

## REGULATION AMENDMENT

7-Eleven, Inc.  
306 Boston Post Road  
August 12, 2020

*Note: New language shown in underline; deleted language shown in strikethrough.*

### **Section 210 (Definitions):**

Motor Vehicle Service Station: Includes self-service, full service, or combined full service/self-service gas stations, auto repair shops and garages and similar uses but does not include body repair or painting.

### **Section 755 (SB Zone Accessory Uses)**

d. Quick-Service Restaurants provided that at least (i) 1,200 square feet of indoor space shall be devoted to customer tables and seating area or (ii) 100 square feet of indoor space shall be devoted to customer seating area when located in a retail store co-located with a gas station.

### **Section 904w (Parking):**

Motor Vehicle Service Stations:

When stations are operated as gas stations co-located with a retail store and/or quick service restaurant, parking shall be provided in accordance with the requirements for the retail and/or restaurant uses.

When stations include automotive repair, at least 14 parking spaces plus a disabled vehicle storage area of at least 500 sq. ft. for lots up to 21,780 sq. ft. or 1,000 sq. ft. for lots over 21,780 sq. ft. for overnight parking and/or storage of motor vehicles, equipment and parts of vehicles. An additional 5 parking spaces shall be required if an accessory towing service is permitted by Special Permit. Additional appropriate parking spaces are to be determined by the Commission for any other accessory uses.

## **Section 1056:**

### **1056.1 Principle Uses Requiring Special Permit**

Motor vehicle service stations shall include facilities commonly known as gas stations, automotive repair shops, garages and similar uses. Auto body repair, and painting, ~~and retail sales of nonrelated products~~ shall not be permitted uses in a motor vehicle service station.

The Commission shall find as follows:

- a. ~~Full and self service gas stations. A full and self service~~ self-service, full service, or combined full service/self-service gas station ~~shall~~ may provide ~~both~~ any combination of full and self service during regular business hours as determined by Special Permit. ~~Self service only may be offered exclusively during other business hours.~~ Any such facility must comply with subsection 1056.4.
- b. ~~Full and self service~~ Gas stations shall have fire suppression equipment and at least one attendant on duty while the station is open to the public.
- c. Signs relating to full and self service shall comply with Section ~~923.1~~ 930.

### **1056.2 Accessory Uses Requiring Special Permits**

- a. Tow truck operation, storage or service.
- b. The rental of automobiles and/or trucks.
- c. The sale of new or used automobiles, provided that at no time shall there be more than seven such vehicles on the site.
- d. The sale of non-automobile related goods and services.
- e. A quick service restaurant in accordance with Section 755.

### **1056.3 Service and Repair**

When service and repair of automobiles is proposed, there shall be at least one building on the site which shall be designed and of adequate size for the internal servicing and repair of automobiles. All major repair and service work (but excluding emergency service and the sale of fuels and lubricants from pumps) shall be conducted entirely within an enclosed building. No such repair building shall be required when the station will be licensed by the State of Connecticut solely as a gas station.

### **1056.5 Storage of Vehicles**

There shall be an area of at least 500 square feet (1,000 sq. ft. for lots over 21,780 sq. ft. in size) which shall be designed and designated as a disabled vehicle storage area. This area shall be

adequately screened from adjoining properties and streets and shall be used for all overnight storage and/or parking of vehicles, equipment and parts of vehicles. No more than three unregistered or inoperable vehicles (or major portions thereof) shall be stored on, or parked at, a site overnight. No such storage area shall be required when the station will be licensed by the State of Connecticut solely as a gas station.