

Proposed Town Electric Vehicle Charging Station Regulations (Text Amendment PLPZ 2022 00546)

To comply with the more recent CT Clean Air Act (PA No. 22-25, Approved 5/10/22), Planning and Zoning is amending the language of the Building Zone Regulations to define and reflect the quantity of Electric Vehicle (“EV”) charging station required for new developments. This Act would mandate EV charging stations for new construction of public schools funded by State funds and for State buildings. Additionally, the Act requires towns to enact regulations mandating EV charging station infrastructure for multi-family residences and office buildings.

(Text in **Bold** to be added. Text in [Brackets] to be deleted.)

Amend Section 6-5.(a) DEFINITIONS as follows:

(19.1) Electric Vehicle (EV): Any vehicle that is partially or fully powered by electricity for propulsion: either 100% battery powered electric vehicles, or plug-in hybrid electric vehicles.

(19.2) Electric Vehicle Charging Levels: The standardized indicators of electrical force or voltage, at which an EV’s battery is recharged. The terms Level 1, 2, and 3 refer to charging voltage, electric power and speed ranges, and include the following specifications:

- (1.) Level 1 is considered slow charging. AC Voltage ranges from 0 through 120 producing 0 – 1.2 kilowatts of electricity per hour.**
- (2.) Level 2 is considered medium charging. AC Voltage ranges from 208 through 240 producing 7 – 19 kilowatts of electricity per hour.**
- (3.) Level 3 is considered fast or rapid charging. DC Voltage ranges from 400 - 900 producing 40 – 350 kilowatts of electricity per hour.**

(19.3) Electric Vehicle Charging Station (EVCS): A public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

(19.4) [(19.1)] Emergency Youth Shelters shall mean sleeping and eating facilities for youths, birth through 18, who need short-term housing (approximately three weeks) in order to resolve family problems. Total occupancy in a single-family dwelling shall not exceed ten youths plus staff, with a minimum of six off-street parking spaces. To be eligible youths must be screened so as to eliminate drug and alcohol users or emotionally disturbed youths.

Create a new Sec. 6-163.1. “Electric Vehicle Off-Street Parking Requirements” as follows”

Sec. 6-163.1. ELECTRIC VEHICLE OFF-STREET PARKING REQUIREMENTS.

For any new construction, EV off-street parking shall be provided as follows:

- (a.) Any new construction of a commercial, multi-unit residential, or municipal building that requires 30 or more parking spaces for cars or light duty trucks as calculated by Sections 6-155, 6-158, and 6-162, Required Parking Spaces, shall have a minimum of 10% of the total number of parking spaces allocated to EVs. Every EV parking space must have access to an EVCS that meets or exceeds current Level 2 voltage and charging speed specifications.**
- (b.) Any new construction or major renovation of a public-school receiving State funds or of a private school building shall have a minimum of 20% of the total number of parking spaces for cars or light duty trucks allocated to EVs. Every EV parking space must have access to an EVCS that meets or exceeds the current Level 2 voltage and charging speed specifications.**
- (c.) EV parking spaces shall be for public use and have a sufficient number of ADA compliant EV spaces. The Planning & Zoning Commission may authorize a modified number of EVCSs to be installed. However, the total number of required EVCS ready parking spaces shall not be reduced and the project shall have the electrical capacity and install conduits sufficient to accommodate the future hardware installation of an EVCS that meets or exceeds the current Level 2 voltage and charging speed specifications.**
- (d.) EVCS Requirements: EVCSs shall be maintained to ensure continuous, proper functioning or, if necessary, be replaced. EVCSs shall have clear legible signage stating the voltage and ampere levels, 24 hour a day, 7 days a week, 365 days a year operation, safety information, usage fees and payment mechanism, and contact information for operating issues. EVCS outlets and connector devices shall be mounted to comply with applicable State Code(s) and all relevant ADA requirements. EVCS pedestals shall be designed to minimize potential accidents both by vehicles and pedestrians and be safe to use in inclement weather.**