

CITY OF MEDINA

ORDINANCE NO. ###

**AN ORDINANCE AMENDING CHAPTER 8 OF THE CITY CODE
PERTAINING TO ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

The City Council of the City of Medina ordains as follows:

SECTION I. A new Section 828.52 is hereby added to the code of ordinances of the City of Medina as follows:

Section 828.52. Electric Vehicle Charging Infrastructure

Subd. 1. Purpose. The purpose of this ordinance is to promote orderly and efficient development in the City through encouraging and facilitating the establishment of convenient, cost-effective electric vehicle infrastructure.

Subd. 2. Definitions. The following words and terms, wherever they appear within this section, are defined as follows:

- a) “Battery electric vehicle” means any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries and produces zero tailpipe emissions or pollution when stationary or operating.
- b) “Charging level” means the standardized indicators of electrical force, or voltage, at which an electric vehicle’s battery is recharged. The terms level 1, level 2, and DC are the most common charging levels and include the following specifications:
 - 1. Level 1 is considered slow charging with 120V outlets.
 - 2. Level 2 is considered medium charging with 240V outlets, charging head and cord hard-wired to the circuit.
 - 3. DC is considered fast or rapid charging. Voltage is greater than 240.
- c) “Electric vehicle (EV)” means a vehicle that operates, either partially or exclusively, on electrical energy from the electrical grid, or an off-grid source, that is stored on board for motive purposes. “Electric vehicle” includes:
 - 1. Battery electric vehicle.
 - 2. Plug-in hybrid electric vehicle.
- d) “Electric vehicle capable space” or “EV-capable” means a designated parking space that is provided with conduit sized for a 40-amp, 208/240-Volt dedicated branch circuit from a building electrical panelboard to the parking space and with sufficient physical space in the same building electrical panelboard to accommodate a 40-amp, dual-pole circuit breaker.

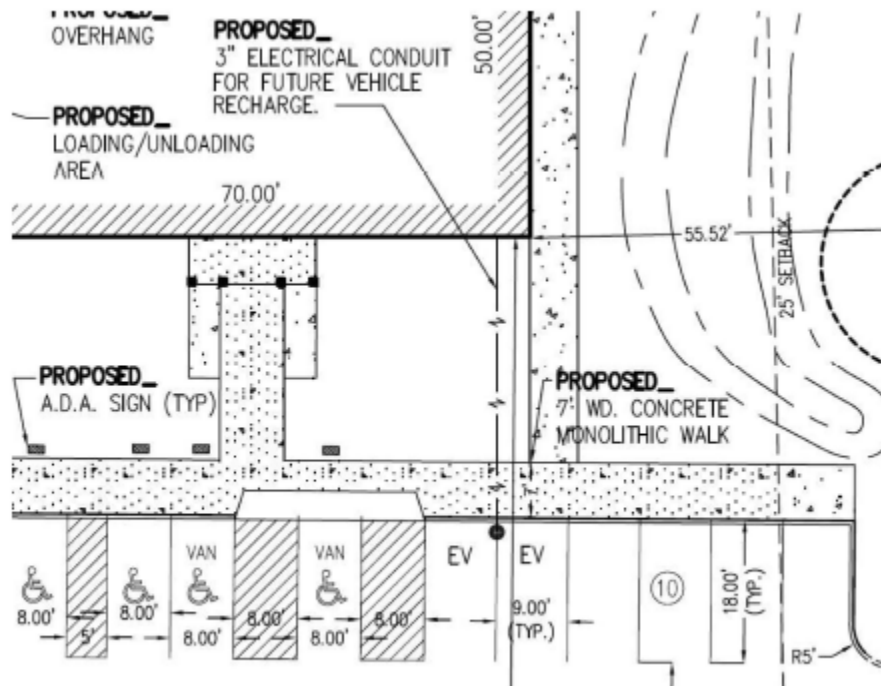
- e) “Electric vehicle charging installed space” or “EV-installed” means a parking space with electric vehicle supply equipment capable of supplying a 40-amp dedicated branch circuit rated at 208/240 Volt from a building electrical panelboard.
- f) “Electric vehicle charging stations” or “EVCS” means a parking space that is served by electric vehicle supply equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.
- g) “Electric vehicle load management system” means a system designed to allocate charging capacity among multiple electric vehicle supply equipment at a minimum of eight amps per charger.
- h) “Electric vehicle ready space” or “EV-ready” means a parking space that is provided with one 40-amp, 208/240-Volt dedicated branch circuit for electric vehicle supply equipment that is terminated at a receptacle, junction box, or electric vehicle supply equipment within or adjacent to the parking space.
- i) “Electric vehicle supply equipment” or “EVSE” means any equipment or electrical component used in charging electric vehicles at a specific location. EVSE does not include equipment located on the electric vehicles themselves.
- j) “Plug-in hybrid electric vehicle” means an electric vehicle that:
 - (i) Contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor;
 - (ii) Charges its battery primarily by connecting to the grid or other off-board electrical source;
 - (iii) May additionally be able to sustain battery charge using an on-board internal-combustion-driven generator; and
 - (iv) Has the ability to travel powered by electricity.

Subd. 3. Permitted Locations. Electric vehicle charging stations are permitted as follows:

- a) Level 1 and level 2 EVCSs are permitted in every zoning district when accessory to the primary permitted use. Such stations serving residential property shall be designated as private restricted use only.
- b) DC EVCSs are permitted in all non-residential districts when accessory to a primary permitted use.
- c) If the primary use of the parcel is the retail electric charging of vehicles, then the use shall be considered an auto service station for zoning purposes. Installation shall be located in zoning districts which permit auto service, automotive service, or motor fuel stations.

Subd. 4. EV Readiness Plan. An EV readiness plan shall be submitted with all site plan applications submitted pursuant to Section 825.55.

- a) The readiness plan shall contain the following elements:
 - (i) The percentage of parking spaces meeting required specifications for EV-capable spaces, EV-ready spaces, and EV-installed spaces.
 - (ii) A site plan identifying:
 - 1) the location of EV-capable spaces, EV-ready spaces, and EV-installed spaces, if any.
 - 2) proposed location and specification of conduits, wiring, or other improvements intended to serve EVCS locations.



Example Site Plan - "Rough-In" of Electric Vehicle Charging Stations

- b) The readiness plan is recommended to include the following elements:
 - (i) Proposed signage for EVCSs.
 - (ii) If installing multiple EVCSs, the type of electric vehicle load management system expected to be used.

Subd. 5. EV Readiness Recommendation. In order to proactively plan for and accommodate the anticipated future growth in market demand for electric vehicles, it is strongly encouraged, but not required, that all new and expanded construction follow the recommended readiness contained in the charts shown in subd. 5(a) and 5(b) below.

- a) Residential Uses Recommendation. If a fraction of a parking space is calculated, it is recommended to round to the nearest whole number, but always maintaining a minimum of one space.

		EV-Capable	EV-Ready	EV-Installed
(i)	Single Family Detached		At least one space in garage	
(ii)	Two-Family Dwellings		At least one space in garage	
(iii)	Townhomes		At least one space in garage	
(iv)	Multiple Family Dwellings with 1 – 10 spaces	20% of resident spaces		One resident space
(v)	Multiple Family Dwellings with 10 or more spaces	20% of resident spaces 18% of guest spaces	10% of resident spaces	5% of resident spaces 2% of guest spaces

b) Non-Residential Uses Recommendation.

- (i) For uses with 10 or fewer parking spaces required, there is no readiness recommendation.
- (ii) For uses with 11 or more parking spaces required, the following readiness is recommended. If a fraction of a parking space is calculated, it is recommended to round to the nearest whole number, but always maintaining a minimum of one space.

		EV-Capable	EV-Ready	EV-Installed
(1)	Accessory Dwelling Units	Varies by use and type		
(2)	Religious Institutions, Theaters, Auditoriums, and other places of assembly.	18% of spaces		2% of spaces
(3)	Business and Professional Offices	18% of spaces		2% of spaces
(4)	Medical and Dental Clinics	18% of spaces		2% of spaces
(5)	Hotel or Motel	20% of spaces	10% of spaces	5% of spaces
(6)	Schools: Grade schools, elementary schools, middle school, junior high school	15% of spaces	10% of spaces	5% of spaces
(7)	Schools: High School	15% of spaces	10% of spaces	5% of spaces
(8)	Vocational or business schools	15% of spaces	10% of spaces	5% of spaces
(9)	Hospitals	18% of spaces	10% of spaces	2% of spaces
(10)	Bowling Alleys	18% of spaces		2% of spaces
(11)	Automobile Service Stations	15% of spaces	10% of spaces	5% of spaces
(12)	Retail Sales and Service	18% of spaces		2% of spaces

		EV-Capable	EV-Ready	EV-Installed
(13)	Restaurants, Drive-through Food Establishments, Cafes, Bars, Taverns, Night Clubs	18% of spaces		2% of spaces
(14)	Health Club (Includes, but not limited to dance, martial arts, and yoga studios.)	18% of spaces		2% of spaces
(15)	Funeral Homes	Varies by use and type		
(16)	Industrial, Warehouse, Storage, Handling of Bulk Goods	18% of spaces		2% of spaces
(17)	Uses not specifically noted	Varies by use and type		

Subd. 7. General Provisions for Multi-Family Residential and Non-Residential Development

- a) Parking.
 - (i) An electric vehicle charging station space will be included in the calculation for minimum required parking spaces required in accordance with Section 828.51.
 - (ii) Public EVCS are reserved for parking and charging electric vehicles only.

- b) Accessible Spaces. A charging station will be considered accessible if it is located adjacent to, and can serve, an accessible parking space as defined and required by the ADA. It is strongly encouraged that a minimum of one accessible electric vehicle charging station be provided. Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and connected to a barrier free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons.

- c) Equipment Design Standards and Protection.
 - (i) Battery charging station outlets and connector devices shall be mounted to comply with state code and must comply with all relevant Americans with Disabilities Act (ADA) requirements. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.
 - (ii) Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.

- d) Usage Fees. The property owner or third party permitted by the property owner, as the case may be, may collect a service fee for the use of EVSE.

- e) Signage.
 - (i) Information shall be posted identifying voltage and amperage levels and any time of use, fees, or safety information related to the electric vehicle charging station.
 - (ii) Each electric vehicle charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. For purposes of this subsection, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

- f) Maintenance. Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting problems with the equipment or access to it.

SECTION II. Subd. 2 of Section 825.55 of the code of ordinances of the City of Medina is amended by adding the underlined language and deleting the ~~struck through~~ language as follows:

Section 825.55. Site Plan Review – Application.

Subd. 2. The owner or developer shall submit an application for site plan review to the zoning administrator. The application shall be accompanied by the following information and documentation to the extent it is not otherwise required by another land use application made by the owner or developer for the same site at the same time:

- (a) legal description of the property;
- (b) identification of developer and owner, if different;
- (c) survey showing property boundaries; existing improvements, including utilities, drainage tiles and wells; topography of the site and area within 100 feet of the property boundaries with contours at 2-foot intervals; significant trees and existing vegetation which would meet ordinance landscaping requirements; easements of record, including the dimensions thereof; and wetlands;
- (d) site plan of proposed improvements showing all buildings, including details of loading docks; parking areas; driveways; access points; berms; easements; and adjacent public or private streets;
- (e) floor plans and building elevations, including list of building materials, showing a sketch or computer-generated image of proposed buildings as viewed from surrounding uses;
- (f) site plan of existing uses on property in non-residential zones adjacent to the site and on property in residential zones within 720 feet of the site, measured at the closest point, showing buildings, including loading docks, entrances and other significant features and illustrating sight lines to proposed uses;
- (g) proposed grading plan with contours at 2-foot intervals;
- (h) soils map;
- (i) tree preservation plan;
- (j) landscaping plan, including species and sizes;
- (k) drainage and storm water plan;
- (l) utility plan;
- (m) sign plan;
- (n) lighting plan;
- (o) electric vehicle readiness plan;
- ~~(p)~~ table of all proposed uses by type and square footage, including estimated water and sanitary sewer usage;
- ~~(q)~~ schedule of staging or timing of development; and
- ~~(r)~~ application fee.

SECTION III. This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this _____ day of _____, 2022.

Kathleen Martin, Mayor

Attest:

Caitlyn Walker, City Clerk

Published in the Crow River News on the _____ day of _____ 2022.