Stuart City Commission
August 24th, 2020

Land Development Code Amendment
Ordinance 2448-2020

Electric Vehicle (EV) Charging Infrastructure

Ordinance 2448-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADDING A NEW SECTION 2.06.22. OF THE LAND DEVELOPMENT CODE ENTITLED "EV CHARGING INFRASTRUCTURE" OF CHAPTER II ENTITLED “ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY” IN RESPECT OF STANDARDS FOR THE PROVISION OF ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE IN NEW RESIDENTIAL DEVELOPMENTS GREATER THAN 50 DWELLING UNITS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Amendments

Remove applicability to Commercial development
(complexity in defining use categories where customers would visit for a number of hours)

Add range and charging rate per hour

Charging Rate

Electric Vehicle Charging Rate (EVCR): The rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v. Providing up to 5 miles of range per charging hour.

2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v. Providing greater than 5 miles and up to 25 miles of range per charging hour.

3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v. Providing greater than 25 miles of range per charging hour.

City of Stuart

EV Infrastructure Provision

All new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).

1. The ratio of EVCI equipped spaces to non-electrical vehicle parking spaces shall be 10% and will only apply to the total new non-ADA parking spaces.

2. A minimum of 10% of required EVCI equipped spaces shall be provided at a level 2 EVCR.

3. At minimum one (1) required EVCI equipped space shall be ADA accessible and shall be installed in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

City of Stuart

Calculation

EV Charging Station (EVCS) requirement:

For every 200 standard parking stalls provided on a site plan:

1. EVCI equipped spaces (10%) = 20 minimum

2. Level 2 EVCI equipped spaces (10% of total EVCI spaces) = 2 minimum

3. ADA accessible EVCI equipped space = 1 minimum

Standards

The EVCI shall:

- Be installed to meet the National Electrical Code
- Include a correctly sized and labelled raceway to the future EV parking space.
- Have a dedicated space for the future installation of EVCI in the electrical equipment room
- Ensure that all raceways installed for the EVCI shall terminate at the EV parking space.
- Have the following sign: "FUTURE ELECTRIC VEHICLE CHARGING EQUIPMENT AND PANELS" in the electrical equipment room.
- Comply with the Americans with Disabilities Act of 1990.

Discussion & Recommendation

Staff recommend approval at Second Reading.