

Ordinance No.: 17-44
Zoning Text Amendment No.: 14-01
Concerning: Parking Design -
Charging Stations
Draft No. & Date: 2 – 3/31/14
Introduced: January 28, 2014
Public Hearing: February 25, 2014
Adopted: April 22, 2014
Effective: May 12, 2014

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmembers Berliner, Navarro, Floreen, Riemer, Leventhal, Elrich, Andrews

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- Require electric vehicle charging stations under certain circumstances

By adding the following subsection of the Montgomery County Zoning Ordinance,
Chapter 59 of the Montgomery County Code:

DIVISION 59-E-2. “PLANS AND DESIGN STANDARDS.”

Section 59-E-2.2. “Size and arrangement of parking spaces.”

Subsection 59-E-2.24. “Space for charging electric vehicles.”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate that text is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

OPINION

Zoning Text Amendment No. 14-01, sponsored by Councilmembers Berliner, Navarro, Floreen, Riemer, Leventhal, Elrich, and Andrews, was introduced on January 28, 2014.

The sponsors believe that future large parking lots should make accommodations for electrically powered vehicles. To that end, ZTA 14-01 would require new parking lots with 50 or more spaces to provide at least one space for charging electric vehicles for every 50 spaces in the lot.

In its report to the Council, the Montgomery County Planning Board recommended that the text amendment be approved with amendments to require more detailed design elements and distinctions between levels of charging stations. The Planning Board would recommend allowing the fastest charging stations (high voltage class 3) only in commercial mixed-use zones.

The Council conducted a hearing on February 25, 2014 to receive testimony concerning the proposed text amendment. The only speaker was Diane Schwartz Jones, representing the County Executive. The testimony suggested that the ZTA may be premature, given the cost of parking spaces and the relatively few all-electric cars on the road.

The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation. The PHED Committee held worksessions on the ZTA on March 6 and March 31, 2014.

On March 31, 2014, the Committee recommended approval with 3 categories of amendments:

- 1) Affect 1 of every 100 parking spaces, not 1 out of every 50 spaces.
- 2) Replace the requirement for providing charging stations and reserving the spaces for electric vehicles to a requirement for spaces “ready” for charging stations.
- 3) Define “charging station ready parking spaces” so that the spaces are:
 - a) located in a preferential, highly visible area within the parking facility;
 - b) sized with a minimum width of 9 feet;
 - c) designed so that the space and pathways for the future installation of at least a 120 volt charging station and associated infrastructure are provided;
 - d) constructed such that all conduits leading to the electrical room, including electrical service conduit, service size, and the electrical room are appropriately sized to accommodate future electrical equipment necessary for the number of electric vehicle charging station ready parking spaces required.

The District Council reviewed Zoning Text Amendment No. 14-01 at a worksession held on April 22, 2014 and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons, and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 14-01 will be approved as amended.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-E-2 is amended as follows:**

2 Division 59-E-2. PLANS AND DESIGN STANDARDS.

3 **Sec. 59-E-2.2. Size and arrangement of parking spaces.**

4 * * *

5 **59-E-2.23. Spaces for handicapped.**

6 Parking spaces for handicapped persons shall be provided in accordance with the
7 standards specified in the Maryland Building Code for the Handicapped as
8 contained in the Code of Maryland Regulations 05.01.07,* dated September 5,
9 1980, and as subsequently amended.

10 **59-E-2.24. Space for charging electric vehicles.**

11 **(a) All parking facilities constructed after May 12, 2014, containing more than**
12 **[[50]] 100 additional parking spaces, must provide one space within their**
13 **parking requirement [[with]] ready to be converted to a station for charging**
14 **electric vehicles and one additional charging station ready space for each**
15 **[[50]] 100 automobile parking spaces in the facility.**

16 **(b) [[The minimum width for a parking space for charging electric vehicles is 9**
17 **feet.]] A charging station ready space must be:**

18 **(1) located in a preferential, highly visible area within the parking**
19 **facility;**

20 **(2) a minimum width of 9 feet;**

21 **(3) designed so that the space and pathways for the future installation of**
22 **at least a 120 volt charging station and associated infrastructure are**
23 **provided;**

24 **(4) constructed such that all conduits leading to the electrical room,**
25 **including electrical service conduit, service size, and the electrical**
26 **room are appropriately sized to accommodate future electrical**

27 equipment necessary for the number of electric vehicle charging
28 station ready parking spaces required.

29 [[c) Any parking space with a charging station must have signage indicating that
30 the space is for the exclusive use of electric vehicles.]]

31 [[d) Any parking facility required to have 25 or more spaces for charging electric
32 vehicles must provide one space for handicapped persons with a facility for
33 charging electric vehicles for each 25 spaces with electric charging
34 stations.]]

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37 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the
38 date of Council adoption.

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40 This is a correct copy of Council action.

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43 Linda M. Lauer, Clerk of the Council