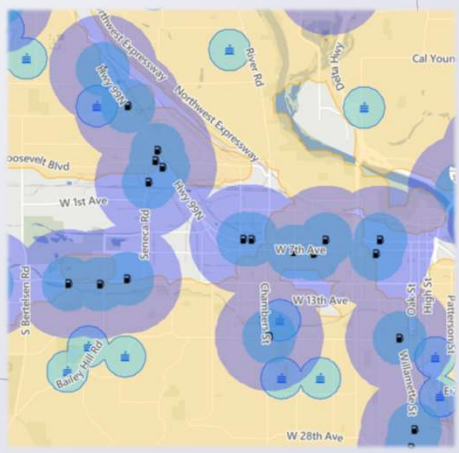
Tier 2| Regulate the Siting of New Gas Stations

- Establish buffer requirements from certain uses and zones:
  - Existing gas stations
  - Schools
  - Residential zones



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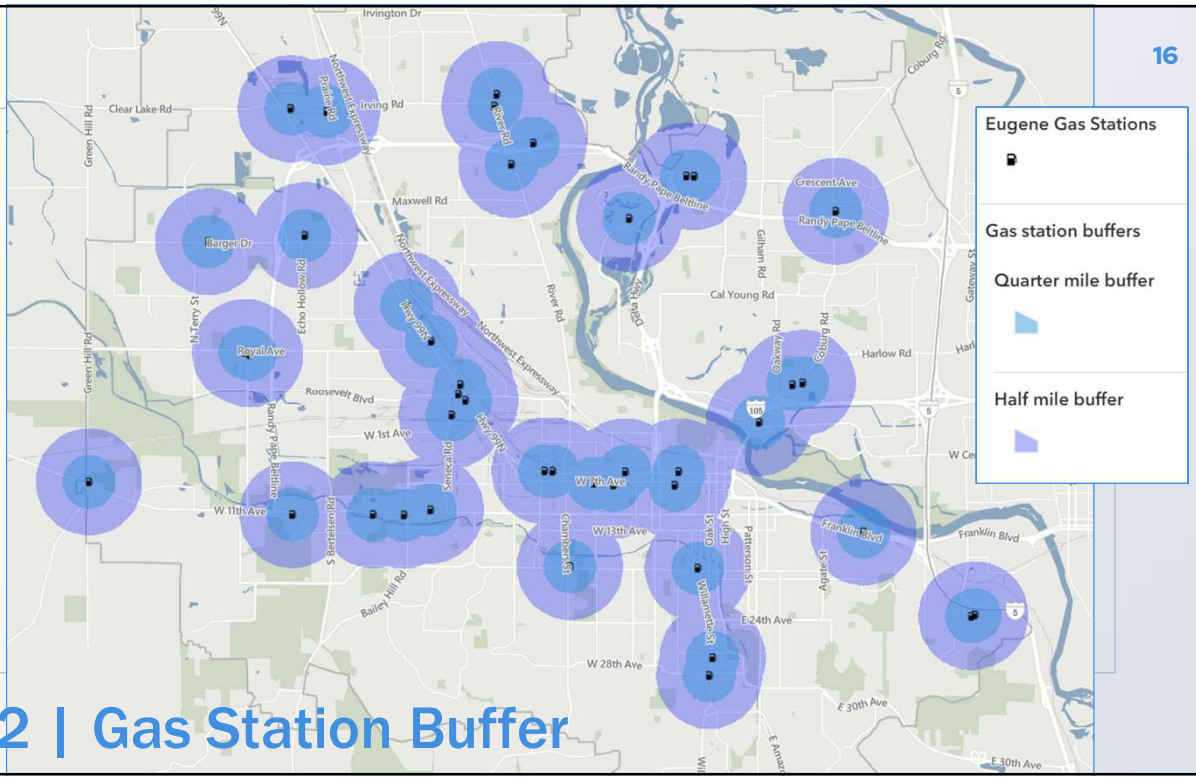
Tier 2 | Gas Station Buffer



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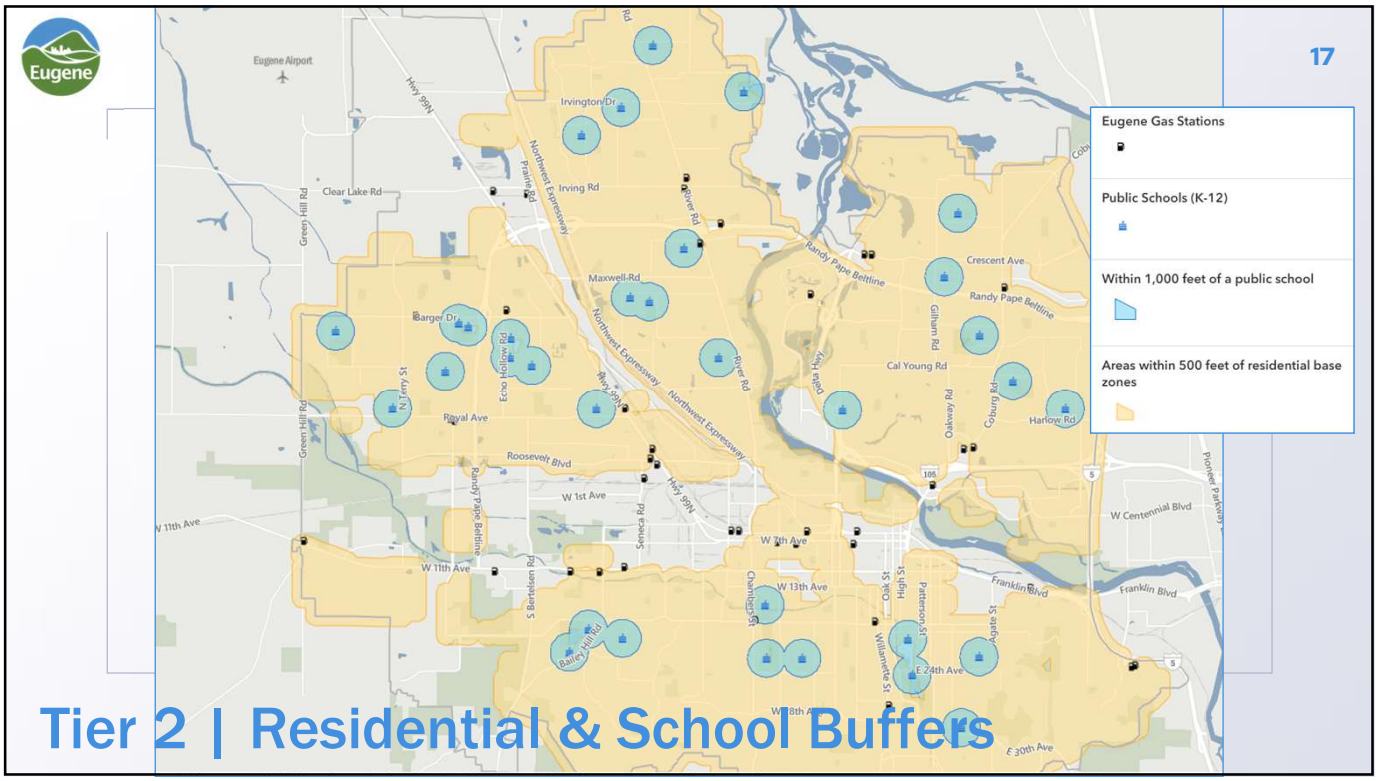
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Eugene Gas Stations
Public Schools (K-12)
Within 1,000 feet of a public school
Areas within 500 feet of residential base zones
Tier 2 | Residential & School Buffers

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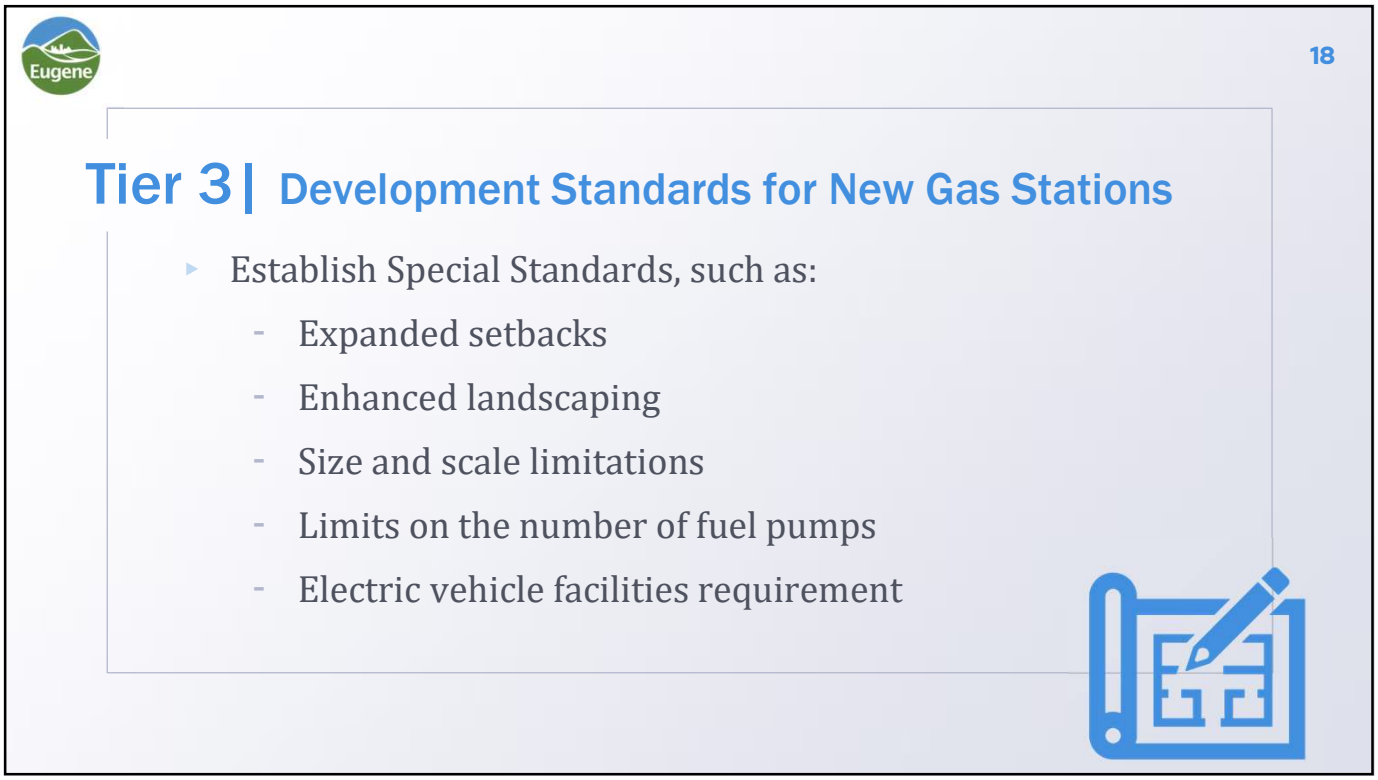
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Tier 3 | Development Standards for New Gas Stations
Establish Special Standards, such as:
Expanded setbacks
Enhanced landscaping
Size and scale limitations
Limits on the number of fuel pumps
Electric vehicle facilities requirement

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Electric Vehicle Charging Stations

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Electric Vehicles | Charging and Charging Stations

- No specific standards or definition
- New state law – Climate Friendly & Equitable Communities
  - Eugene parking reform
  - Building code

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Gas Stations | Next Steps

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