

EV CHARGING PROPOSED TEXT AMENDMENT – Revisions 4-13-21

Add Section 2.22 Electrical Vehicle Charging Stations

Electrical Vehicle Charging Stations are permitted as an accessory use in all zones. See Appendix H Electrical Vehicle Supply Equipment

3.4 Multifamily Residential Zone (MF-A or MF-AA)

3.4.7.G [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

4.2 Buckland Road Gateway Development Zone

4.2.5.F [New]. EVSE is permitted as a primary use by Special Exception.

4.2.15.A.2.h [Add text] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages shall be wired as EV Ready Spaces.

4.2.11.C.2.e. [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

Section 4.6 Route 5 Travel Zone (TS)

4.6.3 Specific Design Standards & Use Restriction/Guidelines

9. ... motor vehicle refueling/re-energizing (e.g. Electric Vehicle Supply Equipment) ...

5.6 Center Core Overlay Zone (CCOZ)

5.6.9.C.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. Equipment locations shall be similar to the location for streetlights illustrated in Section 5.6.9.B. In addition, all streetlights shall have EV Level 1 outlets on the pole.

5.7 Center North Overlay Zone (CNOZ)

5.7.9.C.5 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.8 Route 5 North Overlay Zone (R5NOZ)

5.8.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.10 Sullivan Avenue Mixed-Use Development Overlay Zone (SAMUD-OZ)

5.10.2.B.15 EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

ARTICLE 3 RESIDENTIAL ZONES

Section 3.1 Residential Zone Requirements

3.1.1 Permitted Uses, Impervious Coverage and Other Provisions

Uses within residential zones shall be governed by Table 3.1.1A. For uses requiring a Special Exception, see Section 8.4 Special Exception Standards and Procedures.

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions						
Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		

Residential

Accessory Apartments	SE	SE	SE			See Article 7 Special Regulations.
Agri-Tourism	SE		SE*			*Limited to A-40 zones. See Section 5.9
Assisted Living Facilities	SE	SE	SE	SE		See Article 7 Special Regulations.
Bed and Breakfast (for not more than 6 guests)	SE		SE		10%	Provided that such use is served by public sewer and water facilities. Meals served shall be limited to breakfast.
Elderly Housing	SE	SE	SE		40%	See Article 7 Special Regulations.
Household Pets	P	P	P	P		Excludes kennels
Horses and ponies for personal use, to include large domestic animal pets (3 or fewer)	P	P	P			See Article 7 Special Regulations.
Horses and ponies for personal use, to include large domestic animal pets (more than 3)	SE	SE	SE			See Article 7 Special Regulations.
In-Law Apartment	P	P	P			See Article 7 Special Regulations. A Special Exception is required in the event that any waiver is requested relative to the criteria of 7.1.3.A.
Multifamily Dwelling				SE		Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance or operation of the property and/or the use of its residents are permitted.

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		
Multifamily Assisted Housing		SE				See Article 7 Special Regulations
Single-family Dwelling	P	P	P			Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance and/or operation of the common interest community-owned land and/or the use of its residents are permitted.
Two Family Dwelling converted from single-family	SE		SE			<p>Provided that:</p> <p>The building shall have been constructed prior to 1940.</p> <p>The lot has an area of not less than 30,000 sq. ft., and sufficient area to provide for sub-surface disposal of additional sewage.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p> <p>Family dwelling units shall conform to the minimum requirements listed in Table 3.1.2A Residential Area, Density and Dimensional Requirements.</p>

Public and Semipublic

Cemeteries	SE				50%	Provided that no activity shall be conducted which is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted
Day Care Centers	SE					See Article 7 Special Regulations.
Educational Institution: For Profit	SE	SE	SE		35%	<p>Provided that:</p> <p>No activity shall be conducted that is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted.</p> <p>No activity is carried on that results in objectionable noise audible off the premises.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p>

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		
Educational Institution: Non-Profit or Government	SE	SE	SE		RR-50% AA, A-35%	Operated by a duly incorporated non-profit body or government unit
Essential Community Services	SE	SE	SE	SE	50%	
Golf Courses	SE				10%	See Article 7 Special Regulations.
Hospitals, Sanitariums, Convalescent Homes	SE				50%	Except for contagious, mental, alcoholic, and drug cases Provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees. Such uses are served by the public sewer and water facilities.
Municipal Facilities and Uses	SE	SE	SE	SE	50%	
Public Utility Buildings and Structures, e.g., substations, transformers, water supply reservoirs, wells, water towers and water treatment facilities	SE	SE	SE		50%	Provided that: There is no service yard or outside storage of supplies. Buildings and/or grounds conform to the general character of the neighborhood.
Recreational Areas, Parks, Playgrounds operated by the Town of South Windsor	SE	SE	SE		50%	
Recreational Facilities, forest or wildlife reservation, park or playground not operated for profit	SE	SE	SE		50%	Operated by a duly incorporated non-profit body or government unit
Religious Institutions - churches, temples and other recognized places of worship	SE	SE	SE		RR-50% AA, A-35%	Operated by a duly incorporated non-profit body or government unit
Solar Energy, Roof Mounted	P	P	P	P		See Article 7, Special Regulations

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

Use	Zones				Impervious Coverage	Additional Provisions
	RR	AA-30	A	MF		

Commercial Uses

Agriculture, forestry, truck or nursery gardening, including green- houses incidental thereto	P					Not including veterinary hospitals, veterinary kennels, commercial kennels, animal boarding homes, livery or boarding stable. Excludes swine and animals raised for pelts except for domestic use. See Section 7.12 Horses/Ponies and Home Animal Agriculture for Home Animal Agriculture and Commercial Animal Agriculture regulations.
AC Level 1 and AC Level 2 Electric Vehicle Charging Equipment (EVSE)	SE					As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H—Electric Vehicle Supply Equipment
Farms	P		P			
Farm Stands	SE		SE			See Article 7 Special Regulations.
Home Occupations, Home Office, Professional Office (Major)	SE		SE			See Article 7 Special Regulations.
Home Occupations, Home Office, Professional Office (Minor)	P	P	P	P		See Article 7 Special Regulations.
Offices - professional, commercial and business	SE		SE		50%	See Article 5.3 Special Regulations.
Solar Energy System, Large	SE					See Article 7, Special Regulations
Solar Energy System, Small	SE		SE**		20%	See Article 7, Special Regulations
Stables, Barns, Riding Academies	SE		SE**		20%	See Article 7 Special Regulations.

ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Uses within Commercial and Industrial Zones shall be governed by Table 4.1.1A. See Section 4.2 for use provisions relating to the Buckland Road Gateway Development Zone (GD); Section 4.3 for the De- signed Commercial Zone (DC); and Section 4.4 for the I-291 Corridor Development Zone (CD).

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Residential		SP/SE*	SP/SE*	SP/SE*			A single residential dwelling by the owner of the facility is allowed in conjunction with a permitted commercial use. The residence may be either a dwelling unit contained within the commercial facility itself, or may be a separate free-standing single-family dwelling that otherwise meets all of the requirements of the underlying zone. * An owner can request either the business/residential use be a rental property for properties developed prior to 2019 provided the owner lives on site or operates the business. No more than 10% of properties within 1,000 feet can contain such rentals.
Assisted Living	SE	SE		SE	SE		See Article 7 Special Regulations.
Duplex		SE					See Article 7 Special Regulations.
Horses and ponies for personal use		SP		SP	SP		See Article 7 Special Regulations.
Multi-family residential		SE					See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC
Public and Semipublic							
Hospitals, Sanitariums, Convalescent Homes		SE					Except for contagious, mental, alcoholic, and drug cases provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees; Such uses are served by the public sewer and water facilities; and 50% impervious coverage

Fraternal organizations and membership clubs operated as a nonprofit activity			SE				
Municipal Facilities and Uses	SE	SE	SE	SE	SE		

Table 4.1.1A Permitted Commercial and Industrial Uses

SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	Zones						Additional Provisions
	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services						
Use	DC	GC	I	RC	RO	TS	
Commercial Uses							
Agriculture (e.g. forestry operation, cultivated lands, animals)	P	P	P	P	P	P	Clearing of ½ acre of land requires PZC approval.
Adult-Oriented Businesses		SE					See Article 7 Special Regulations.
Alcoholic Liquor Stores	SP	SP		SP			
Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes	SP	SP	SE*	SP			*Industrial zone – accessory to a permitted recreational use or manufacturing use
Alcoholic liquor sales as part of a drug store or grocery store	SP	SP		SP			
Amusement - theaters, moving picture houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises		SP	SE*				Excluding shooting galleries, freak shows, mechanical rides and similar enterprises * Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Automobile retail sales, new and used		SE	SE*				* Maximum cars offered for sale is four (4)
Automobile service and repair			SP				
Automobile wholesale		SE					
Automobile service stations, fuel and repair		SE					See Article 7 Special Regulations.
Automotive fuel	SP						Only when accessory to a retail sales and inventory directly related thereto facility that has a minimum gross floor area of 50,000 sq ft Commission may determine hours of operation.
Brewery / Distillery			SP				Accessory uses and incidental sales (e.g. tasting rooms) subject to criteria in Section 4.5.3 Accessory Uses. Parking is subject to PZC approval.
Beverage Stores, quick service; e.g. coffee shop						SP	
Building and landscape materials sales and storage including lumber yards and construction equipment			SE				Excluding the storage or fabricating of structural steel and heavy concrete products. Primary building shall be minimum 2,000 sq ft (excluding greenhouses). Except plant materials, outdoor storage/sales area shall not be visible from a public street.
Convenience Stores						SP	

[Type here]

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Convention Facilities	SE						
Day Care Facilities	SE	SE	SE	SE	SE		See Article 7 Special Regulations.
Dog Grooming Facilities		SE	SE	SE			See Article 7 Special Regulations for Dog Grooming Facilities in the Industrial Zone
Dry cleaning, laundry, and dyeing establishments		SP					
AC Level 1, AC Level 2, and DC Fast Charging Electric Vehicle Charging Equipment (EVSE)	SE	SE	SE	SE			As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H – Electric Vehicle Supply Equipment
Entertainment (live) at hotels and restaurants, taverns, grills and cafes	SP	SP	SE*				*Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations
Equipment sales, service and rentals, including farm equipment		SP	SE				
Financial Services, institutions and agencies	SP	SP	SP	SP		SP	
Fitness Facilities		SP	SE	SP		SP	See Article 7 Special Regulations for indoor recreational facilities
Freezer lockers and incidental processing of food for human consumption		SP					
Garages - public		SP		SE			
Hotels (and motels)	SP	SP		SP		SP	
Hotels, exclusive of entertainment		SP		SP			
Manufacture of bricks, cement products, tile and terra cotta			SE				
Manufacture, processing, packaging and assembly of components or goods			SP				
Microbrewery, Brewpub		SP		SE			No more than 15,000 barrels manufactured per year; wholesale and retail sales allowed; tasting rooms allowed; outside tasting allowed in conformance with Section 7.15 Outdoor Dining. Hours of operation may be determined by the PZC

Mobile Food Vendor	ZP	ZP	ZP	ZP	ZP	<p>Mobile food vendors are permitted in these zones without a permit provided that all of the following criteria are met:</p> <ol style="list-style-type: none"> 1. Written permission from the property owner; 2. Adequate room for vehicles to pull off safely; 3. A maximum of 12 sq. ft. of free-standing signage; 4. Vendors shall not be located within public rights of way;
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Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
							<p>5. All facilities and equipment used by vendor must be portable and must be removed from the site by 9:00 p.m.</p> <p>6. Connections to external utilities are not permitted.</p> <p>7. Vendors must comply with health and safety regulations of the Town of South Windsor and the State of Connecticut.</p> <p>8. Vendors shall keep the area of operation free of debris and shall clean the area thoroughly upon ceasing operations each day. At least 1 trash container must be provided for use by patrons in conjunction with mobile food vendor.</p>
Mortuaries, funeral and internment services		SP		SP			May have living quarters containing a dwelling unit of at least 700 square feet of living space and at least 2 rooms, exclusive of the bathroom, to be occupied by a person, together with his family, who is the owner, manager, caretaker, or janitor, residing in the same building.
Multi-family residential		SE					See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC zone
Motor vehicle refueling / re-energizing stations						SP	
Offices - professional, commercial, corporate and business	SP	SP	SP	SP	SP	SP	
Personal Services Shops	SP	SP		SP			Limited to barber shops, beauty shops, shoe repair shops, tailoring and dressmaking shops, tanning salons, clothes rental stores, and similar establishments. Tattoo parlors are not considered a personal service shop.
Pharmacy	SP	SP		SP		SP	Including pharmacy with drive thru.
Petroleum Product Bulk Storage			SE				
Plumbing, heating, electrical, mechanical industrial and general contracting establishments			SP				May include showrooms, storage and maintenance of heavy construction equipment
Printing and publishing, graphic arts processes, sign shop painting		SP	SP				
Radio and television studios and transmitters, communication towers, multi media stations		SP					

Table 4.1.1A Permitted Commercial and Industrial Uses

Use	Zones						Additional Provisions
	DC	GC	I	RC	RO	TS	
Recreational Activities - indoor	SP	SP	SE*				*See Article 7 Special Regulations.
Recreational Facilities – outdoor		SE	SE*				*See Article 7 Special Regulations
Research Laboratories			SP				
Restaurants, including fast food	SP	SP		SP		SP	
Restaurants, exclusive of entertainment		SP		SP			
Retail Establishments with high turnover (frequent customer arrivals / departures)						SP	
Retail sales and inventory directly related thereto	SP	SP		SP			<p>Retail sales and high-turnover uses with frequent customer arrivals and departures are prohibited.</p> <p>Retail sales associated with a club membership format are permitted and shall not be considered a wholesale sales use.</p> <p>Repairing and fabricating incidental to a retail store are permitted as an accessory use.</p> <p>Tire and battery repair and replacement as an accessory use to retail sales is permitted in the DC zone only.</p>
Riding Academies, Barns and Stables		SP					
Solar Energy, Roof Mounted	P	P	P	P	P	P	See Article 7, Special Regulations
Solar Energy System, Large		SE	SE				See Article 7, Special Regulations
Solar Energy System, Small		SP	SP				See Article 7, Special Regulations
Solid waste, recycling, transfer station facilities			SE				Including storage and maintenance of vehicles and refuse containers, but excluding dumping and/or disposal on-site of waste originating off-site
Training Facilities		SE	SE	SE			
Truck and Freight Terminals			SE				With the right to service, maintain and repair motor vehicles incidental to the afore- said use
Veterinary Hospitals and Boarding Kennels			SE				For the treatment and boarding of small animals, primarily cats and dogs, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space

Table 4.1.1A Permitted Commercial and Industrial Uses

	Zones						Additional Provisions
SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted	DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services						
Use	DC	GC	I	RC	RO	TS	
Warehouses and Distribution Centers			SP				
Wholesale sales and inventory directly related thereto			SE				
Wholesale sales and inventory directly related thereto for the public		SP					
Note that in the GC Zone, buildings in excess of 40,000 square feet, parking areas in excess of 50 cars, and non-bank drive-in facilities require a special exception approval.							

Section 6.4 Parking and Access – Off-street Parking and Loading

Section 6.4 Parking and Access – Off Street Parking and Loading

6.4.10. Minimum Number of EVSE Parking Spaces

a. In all districts, the minimum number of parking spaces shall be provided in accordance with the following tables and apply to new construction, **an increase of 10,000 square feet of floor space,** expansion of **50** parking spaces or significant change in use resulting rehabilitation of existing property with 50 or more parking spaces.

The applicant may request to modify and/or defer the number of EV Charging spaces required based on site conditions at the time of the application.

b. EV Capable Spaces may be installed in addition to the required EV Ready and EV Installed spaces.

c. Table 6.4.10A defines the generally required EV Ready Spaces in each site. Tables 6.4.10C and D establish the applicability of Table 6.4.10A to specific uses.

d. Of these EV Ready Spaces, Table 6.4.10A determines the minimum number which shall be EV Installed Spaces.

e. Handicapped Accessible vehicle charging stations shall be provided based on Table 6.4.10B. See Appendix H for information regarding Accessible EV Charging Station design.

f. For each five or more EV Ready Spaces at a site, the Commission may reduce total required parking by 1 space.

Table 6.4.10A Level 2 EV Ready parking space wiring requirements

Total Number of Parking Spaces*	Number of Required Level 2 EV-Ready or Charging Spaces**	EV Ready Spaces with installed EVSE* as a percent of required parking, based on Calendar year of site plan application		
		2021-2023	2024-2027	2028 and later
1-15	None required			
16 or more	10 percent of total rounded up to the nearest whole number	3 percent	7 percent	10 percent
* Truck and equipment parking spaces are not included in the above calculation.				

Table 6.4.10B ADA Requirements for EV Charging

Total number of	Number of EV Spaces required to comply with ADA requirements
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EVSE Spaces at site	Van Accessible Restricted to EV Charging (Note 1)	Van Accessible Restricted to EV Charging and Handicapped Parking
1 to 4	1	0
5 to 25	1	1
26 to 50	0	2
51 to 75	0	3
76 to 100	0	4
101 or more		4 plus 1 for each 60 or fraction thereof over 100
<p>Note 1: In order to ensure that all EV users have access to charging equipment if only 1 to 4 EVSE stations are installed, the van accessible space shall meet the van accessible design requirements, including wheelchair aisle and ramp providing access to EVSE, but not be restricted to handicapped parking, provided sufficient handicapped restricted spaces are provided in accordance with Paragraph 6.4.4.G.</p>		

Table 6.4.10C Minimum Required EVSE Parking Spaces – Residential Uses

Use – Residential	Minimum Required EV Charging Facilities
Multi-family Dwellings and Multi-family Dwellings / SAMUD-OZ	See Tables 6.4.10A and 6.4.10B.
Assisted Living	<p>All assigned covered or garage parking spaces shall be provided Level 2 EV Ready circuits and outlets. Remaining parking spaces are used in Tables 6.4.10A and 6.4.10B to determine the shared EV Ready and EV Installed Spaces.</p> <p>MUD management shall contract with an EVSE supplier to provide chargers and means for billing usage to residents.</p> <p>If garages are adjacent to the associated dwelling, connection may be through the dwelling panel and meter. MUD management may require the occupant to purchase or lease approved EVSE.</p>
Elderly Housing	
Independent Living	

Table 6.4.10D Minimum Required Parking Spaces – Commercial and Industrial Uses

Use	Minimum Required Parking Spaces
Bar, Nightclub, Lounge	See Tables 6.4.10A and 6.4.10B.
Bowling Alley	
Business Offices	
Hotel, Motel, Tourist Home	
Hospital, Sanitarium, Convalescent or Nursing Home	
Industrial and Manufacturing	
Library	
Places of Assembly, Amusement, Recreation, and Education	
Research	
Restaurants, Taverns, Cocktail Lounges	
Theater	
Park and Ride Lots	See Tables 6.4.10A and 6.4.10B. In addition, all light poles may have EV Level 1 outlets.
Charging Lots	
Municipal parks and recreation areas	None required. Allowed as an accessory use.
Retail Stores	Calculation based on employee parking estimated at the time of site plan application. See Tables 6.4.10A and 6.4.10B. Plus one.
Car Wash	
Fast Food	
Financial Institution	
Library	
Schools	
Medical and Dental Office	
Personal Service Shops	
Day Care and Pre-Schools	
Warehouse	
Shopping Center	Calculation based on sum of requirements for various uses therein (e.g. retail stores, restaurants, etc.) with rounding applied to sum. See Tables 6.4.10A and 6.4.10B.
Church, Synagogue	Recommended. Calculations should consider anticipated parking lot occupancy when religious services are not taking place. See Tables 6.4.10A and 6.4.10B.

Section 11.8 APPENDIX H Electric Vehicle Supply Equipment (EVSE)

11.8.1. Purpose

The purpose of this appendix is to provide for and promote the use of Electric Vehicles (EVs), subject to reasonable conditions that will protect the environment, public health, safety, and welfare. Because EV charging requires more time than internal combustion engine (ICE) refueling, charging facilities will be widely distributed to allow vehicle operators to engage in other nearby activities such as home life, shopping, dining, or recreation while their EVs are being charged.

11.8.2. Electric Vehicle Definitions

1. **ELECTRIC VEHICLE:** A motor vehicle capable of being driven by a battery powered electric motor.
2. **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) or EV CHARGING STATION:** The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
 - a. **AC LEVEL 1 EVSE:** 110 to 120-Volt, alternating current (AC) EVSE connected to a 20 Ampere electrical outlet.
 - b. **AC LEVEL 2 EVSE:** 208 to 240 Volts AC EVSE connected to a 40 Ampere circuit.
 - c. **DC FAST CHARGING (DCFC) EVSE:** also known as **LEVEL 3 EVSE:** 208-480 Volt direct current (DC) chargers with 70 Ampere or higher capacity.
3. **ELECTRIC VEHICLE PARKING SPACES**
 - a. **EV INSTALLED SPACE:** A designated parking space with Electric Vehicle Supply Equipment (EVSE) installed and operational.
 - b. **EV READY SPACE:** A designated parking space which is provided with a minimum AC Level 2 EVSE or higher capacity sufficient to serve DC Rapid Charge EVSE.
 - c. **EV CAPABLE SPACE:** Electrical panel capacity, breaker space, and raceways or conduits to support eventual installation of AC Level 2 EVSE. .

11.8.3. Provisions

1. AC Level 1 and AC Level 2 Electric Vehicle Supply Equipment (EVSE) shall be permitted as an accessory use by right in all zoning districts and by Special Exception as primary use. Direct Current Fast Charging (DCFC or Level 3) EVSE are permitted as an accessory use and by Special Exception as primary use in all Commercial and Industrial Zones as defined in Article 4 of these regulations. Site plan approval is required for all uses except Single and Two-Family Dwellings.
2. The sale of electric energy through EVSE to the public or to appropriately restricted occupants, guests, customers, members, etc. is permitted in all zones except at one- and two-family dwellings. Any access restrictions shall be incorporated in the site plan and approved by the Commission.
3. EVSE connections shall meet current standards designed to be capable of serving all brands of EVs. Proprietary EVSE systems capable of serving only specific vehicle brands are permitted

where otherwise allowed but may not be used to meet the minimum EV parking space requirements of Section 6.4.10.

4. The main electrical switchgear shall be installed with sufficient space and capacity to support 10% of spaces whether EV Installed or EV Ready at 208/240V and 40A per space. In an EV Ready or EV Capable Space, the circuit shall terminate in a suitable termination point such as a receptacle, junction box, or an EVSE, and be located in close proximity to the proposed location of the EV parking spaces.
5. EV Load Management Systems are permitted with shared or publicly accessible Level 2 EVSE, provided a minimum of 20 Amperes are delivered to each connected vehicle.
6. EVSE may be wall or pole mounted. EVSE may be shared among two or more spaces.
7. Signage and parking space paint shall be consistent with applicable standards and shall clearly identify EV Installed Spaces as well as any restrictions regarding users and time limits. Where public or shared access is permitted, rates shall be posted with sufficient size and visibility to be read before entering the parking space. Directional signage leading to EV charging spaces is permitted in addition to any other directional signage.
8. EVSE may include electronic displays that provide advertising, entertainment and other programming provided such displays are not visible from public roadways, residential buildings or sites where residential buildings are permitted.
9. Location and safety considerations:
 - a. The EVSEs shall be located in desirable and convenient parking locations that will serve as an incentive for the use of electric vehicles. Placement may consider separate needs of customer and employee parking areas. Appropriate sharing of parking among EV users, ADA users and others should be considered in allocating spaces.
 - b. Electric vehicle charging stations are not permitted within the Town or State right-of-way except at municipal sites and adjacent to designated on-street parking.
 - c. The installation of an EVSE shall not reduce the vehicle's parking area dimensions below the size and standards required for parking spaces under section 6.4.5. This applies to EV Installed Parking Spaces as well as EV Ready Parking Spaces and EV Capable Parking Spaces.
 - d. Equipment shall be protected by wheel stops or concrete-filled bollards. Curbing may be used in lieu of bollards and wheel stops if the charging station is set back a minimum of 24 inches from the face of the curb.
 - e. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located so as not to impede pedestrian travel or create injury hazards for pedestrians.
 - f. Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
 - g. As established in Section 6.4, enough EV Charging Stations shall meet ADA Handicapped Accessible standards as defined in Paragraph 6.4.4.G Handicapped Parking. In addition to the usual requirements for Handicapped Parking, Accessible EV Charging Stations shall ensure access to equipment and cords. This is illustrated in Figure 11.8A.
 - h. Electric outlets to support Level 1 charging is permitted on streetlight poles and does not require parking restrictions.

Figure 11.8A – EV Charging Station Design, including Accessible EV Charging Stations

Note: Not to scale.

