

FUEL SALES (RETAIL) CODE COMPARISON

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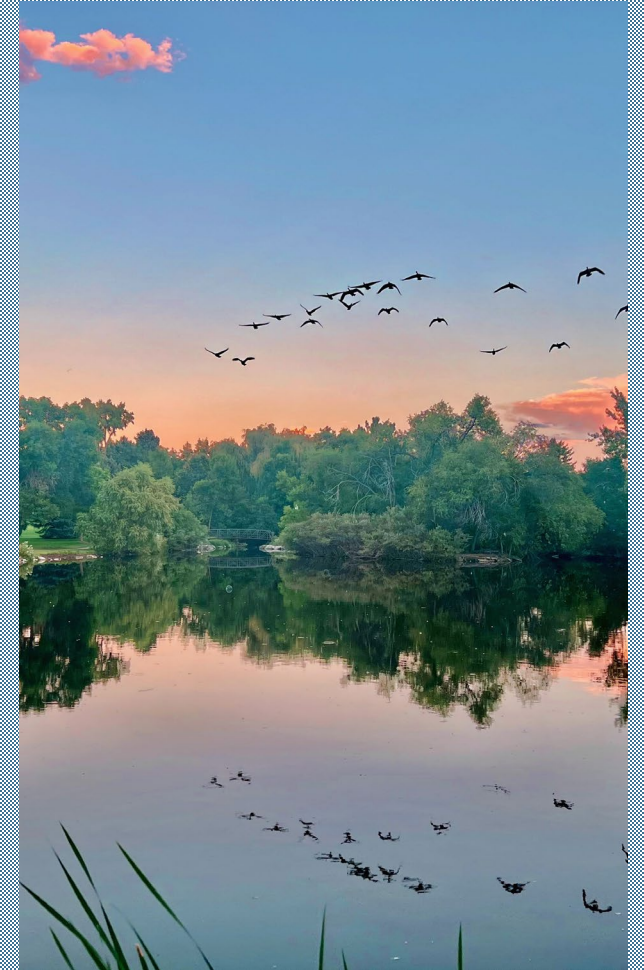


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LITTLETON'S EXISTING CODE

Fuel sales are a *permitted* use in Business Corridor and Industrial Park zoned districts

- Gas stations may be built through an administratively approved site plan process in these areas

Fuel sales are a *conditional* use in Neighborhood Commercial and Corridor Mixed zoned districts

- Gas stations require a public hearing and approval from the planning commission to be built in these areas
- There are no additional provisions that restrict gas station size or location, or that require additional amenities be provided by a station



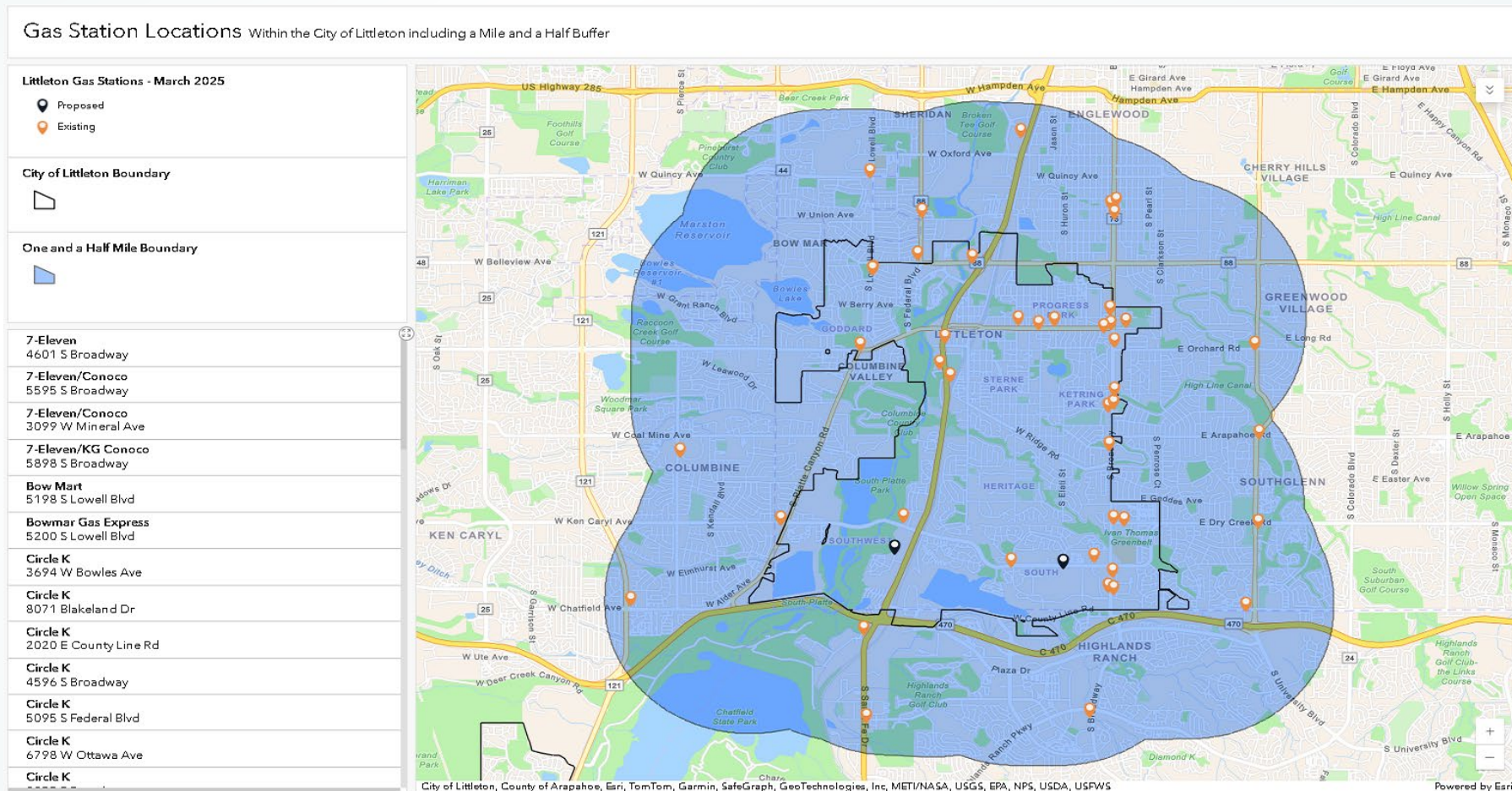
Newly constructed QuikTrip off Belleview and Santa Fe

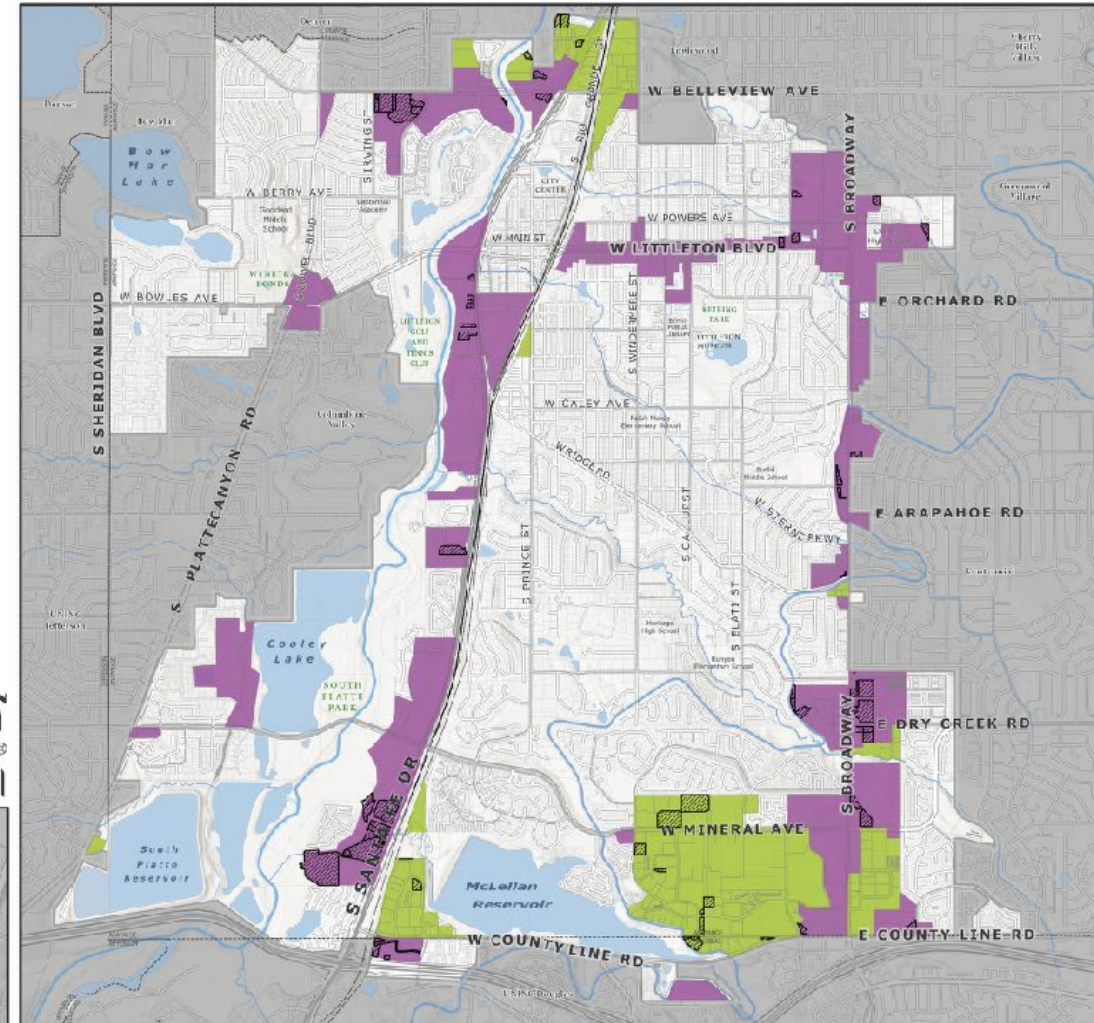
Table 10-1-1.3.1 Land Use Matrix																
Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standard
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Vehicle Sales and Service	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--

LITTLETON'S EXISTING CONDITIONS

CONTINUED

There are twenty-four gas stations within the City of Littleton, and twenty gas stations within 1.5 miles of the city's corporate limits.





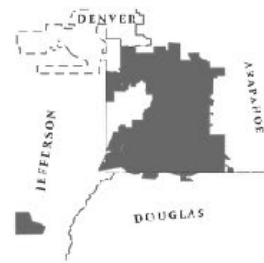
LITTLETON'S EXISTING CONDITIONS CONTINUED

Modern fuel sales stations require approximately an acre of land to develop.

The map to the right indicates the parcels over an acre in the applicable zone districts.

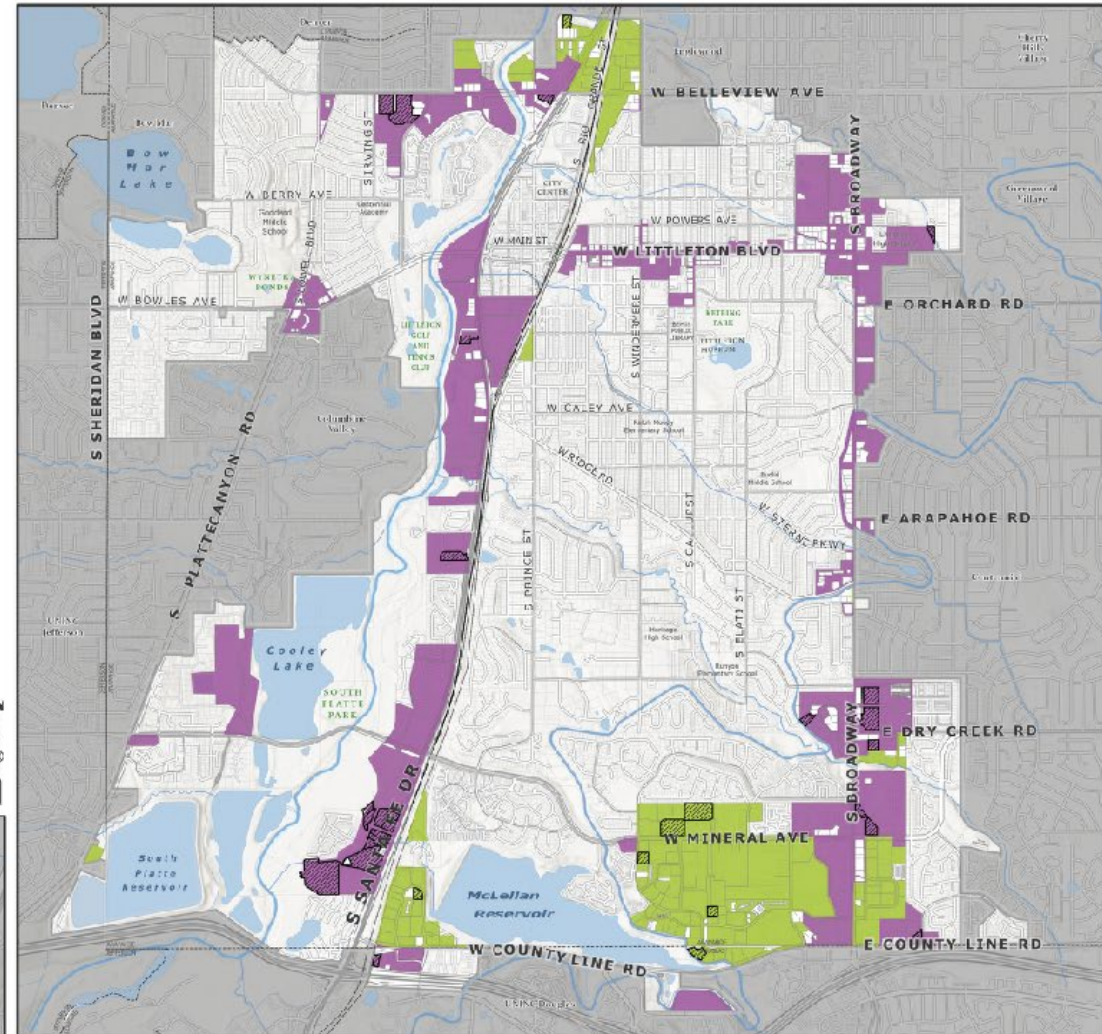
City of Littleton Fuel Station Allowed Zoning

- Fuel Station Zoned Parcel > 1 acre Includes PL-O
- Fuel Stations Allowed (BC and IP)
- Fuel Stations Allowed with Conditional Use (CN and NC)
- Vacant Parcel > 1 acre
- Parcel
- Lake
- River
- Railroad
- City Limits
- County Boundary



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COMPARING LITTLETON TO COLORADO AND THE NATION

Littleton:

- Population (2020 Census) – 45,652 residents
- 24 fuel stations within city limits
 - **1 Station per 1,902 residents**

Colorado:

- Population (2020 Census) – 5,773,714 residents
- 26 fuel station per 100,000 residents
 - **1 Station per 3,846 residents**
- **Rural areas have fewer stations per capita than suburban locations resulting in a higher station per resident ratio.**



Gas station in Evergreen, Colorado

NEIGHBORING CITIES' CODES

- Parker, CO
 - Gas stations are a permitted use in most Mixed-Use and Commercial Districts. They are Special Uses in Light Industrial.
 - Shall not be located within 500 feet of schools, hospitals, or continuing care facilities.
 - Shall not be located within 250 feet of a hard corner or a residentially zoned property.
 - Not more than 2 gas stations shall be located within 660 feet of a hard corner.



A gas station in Parker

Photo courtesy of
Google Maps

NEIGHBORING CITIES' CODES

- Englewood, CO
 - Gas stations are a permitted use in Industrial Districts. They are Conditional Uses in Arterial Business.
 - Additional development conditions apply
- Aurora, CO
 - Gas stations are a permitted use in most Industrial Districts. They are Conditional Uses in some Mixed-Use Districts.
 - Additional development conditions apply
- Castle Rock, CO
 - Gas stations are a permitted use in Business/Commercial and Industrial Districts.

NEIGHBORING CITIES' CODES

- Lakewood, CO
 - Gas stations are a permitted use in commercially zoned districts
 - Minimum of ½ a mile between stations
 - At least 3 EV charging stations are required for all stations
- Louisville, CO
 - Gas stations are a conditional use* in commercially zoned districts
 - *City Council capped the total number of stations at 6 citywide
 - New stations are allowed if part of a large retail center, and must be at least 1,000 ft away from any other station

NEIGHBORING CITIES' CODE

- Denver, CO
 - Gas stations are a permitted use in most zoned districts with significant limitations
 - Must be a ¼ mile away from existing stations, low-intensity residential zones, and RTD stations
 - New stations must provide EV charging stations
 - Gas stations conjoined to large retailers are exempted from some of these regulations



3 Gas Stations in Denver

OTHER CITIES' CODES

- Petaluma, CA
 - Construction of new gas stations are banned in the city
 - Existing stations cannot expand its fossil fuel operations
 - Goal is to reduce pollution and align city policy with the community's climate goals
- Lewisboro, NY
 - Construction of new gas stations are banned in the city
 - Station expansion requires council approval
 - Lewisboro residents aimed to limit groundwater pollution and maintain their community's semi-rural character

CONCLUSION

Littleton allows for gas stations in most commercial and all industrial districts

- Stations only require special approval in Corridor-Mixed Use districts
- Stations are not limited in their proximity to other stations or in their size

Other jurisdictions in the Denver Metro have implemented new restrictions on Gas Stations

- Stations cannot be built within a given proximity to another station or certain uses, and some must provide EV charging stations.
- Some locations have more permissive regulations.

Nationwide, cities are implementing restrictions on Gas Stations

- Cities cite sustainability, city character, and pollution as their reasons for new restrictions.



Historic Arapahoe County Courthouse