

Federal classification — NAICS, U.S. Census Bureau



A convenience store that operates fuel pumps is excluded from 445131.
Every Bureau's federal record since 2007, across five states, falls in the gasoline branch.

El Paso County Land Development Code § 1.15



One pump makes it a gas station. One cooler does not make it a convenience store.
§ 5.1.5 — the specific use shall control the general use.

Table 5-1 — gas station is allowed in five districts. The C-1 box is blank.

§ 1.6.6 — listing a use in one district excludes it from districts where it is not listed.

§ 5.3.6(E) — no interpretation may amend, abrogate, or waive a Code standard.

Zoning classifications attach to land. This property has 120 fueling positions.

The two definitions now show their opening words side by side, which is where the whole distinction lives:

Gas Station — "A **property** where the retail sale of gasoline... for vehicles." The subject of the sentence is the land. It asks what happens there.

Convenience Store — "An **establishment for the purpose** of offering... to the neighborhood." The subject is a business and its orientation. It asks what the operator is trying to do and whom they serve.

That's why the asymmetry isn't rhetorical. One pump means fuel is sold on the property — element satisfied, no threshold in the text. One cooler tells you nothing about purpose, so it can't satisfy a purposive definition.

Why "runs with the property" matters beyond the wording

Zoning classifications attach to land, not to operators. A Gas Station definition written in terms

of the property is doing exactly what a zoning code is supposed to do — regulating what may occur on a parcel. A purposive definition asks about business intent, which is why the applicant has to prove something about itself rather than just point at the site plan. And it's why their "we're not primarily oriented toward fueling" argument is answering the wrong definition. § 1.15 doesn't ask what the property is primarily oriented toward. It asks whether retail motor fuel is sold there.

The rule when both fit

§ 5.1.5, one sentence: "The specific use shall control the general use."

That's the answer to the corner-store question and to the "may include gasoline" sentence. The Code creates the overlap deliberately and then tells you which classification governs.

Podium version

Read the first four words of each definition. A gas station is "a property where" fuel is sold — it runs with the land. A convenience store is "an establishment for the purpose of" serving the neighborhood it sits in — it turns on purpose. That's why one pump makes you a gas station and one cooler doesn't make you a convenience store. And when both fit, Section 5.1.5 says the specific use controls the general.

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