

# Electric Vehicle Infrastructure

## Code provisions

*Note that installation of these uses must be consistent with the rules for EVI requirements adopted by the **State Building Code Council**, and the rules adopted by the **Department of Labor and Industries** for the installation of EVI, including all wires and equipment that convey electric current and any equipment to be operated by electric current, in, on, or about buildings or structures (RCW 19.27.540 and RCW 19.28.281)*

	City of Mountlake Terrace	City of Walla Walla	Washington State Model Ordinance
Purpose	The purpose of this chapter is to encourage the transition to electric vehicle use and to expedite the establishment of a convenient, cost-effective electric vehicle infrastructure that such a transition necessitates. (Ord. 2553 § 2, 2010).	<p>A. To provide opportunity for placement of adequate and convenient electric vehicle charging stations to serve the needs of the traveling public.</p> <p>B. To provide residents opportunities for safe and efficient electric charging stations located at their place of residence.</p> <p>C. To provide the opportunity for commercial and industrial uses to provide electric vehicle charging stations to their customers and employees.</p> <p>D. To provide placement criteria and placement standards to encourage and promote safe and efficient electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles. (Ord. 2011-15 § 3(part), 2011).</p>	The purpose of the law is to encourage the transition to electric vehicle use and to expedite the establishment of a convenient and cost-effective electric vehicle infrastructure that such a transition necessitates.
Vehicles and	A. Electric vehicle charging stations, where provided for public use, are reserved for	A. Electric vehicle charging stations are reserved for parking and charging electric vehicles only.	2.1.01: Electric vehicle charging stations are reserved for parking and charging electric vehicles only.

<p>Traffic- General</p>	<p>parking and charging electric vehicles only, except as otherwise provided by this chapter. B. 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. (Ord. 2564 § 2, 2011; Ord. 2553 § 2, 2010).</p>	<p>B. 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. C. Pursuant to Section 20.156.090, when an authorized sign provides notice that a space is a designated electric vehicle charging station, no person shall park or stand any nonelectric vehicle in a designated electric vehicle charging station space. D. When proposals are subject to site plan review, such review shall be as set forth in Chapter 20.46, Site Plan Review Committee. (Ord. 2011-15 § 3(part), 2011).</p>	<p>2.1.02: 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.</p>
<p>Vehicles and Traffic- Prohibition s</p>	<p>A. No person shall stop, stand or park any nonelectric vehicle in a space designated through signage as an electric vehicle charging station. Any nonelectric vehicle is subject to removal by the property owner or the property owner’s agent. B. Any electric vehicle in an electric vehicle parking stall that is signed exclusively for electric vehicle charging and that either (1) is not electrically charging or (2) is parked beyond the days and hours designated on regulatory signs posted at or near the space shall be subject to removal as posted by the property owner or the property owner’s agent. For</p>		<p>2.2.01: Pursuant to Section 2.4, when a sign authorized under Section 2.3 provides notice that a space is a designated electric vehicle charging station, no person shall park or stand any non-electric vehicle in a designated electric vehicle charging station space. Any non-electric vehicle is subject to fine or removal. 2.2.02: Pursuant to Section 2.4, any electric vehicle in any designated electric vehicle charging station space and not electrically charging or parked beyond the days and hours designated on regulatory signs posted at or near the space, shall be subject to a fine and/or removal. For purposes of this subsection, “charging” means an electric vehicle is parked at an electric vehicle charging station and is</p>

	<p>purposes of this subsection, “charging” means an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment. (Ord. 2564 § 3, 2011; Ord. 2553 § 2, 2010).</p>		<p>connected to the charging station equipment.</p>
<p>Vehicles and Traffic-Noticing of EV charging stations</p>		<p>A. The city engineer shall stipulate time periods and cause appropriate signs and marking to be placed in and around electric vehicle charging station spaces within the public right-of-way and in public parking lots, indicating prominently thereon the parking regulations.  B. The property owner shall be responsible for signing charging stations on private property, indicating prominently thereon the parking regulations. (Ord. 2011-15 § 3(part), 2011).</p>	<p>2.3.01: The jurisdiction engineer shall cause appropriate signs and marking to be placed in and around electric vehicle charging station spaces, indicating prominently thereon the parking regulations. The signs shall define time limits and hours of operation, as applicable, shall state that the parking space is reserved for charging electric vehicles and that an electric vehicle may only park in the space for charging purposes. Violators are subject to a fine and/or removal of their vehicle.</p>

<p>Vehicles and Traffic-Violations, penalties</p>		<p>Violations of this chapter shall be punishable pursuant to Chapter 10.13. (Ord. 2011-15 § 3, 2011).</p>	<p>2.4.01: Violations of this chapter shall be punishable as infractions. Punishment shall be by a fine not to exceed the fine prescribed in accordance with corresponding section of the jurisdiction code. Each day such violation is committed shall constitute a separate offense and shall be punishable as such.  2.4.02: In addition to a fine, a person who has parked or left a vehicle standing upon a street, alley, or jurisdiction parking lot or garage in violation of this article is subject to having the vehicle removed from the street, alley, or jurisdiction parking lot or garage by any member of the police department authorized by the police chief or designated law official in the manner and subject to the requirements of the corresponding section.</p>
<p>Zoning-Purpose</p>		<p>For all parking lots or garages, except those that include restricted electric vehicle charging stations.</p>	<p>For all parking lots or garages, except those that include restricted electric vehicle charging stations</p>

Zoning- Allowed uses, permitted locations

Electric vehicle infrastructure shall be permitted in zoning districts of the city as identified in MTMC 19.23.100.

Table 1

Zone	Charging Level 1 and Level 2 Station	Charging Level 3 Station	Battery Exchange Station
RS	P		
RM	P		
BC	P	P	P
TC	P	P	P
CG	P	P	P
F/T	P	P	P
LI/OP	P	P	P
REC	P	C	C
SSD/R	P		
SSD C/R	P	P	
PFS	P	P	P

The zoning districts where electric vehicle charging stations are permitted are provided in Sections 20.100.040.A through 20.100.040.J.

A. New Construction. If associated with new construction, installation of an approved electric vehicle charging station or battery exchange facilities shall be processed in association with underlying review.

B. Retrofitting an Existing Residential Use. If retrofitting an existing single-family or duplex residential use, an electrical permit shall be required.

C. Retrofitting Other Allowed Uses. Installation of an electric vehicle charging or battery exchange facility shall be reviewed by the site plan review committee as relates to impact to existing parking and access, signage, landscaping, screening, drainage and other public interest concerns.

D. Electrical Permit Required. All applications shall require an electrical permit. (Ord. 2011-15 § 3(part), 2011).

See Figure 1.

Development Standards:

1. Level 1 and Level 2 charging only.
2. Level 1 and Level 2 charging are permitted in aquifer recharge areas and in other critical areas when serving an existing use.
3. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
4. The term “Rapid” is used interchangeably with Level 3 and Fast Charging.
5. Only “electric vehicle charging stations - restricted” as defined in Chapter 1, subsection A.1.8.
6. Local governments may choose to allow Level 3 charging stations as an outright permitted use or may determine that it is appropriate to adopt development standards applicable to the mixed-use or high-density residential zoning districts. For example, there may be instances where this type of charging station would require screening or placement within a parking garage to meet other objectives of the mixed-use zone (e.g., a pedestrian friendly environment) or high-density residential zone.

*Add battery exchange stations and rapid charging stations (also known as Level 3 charging and Fast charging) as an allowed use in all zones, except those zoned for*

			<i>residential or resource use or critical areas.</i>
Zoning-Size	A standard size parking space shall be used for an electric vehicle charging station where such a station is required or planned.		
Zoning-Installation and equipment	The station installation and equipment shall be consistent with the rules and regulations adopted pursuant to RCW 19.27.540, Electric vehicle infrastructure requirements, and with applicable regulations under the City's building code, Chapter 15.05 MTMC, and fire code, Chapter 15.10 MTMC.		
Zoning-Time limits	Time limits may be placed on the number of hours that an electric vehicle is allowed to charge, prohibiting indefinite charging/parking. If applicable, warnings shall be posted to alert charging station users about hours of use and possible actions affecting electric vehicle charging stations that are not being used according to posted rules.		
Zoning-Location	Placement of a single electric vehicle charging station is preferred at the beginning or end	Placement of a single electric vehicle charging station is preferred at the beginning or end stall on a block face.	

	stall on a block face. (Ord. 2553 § 2, 2010).		
Zoning- (Location and design criteria) Signage	<p>Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if time limits or tow-away provisions are to be enforced.</p> <p>A. Electric vehicle charging stations, other than in residential use, shall have posted signage, as identified in this section, allowing only charging electric vehicles to park in such spaces. For purposes of this subsection, “charging” means that an electric vehicle is parked at an electric vehicle charging station and is connected to the charging station equipment.</p> <p>B. Signage for parking of electric vehicles shall include:</p> <ol style="list-style-type: none"> <li>1. Information on the charging station to identify voltage and amperage levels and any time of use, fees, or safety information.</li> <li>2. As appropriate, directional signs to effectively guide</li> </ol>	<p>Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced</p> <p>A. The following signs shall be used to identify:</p> <ol style="list-style-type: none"> <li>1. Electric vehicle charging station;</li> <li>2. Prohibition against nonelectric cars utilizing electronic vehicle charging station space;</li> <li>3. Limits on the time an electronic vehicle charging station space can be used by one vehicle within a specific time period posted.</li> </ol> <p>B. The following directional signs, or alternate signs approved under Manual of Uniform Traffic Control Devices (MUTCD) may be posted where permitted in association with approved electric vehicle charging stations in parking lots and parking garages. (See 20.156.090 Signage)</p>	<p>Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.</p>

	<p>motorists to the charging station space(s).</p> <p>C. Optional Signage. Optional information may be posted to alert potential charging station users to other expectations. (Ord. 2564 § 4, 2011; Ord. 2553 § 2, 2010).</p>		
Zoning-Clearance	Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.		
Zoning-Charging station equipment	Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface		
Zoning-Charging station equipment protection	When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.		
Zoning-(Location and design)	Charging station equipment shall be maintained in all respects, including the functioning of the	Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other	Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A

<p>criteria) Maintenance</p>	<p>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.</p> <p>To allow for maintenance and notification, the owners of any private new electric vehicle infrastructure station that will be publicly available shall provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information.</p>	<p>contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.</p>	<p>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.</p>
<p>Zoning- (Location and design criteria) Accessibility</p>	<p>Minimum number of accessible EV charging stations for total number of EV charging stations: 5-50, 1 51-100, 2 101-150, 3 151-200, 4 201-250, 5 251-300, 6</p>	<p>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 shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.</p> <p>A. Minimum number of accessible EV charging stations for total number of EV charging stations: 1-50, 1 51-100, 2 101-150, 3 151-200, 4 201-250, 5</p>	<p>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 shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.</p> <p><i>Accessibility standards specific to electric vehicle infrastructure are not currently established in the WAC. For local jurisdictions, the responsibility is for permitting agencies to ensure the equipment meets the requirements and, in on-street and off-street environments,</i></p>

		251–300, 6 B. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be 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. The following figures illustrate two options for providing for accessible electric vehicle charging stations:	<i>to ensure that there be an accessible route from the electric vehicle charging stations to the building or path of travel.</i>
Zoning- (Location and design criteria) Lighting		Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only. (Ord. 2011-15 § 3(part), 2011).	Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
Zoning- Data collection			To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available to provide information on the station’s geographic location, date of installation, equipment type and model, and owner contact information.

<p>Zoning- Number</p>	<p>Required percentage of electric vehicle charging station parking spaces by land use type:  Multi-household residential- 10%  Lodging- 3%  Retail, eating and drinking establishment-1%  Office, medical- 3%  Industrial- 1%  Institutional, municipal- 3%  Recreational/entertainment/cultural- 1%  Other- 3%</p> <p>Site design shall be designed to allow for double the amount of parking in the future providing electrical, associated ventilation, accessible parking, and wiring connection to transformer to support potential spaces. Site design must provide electrical, associated ventilation, accessible parking, and wiring connection to transformer to support the additional potential future electric vehicle charging stations. (Ord. 2553 § 2, 2010).</p>	<p>No minimum number of charging station spaces is required.</p>	<p>No minimum number of charging station spaces is required.</p>
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<p>Zoning- Minimum Parking requireme nts, required facilities</p>	<p>EV stations shall be provided when the development is 10,000 square feet or more and one of the following occurs: A new building or new off-street parking facility is developed; An addition or improvement to an existing building is made that meets a certain threshold, pursuant to MTMC 19.120.250; or The parking capacity of an existing building, site, or parking facility is increased by more than 50 percent.</p>	<p>An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of the code.</p>	<p>An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.</p>
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Figure 1.

EVI TYPE	ZONING DISTRICT						
	LOW-DENSITY RESIDENTIAL	HIGH-DENSITY RESIDENTIAL	MIXED-USE	COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	RESOURCE
EV Charging Station 1,2	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P <sub>3</sub>
Rapid Charging Station 4	P <sub>5</sub>	P <sub>5,6</sub>	P or P <sub>6</sub>	P	P	P	P <sub>3</sub>
Battery Exchange Station				P	P	P	

P: Use is permitted.      Absence of "P": Use is not allowed in the given zoning district.