

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2021-005**

**AN ORDINANCE OF THE BOROUGH OF PARK RIDGE, AMENDING
ZONING CHAPTER 101-62 OFF STREET PARKING REQUIREMENTS**

WHEREAS, electric vehicles contribute to Park Ridge’s commitment to sustainability and green energy, and are in the interest of public welfare; and

WHEREAS, the Mayor and Council recognize the importance of supporting the use of electric vehicles in the interest of improving air quality, reducing noise, and to slow the effects of climate change; and

WHEREAS, the Mayor and Council anticipates a growing trend in the use of electric vehicles and the resulting need for supporting electric vehicle charging infrastructure; and

WHEREAS, the installation of electric vehicle charging stations at certain new multifamily residential and commercial developments would encourage greater ownership and use of electric vehicles; and

NOW THEREFOR BE IT ORDAINED by the Borough of Park Ridge Mayor and Council as follows:

SECTION ONE: Chapter 101-26 of the code of Park Ridge be amended by adding the following new section.

C. Mandatory installation of electric vehicle charging stations. The following requirements to provide electric charging stations shall apply to all new applications before the Borough Planning Board or Zoning Board of Adjustment for site plan subdivision or use plans for development.

(1) Definitions:

- (a) Electric vehicle charging station (hereinafter EV) : A public or private parking space that is served by battery charging station 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.
- (b) Charging levels: The electrical force, or voltage, at which an electric vehicle’s battery is recharged. Levels 1, 2 are the most common EV charging levels, and include the following specifications:
 - (i) Level 1 is considered slow charging. It requires a 15- or 20-amp breaker on a 120-volt AC circuit and standard outlet. This level of charging can fully recharge an electric vehicle between eight and 32 hours.
 - (ii) Level 2 is considered medium charging. It requires a 40-amp to 100-amp breaker on a 240-volt AC circuit. This level of charging can fully recharge an electric vehicle between four and six hours.

(2) Nonresidential Developments: Level 2 charging stations shall be installed in all nonresidential developments that meet one of the following requirements:

- (a) All office developments and warehouse developments in excess of 20,000 square feet.

- (b) All hotels and motels in excess of 50 rooms.
 - (c) All large retail establishments in excess of 10,000 square feet, as well as all gymnasiums and health clubs in excess of 10,000 square feet.
 - (d) All restaurants not classified as a "drive-in restaurant" in excess of 2,000 square feet.
- (3) For Nonresidential developments meeting one of the requirements listed, electric vehicle charging stations shall be required based upon the number of parking stalls being provided as follows. This shall include parking stalls located in parking garages.
- (a) 0 to 50 stalls require one Level 2 electric vehicle charging station.
 - (b) 51 to 75 stalls require two Level 2 electric vehicle charging stations.
 - (c) 76 to 100 stalls require three Level 2 electric vehicle charging stations, one of which must be ADA compliant.
 - (d) 101 to 150 stalls require four Level 2 electric vehicle charging stations, one of which must be ADA compliant.
 - (e) 151 stalls and above requires 4% of the stalls be Level 2 electric vehicle charging stations, 10% of which must be ADA compliant.
- (4) Multifamily Residential Developments: Level 1 and Level 2 electric vehicle charging stations must be installed at all multifamily residential developments that meet one of the following requirements:
- (a) Apartment complexes with 10 or more units that do not provide individual garages for the parking of vehicles.
 - (b) Townhouse complexes with 10 or more units that do not provide individual garages for the parking of vehicles.
 - (c) Condominium complexes with 10 or more units that do not provide individual garages for the parking of vehicles.
 - (d) Cooperative complexes with 10 or more units that do not provide individual garages for the parking of vehicles.
- (5) Multifamily developments meeting the requirements as listed shall install Level 1 and Level 2 electric vehicle charging stations as per the following requirements:
- (a) 10-50 units require one Level 2 electric vehicle charging stations in the common area which must be ADA compliant
 - (b) One additional Level 2 electric vehicle charging station for every additional 50 units.
 - (c) In addition to the Level 2 charging stations as required in (5)(a) and (5)(b), Level 1 charging stations must be provided in 3% of all the parking stalls required in the development.

(6) Approvals and Permits

- (a) An electric vehicle charging station is permitted as an accessory use to any principal use in all zones.
- (b) Permits and approvals for electric charging stations shall be granted or denied by the Construction Official.
- (c) The owner of the property where the EV is being installed may collect a reasonable fee for the use of the EV.

(7) General Regulations

- (a) Each electric vehicle charging station space shall be not less than 9 feet wide or 18 feet in length. A vehicle charging station should comply with ADA standards.
- (b) Electric vehicle charging stations are reserved for the parking and charging of electric vehicles and for those residents or customers using or living on the property where the EV is located. It shall be unlawful for any person to park or leave standing a vehicle in a space designated for the charging of plug-in electric vehicle unless the vehicle is connected to the station for charging purposes and actively charging. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
- (c) Identification signage for electric vehicle charging stations shall be posted immediately adjacent to and visible to the parking space and have a designated sign not greater than 17 inches by 22 inches in size. One (1) sign per electric vehicle charging space is required to be installed with each EV station.
- (d) Charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted. They shall contain a retraction device and/or a place to hang permanent cords and connectors a sufficient and safe distance above the ground or pavement surface. Equipment mounted on pedestals, lighting posts, or other devices shall be designated and located so as not to impede pedestrian travel or create trip hazards.
- (e) Adequate charging station equipment protection such as concrete-filled steel bollards shall be used. Non-mountable curbing may be used in lieu of bollards, if the charging station is setback a minimum of 24 inches from the face of the curb. Bollards or curbing shall be placed in a manner which protects the EV from direct or indirect contact from other vehicles.

SECTION TWO: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION THREE: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.

Adopted ____/____/____ on roll call vote as follows:

| | Introduced | Seconded | AYES | NAYES | ABSENT | ABSTAIN |
|----------|------------|----------|------|-------|--------|---------|
| Capilli | | | | | | |
| Cozzi | | | | | | |
| Epstein | | | | | | |
| Fenwick | | | | | | |
| Ferguson | | | | | | |
| Metzdorf | | | | | | |

APPROVED:

KEITH J. MISCIAGNA, MAYOR

Attest:

Magdalena Giandomenico
Borough Clerk