

## EXHIBIT F

### ■ convenience goods

Retail items

generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping. (*California Planning Roundtable*)

### ■ convenience store (See also gas station minimart)

A retail store with a floor area of less than 2,500 square feet that sells groceries and may also sell gasoline; does not include automotive service stations or vehicle repair shops. (*Durham, N.C.*)

Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. (*Boulder, Colo.*)

A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods. (*Renton, Wash.*)

A small-scale food store usually less than 15,000 square feet in size, generally located in small neighborhood convenience centers. Such stores may have on-site service of food or drink for immediate consumption, carry for sale general food items as well as medicines, cosmetics, and limited beer and wine items. Hours of operation of such stores may also be extended over other types of food stores. (*Santa Rosa, Calif.*)

A retail store generally containing less than 2,500 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers. It is designed to attract a large volume of stop-and-go traffic. (*Rock Hall, Md.*)

**Commentary:** Some zoning codes make a distinction between convenience stores and

other commercial retail uses. This distinction is most commonly based on the size of the establishment, with the upper threshold for convenience stores ranging from 5,000 to 7,500 square feet. Convenience stores are regulated differently from other retail uses because their operating characteristics—traffic generation, hours of operation, noise, litter, and lighting—tend to be more intrusive to neighboring residential areas. Readers should also consult the definitions for "gas station minimart."

### ■ gas station (See also automobile service station; oil change facility)

Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of motor vehicles. (*Hartford, Conn.*)

That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash. (*North Liberty, Iowa*)

Any building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, where repair service, if any, is incidental, where no more than two abandoned vehicles or other motor vehicles shall be stored on the premises. May include the sale of propane or kerosene as accessory uses. (*Cecil County, Md.*)

### ■ gas station, cardlock fueling facility

An automated vehicle fuel sales facility without an attendant. (*Truckee, Calif.*)

### ■ gas station, full-service

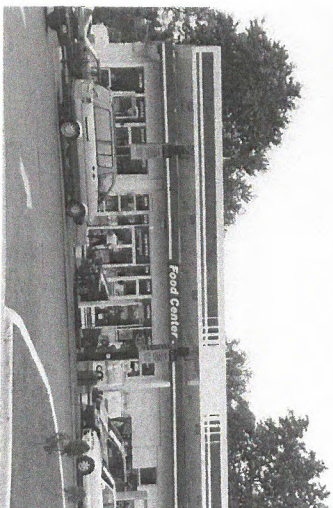
A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories. In addition, such a facility must provide minor vehicle servicing, minor repairs, and maintenance, and may provide engine rebuilding but not reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. (*Londonderry, N.H.*)

### ■ gas station, limited-service

A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories. In addition, such a facility may provide minor vehicle servicing, minor repairs, and maintenance, including engine rebuilding but not reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. (*Londonderry, N.H.*)

### ■ gas station minimart (See also convenience store)

A facility associated with the sale of gasoline products that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer. Hot beverages, fountain-type beverages, and pastries may be included in the food items offered for sale, but food items that are prepared or individually proportioned on the premises shall be prohibited. (*Wheeling, Ill.*)



gas station minimart

A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket. (*St. Paul, Minn.*)