

**SOUTHERN GEORGIA REGIONAL COMMISSION****MODEL ORDINANCE  
FOR THE DEVELOPMENT OF  
ELECTRIC VEHICLE INFRASTRUCTURE****RESOLUTION****ORDINANCE No. \_\_\_\_\_  
PROVIDING REGULATIONS FOR  
ELECTRIC VEHICLE INFRASTRUCTURE**

WHEREAS, [local government] is permitted by Georgia state law to exercise zoning powers, pursuant to Title 36, Chapter 66, Official Code of Georgia Annotated, as amended;

NOW, THEREFORE, BE IT ORDAINED that the [Mayor and Council/Board of County Commissioners] of [local government], hereby adopts the following provisions:

**Chapter/Article/Division \_\_\_\_\_  
ELECTRIC VEHICLE INFRASTRUCTURE****1. Purpose**

An ordinance of [local government], providing definitions relating to electric vehicle infrastructure and standards to guide the development of electric vehicle infrastructure in order to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses.

By enacting this ordinance it is the intent of [local government] to:

1. Respond to and/or prepare for the increased need for electric vehicle infrastructure resulting from increased ownership and usage of electric vehicles;
2. Encourage the establishment of convenient, cost-effective electric vehicle infrastructure that such use necessitates.
3. Encourage the location of electric vehicle infrastructure, to the extent possible, in areas where any potential adverse impacts on the community will be minimized;

**2. Definitions**

**Accessible electric vehicle charging station:** An electric vehicle charging station where the battery charging station is located within accessible reach of a barrier-free access aisle and the electric vehicle to enable access by disabled persons.

**Battery charging station:** An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

**Battery electric vehicle:** Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose. Any vehicle that operates exclusively on electrical energy from an offboard source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

**Charging levels:** The standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and 3 are the most common charging levels, and include the following specifications:

1. Level-1 is considered slow charging. Voltage including the range from 0 through 120.
2. Level-2 is considered medium charging. Voltage is greater than 120 and includes 240.
3. Level-3 is considered fast or rapid charging. Voltage is greater than 240.

**Electric vehicle:** Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; and (2) a plug-in hybrid electric vehicle.

**Electric vehicle charging station:** A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level-1 or Level-2 charging equipment is permitted outright as an accessory use to any principal use.

**Electric vehicle charging station – private restricted use:** An electric vehicle charging station that is (1) privately owned and restricted access (i.e., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (i.e., fleet parking with no access to the general public).

**Electric vehicle charging station – public use:** An electric vehicle charging station that is (1) publicly owned and publicly available (i.e., commuter parking, public library parking lot, on-street parking) or (2) privately owned and available to visitors of the use (i.e., shopping center parking).

**Electric vehicle infrastructure:** Conduit/wiring, structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations and rapid charging stations.

**Electric vehicle parking space:** Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

**Non-electric vehicle:** Any motor vehicle that is licensed and registered for operation on public and private highways, roads, and streets that does not meet the definition of electric vehicle.

**Plug-in hybrid electric vehicle:** Any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose. An electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and (4) has the ability to travel powered by electricity.

### **3. Applicability**

- 3.1. This ordinance shall apply to all electric vehicle infrastructure installed, constructed, or modified after the effective date of this Ordinance.
- 3.2. Electric vehicle infrastructure in place prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance, unless substantial modification to the infrastructure is proposed.
- 3.3. All electric vehicle infrastructure shall be designed, built, and installed in accordance with applicable local, state, and federal codes, regulations, and standards.

### **4. Requirements for Electric Vehicle Infrastructure**

#### **Permitted Locations**

- 4.1. Level-1 and Level-2 electric vehicle charging stations are permitted in every zoning district, when accessory to the primary permitted use. Such stations located at one-family, multiple-family, and mobile home park dwellings shall be designated as private restricted use only. Installation shall be subject to permit approval administered by the [REDACTED].
- 4.2. Level-3 electric vehicle charging stations are permitted in the [REDACTED], [REDACTED], and [REDACTED] districts, when accessory to the primary permitted use. Installation shall be subject to permit approval administered by the [REDACTED].
- 4.3. If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered a gasoline service station for zoning purposes. Installation shall be subject to **Special Use/Special Exception** approval and located in zoning districts which permit gasoline service stations.

#### **Application and Approval**

- 4.4. Charging stations located at one-family, multiple-family, and mobile home park dwellings as accessory uses shall comply with the requirements of this ordinance and any applicable permitting requirements.

- 4.5 Charging stations located at commercial sites and as accessory uses shall comply with site review and permitting requirements.
- 4.6 Charging stations located at commercial sites and as primary uses shall be subject to **Special Use/Special Exception** approval and located in zoning districts which permit gasoline service stations. Site review and permitting requirements shall also apply.

## **5. General Requirements for Residential and Non-Residential Development**

- 5.1. Electric vehicle charging stations within single family residences are exempt from the below general requirements. This does not exempt electrical or other permit obligations.

### **5.2. Parking**

- i. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces required in accordance with Section [REDACTED].
- ii. Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

- 5.3. **Accessible Spaces:** It is strongly encouraged, but not required, that a minimum of one (1) accessible electric vehicle charging station be provided. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons.

- 5.4. **Lighting:** Site lighting shall be provided where an electric vehicle charging station is installed, unless charging is for daytime purposes only.

### **5.5. Equipment Standards and Protection**

- i. Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.
- ii. Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.

**5.6. Usage Fees:** The property owner or operator is not restricted from collecting a service fee for the use of an electric vehicle charging station made available to visitors of the property.

**5.7. Signage**

- i. Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
- ii. Each electric vehicle charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. For purposes of this subsection, “charging” means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment. Restrictions shall be included on the signage, if removal provisions are to be enforced by the property owner pursuant to Chapter [redacted].

**5.8. Maintenance:** Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.

**5.9. Emergency Disconnect:** For Electric Vehicle Charging Stations rated at more than 60 amps or more than 150 volts to ground, a means of disconnect must be installed in a readily accessible location and within sight of the electric charging connector. If the disconnect is not in sight of the equipment, it must be capable of being locked in the open position.

**5.10. Decommissioning:** Unless otherwise directed by the [local government], within ninety (90) days of cessation of use of the electric vehicle charging station, the property owner or operator shall restore the site to its original condition. Should the property owner or operator fail to complete said removal within ninety (90) days, the [local government] shall conduct the removal and disposal of improvements at the property owner or operator’s sole cost and expense.

**6. Appeals**

**6.1.** If the owner of an electric vehicle charging station is found to be in violation of the provisions of this Ordinance, appeals should be made in accordance with the established procedures of the local government code.

**7. Effectiveness, Interpretation, Separability**

**7.1.** This ordinance shall become effective immediately upon its adoption.

- 7.2.** All other portions, parts and provisions of the Zoning Ordinance of [local government], as heretofore enacted and amended, shall remain in force and effect.
- 7.3.** All Ordinances, or parts of Ordinances, in conflict herewith are repealed.
- 7.4.** If any part of this ordinance conflicts with any other applicable federal, state, or local regulation, the more restrictive regulation shall control.
- 7.5.** If any section, clause, portion or provision of this ordinance is found unconstitutional, such invalidity shall not affect any other portion of this ordinance.