Planning and Zoning Guidance for Electric Vehicle Charger Deployment

Planning, Zoning and Permitting Subcommittee of IREC's Sustainable Energy Action Committee's Electric Vehicle Working Group

Today

- *Why focus on planning and zoning?*
- *Planning documents*
- *Zoning and use designation*
- *Design, aesthetics, and equipment location*

Accelerating Local Regulatory Approval for EVSE:

Predictable, Transparent, Streamlined

The Challenge

Process can be slow and expensive

- Up to 6 months for permit
- New topic for many local officials
- 23,000 AHJs in the US—Each different

The Solution – Modeled on SolSmart

Predictable, Transparent, Streamlined

- Consensus standards
- Consensus educational materials
- Model process with checklists
- Automated permitting

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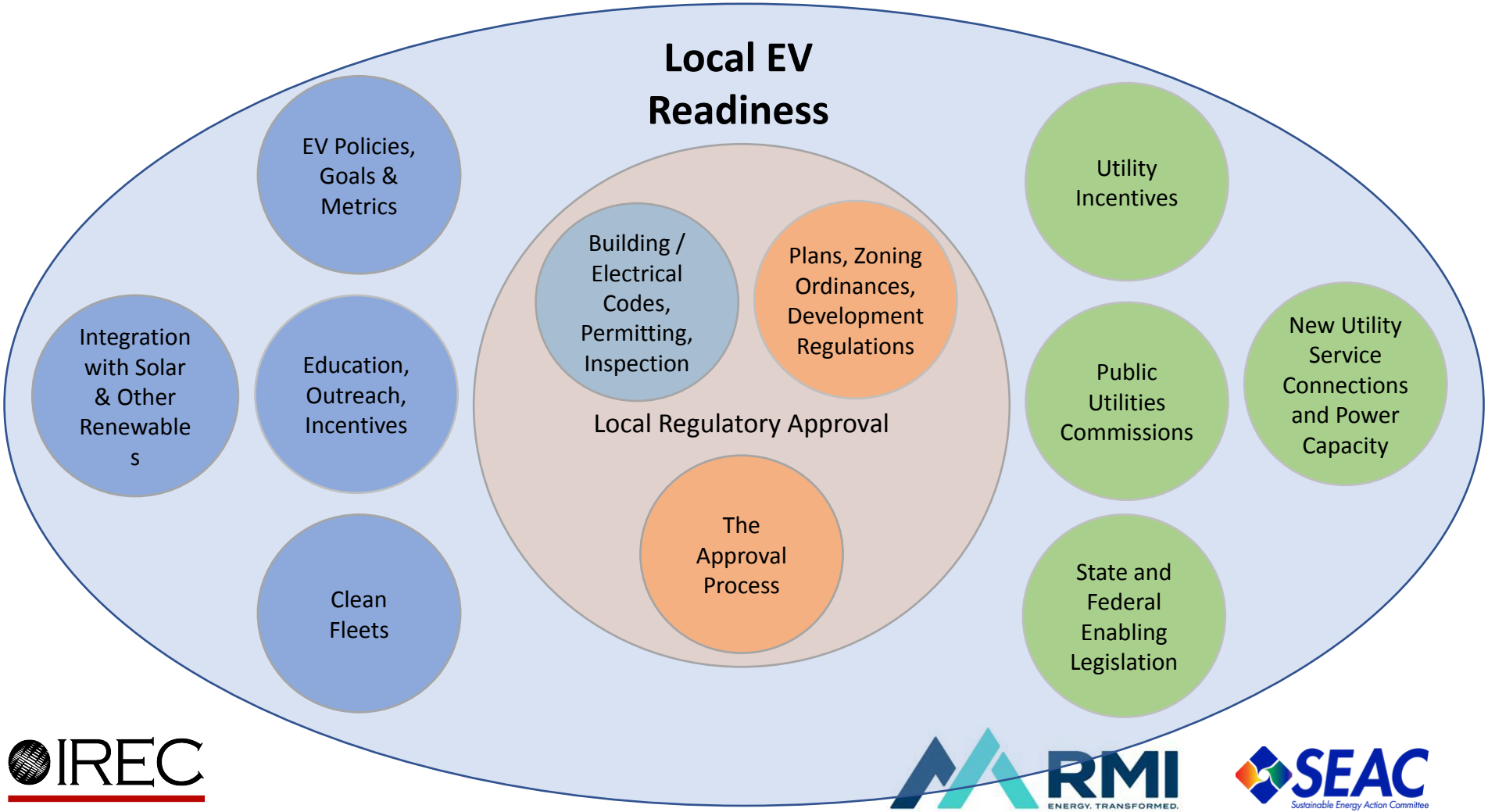

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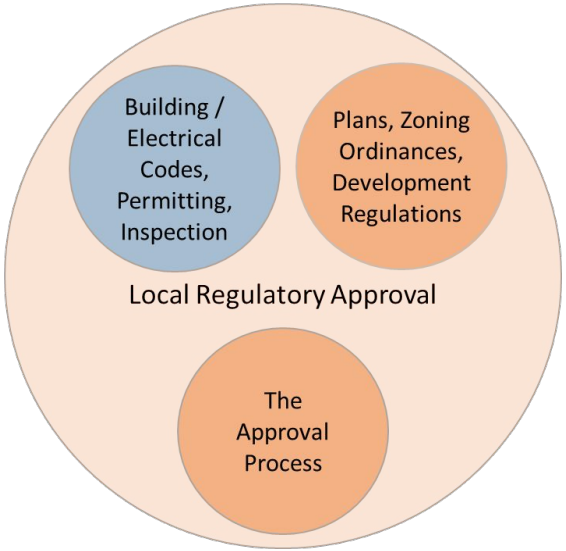
Regulatory Approval Framework

A. Regulatory requirements - documents
   1. Plans, zoning ordinances, development regulations
   2. Building codes for permitting & inspection

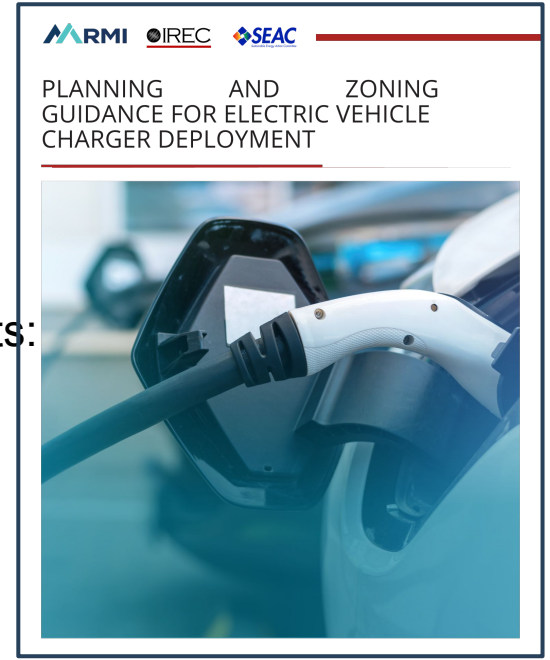
B. The approval process



Planning and Zoning Guidance for EVSE Deployment

Document Structure

- Overview
- Why Needed?
- Key characteristics of EVs and EV chargers
- The local regulatory approval process
- Regulatory requirements guidance - Each section presents:
  - Challenges
  - Recommendations
  - Discussion
- Other considerations
- Key terms and acronyms
- Appendices



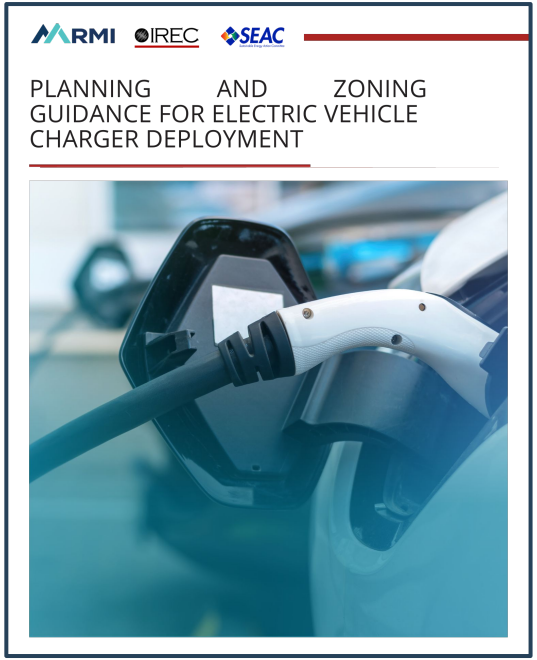
Challenges and Recommendations Overview

Regulatory Requirements

- Planning documents
- Zoning and use designation
- Parking requirements
    - Parking count and mandates
    - Charger accessibility
    - EV charger readiness
- Design, aesthetics, and equipment location
- On-street charging

Approval Process

- Application process
- Application review



Planning and Zoning Guidance Spotlight

Planning Documents

Zoning and Use Designation

Design, Aesthetics, and Equipment Location

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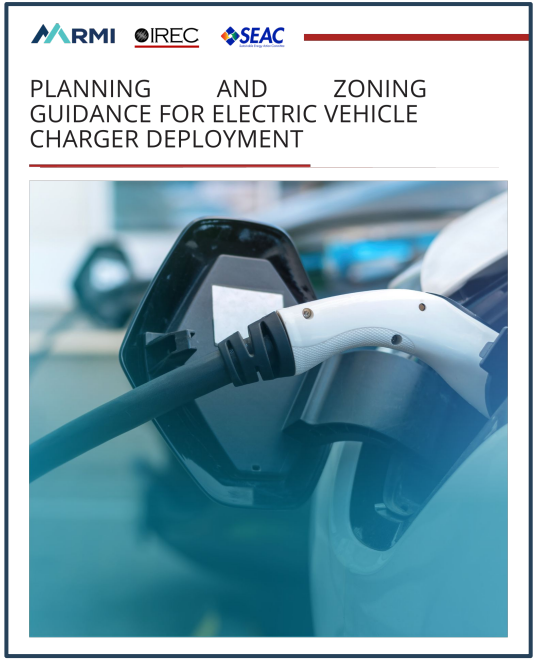

Regulatory Requirements: Planning Documents

Recommendations

1. Address EVSE in comprehensive plans, zoning codes, and design guidelines.
    1. And supporting plans
2. Collaborate with regional planning organizations & utilities
3. Inventory existing and proposed locations of public EVSE.
    1. Project EV charger demand by use case.

Planning

Zoning

Design

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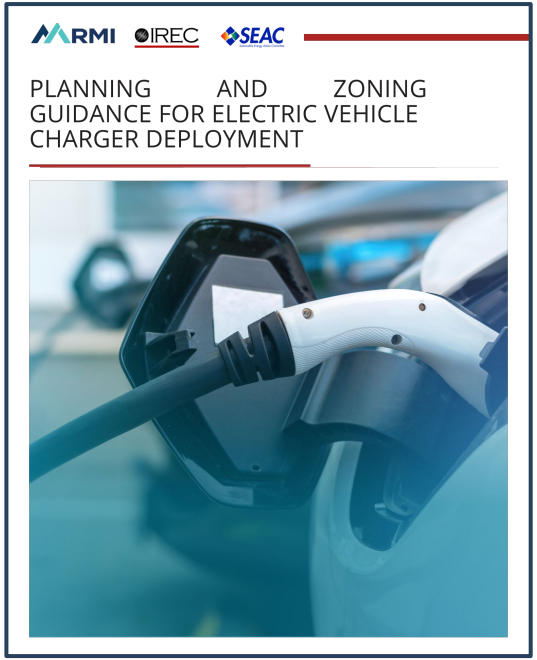

Zoning and Use Designation

Recommendations

1. Classify EV chargers as an accessory use allowable in all zones
   a. Not a traditional fueling station
2. When clearly a primary use allow EVSE as an approved use
3. Identify levels & locations where EVSE may be approved administratively
4. Update zoning codes

Planning

Zoning

Design

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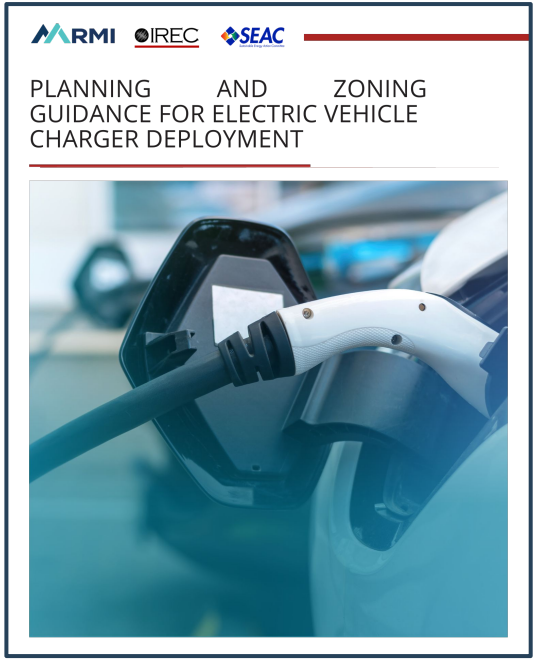

Design, Aesthetics, and Equipment Location

Recommendations

1. Do not impose aesthetic requirements for surface parking with EV charging that exceed the aesthetic requirements for surface parking without EV charging.
2. Provide clear, readily available guidelines on all design and aesthetic requirements that apply to EVSE, including illustrations of acceptable and unacceptable designs.
3. Consider signage, lighting and shelter to increase the safety, comfort, and convenience of those who are charging EVs

Planning
Zoning
Design

Report

Planning and Zoning Guidance for Electric Vehicle Charger Deployment

on SEAC website

https://sustainableenergyaction.org/resources/planning-and-zoning-guidance-for-electric-vehicle-charger-deployment/

Contact

- Ed Gilliland, IREC, edg@irecusa.org