

May 9, 2024

DRAFT REGULATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS

Add the following to Article 3 City Wide Controls

49.4 – ELECTRIC VEHICLE CHARGING STATIONS

Electric Vehicle Charging Stations shall be permitted as an accessory use subject to the following requirements:

49.4.1. DEFINITIONS

Electric Vehicle Charging Station (EVCS) A dedicated EV parking space in combination with EV battery charging equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle (EV) while parked."

Electric Vehicle includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.

Level 1 EVCS Uses a common residential 120 volts (120V) AC outlet, providing and is intended for residential uses.

Leve 2 EVCS. Uses a higher-rate AC charging through 240V (in residential applications) or 208V (in commercial applications) electrical service, and is common for home, workplace, and public charging.

Level 3 EVCS or Direct Current Fast Charging (DCFD) utilizes a separate utility transformer and higher power capacity, 40+ KW. These stations are expected to have intensive use and offer rapid charging along heavy traffic corridors.

49.4.2 PERMITTED USES

Electric Vehicle Charging Stations shall be permitted in accordance with the following requirements:

1. Level 1 and level 2 EVCS are permitted in all commercial and Mixed-Use districts, as an accessory use subject to site plan review, and with a maximum of (4) four EVCS. Five or more Level 1 or 2 EVCS, in a commercial or mixed-use district, are permitted subject to a Special Permit approval.
2. Level 1 and Level 2 EVCS are permitted in Residential districts as accessory use, provided the EVCS is not available to the general public and intended for residential use only.
3. Five or more Level 1, Level 2 EVCS, not available to the general public and intended for residential use only, are permitted subject to site plan review.

4. A maximum of (4) four Level 3 EVCS (DCFC) shall be permitted as a principal Use, subject to Site Plan review, at locations within 1000' of interstate 95 and located on the principal road of the entrance or exit.
5. Five or more Level 3 EVCS (DCFC) shall be permitted as principal use subject to Special Permit approval at; (1) location within 1000' of interstate 95 and located on the principal road of the entrance or exit, or (2) within properties fronting on Route 34.
6. Five or more Level 3 EVCS (DCFC) are exempt from Special permit review as required by 49.4.1, if existing gasoline pumps are removed and replaced by EVCS, subject to site Plan Review.
7. Notwithstanding the provisions of 49.4.5: paragraphs 1 through 6 Level 1 and Level 2 chargers shall be permitted, subject to Site Plan approval in multifamily residential uses, and not available to the general public.

49.4.2 New Construction

All new construction of commercial building or multiunit residential building with thirty or more parking spaces shall include Level 2 or Level 3 EVCS (DCFC) in a minimum of 10% of all parking spaces and designated on the approved site plans and/or special permit. The approval of the charging stations shall be considered accessory to the site plan and/or special permit approval of the overall development and not subject to any additional approvals which may be required per Section 49.4.1.

49.4.3. DESIGN CRITERIA

The following criteria shall be applied to the location and design of all electric vehicle charging facilities.

1. Every Electric Vehicle Charging Station shall be installed in conformance with all current electrical and building codes.
2. Parking spaces for electric vehicles shall be appropriately located but not within the aisle closest to the main door of the principal use or the required minimum front yard setback.
3. Charging stations shall be designed to blend into the surrounding landscape/architecture for compatibility with the character and use of the site, in terms of size, color and placement.
4. Minimum Parking Requirements: An electric vehicle charging space shall be located and compliant with all dimensional requirements of parking lots and spaces and shall be included within fulfillment of the minimum zoning requirements in Article 5, Section 60, provided that the spaces are able to accommodate all components of the charging stations.
5. Signage: Signage for advertising purposes may be permitted on a Level 3 EVCS (DCFC) subject to the requirements of Section 65.4.6.
6. Each charging station space shall be readily identified with posted with signage indicating the space is only for electric vehicle charging purposes and days and hours of operations.
7. Accessibility: Where Charging Station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment must be located to not interfere with accessibility requirements.
8. All charging stations shall be adequately protected from potential damage from vehicle impact by curbing, bollards, or other appropriate barriers.
9. The location of the charging stations shall not encroach on any designated fire lanes.

10. Maintenance: Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning, or other problems are encountered.