Ordinance No. ____
City of Ferrysburg

An Ordinance to amend the City Code by amending Chapter 154, Zoning, to add definitions related to electronic vehicle charging stations in Section 2.20, include a checklist requirement regarding electronic vehicle charging stations in Section 5.50 a), encourage the planning and incorporation of electronic vehicle charging stations in Section 5.80 b), and to include a new Section 6.100 which authorizes and regulates electronic vehicle charging stations.

THE CITY OF FERRYSBURG ORDAINS:

Section 1. Chapter 154 Zoning, Article 2 Definitions, Section 2.20 Definitions, is hereby amended to add the following definitions in alphabetical order:

ACCESSORY STRUCTURE is a freestanding structure, other than a building, on the same lot or parcel as a principal building that is customarily incidental in nature and is subordinate to the principal building and use.

ELECTRIC VEHICLE is a vehicle that is licensed and registered for operation on public and private highways, roads, and streets, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for automotive purpose. "Electric vehicle" includes:
   a) Battery electric vehicle; and
   b) A plug-in hybrid electric vehicle.

ELECTRIC VEHICLE CHARGING STATION is 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.
   a) "Level-1 station" is considered slow charging: voltage including the range from zero through 120.
   b) "Level-2 station" is considered medium charging: voltage is greater than 120 and includes 240.
   c) "Level-3 station" is considered fast or rapid charging: voltage is greater than 240.

ELECTRIC VEHICLE (EV) CAPABLE PARKING SPACE is a parking space with an installed electrical panel with dedicated circuits and raceways that are capped for future electric vehicle parking spaces. The spaces are ready for the installation of electric lines and electric vehicle chargers.

ELECTRIC VEHICLE (EV) -READY PARKING SPACE is a parking space with an installed electrical panel capacity, a dedicated branch circuit, and a conductor in the raceway. The conductor terminates in a junction box, ready for the installation of an electric vehicle charger.
Section 2. Chapter 154 Zoning, Article 5 Site Plan Requirements, Section 5.50 Required Site Plan Contents, subsection a), is hereby amended revise checklist item 12 to read in its entirety as follows:

12. Location, dimensions, and completion schedule of all existing and proposed drives, sidewalks, curb openings, curbing, loading/unloading areas, parking areas and parking spaces, and vehicular and pedestrian circulation routes. Parking areas shall indicate the number of spaces and the dimensions of a typical space and aisle. Barrier-free parking spaces shall be indicated. Electric vehicle charging station equipment locations and EV ready, capable, and/or installed charging station spaces shall be indicated, and the number provided if proposed.

Section 3. Chapter 154 Zoning, Article 5 Site Plan Requirements, Section 5.80 Site Plan Review Standards, subsection b) is hereby amended to include a new subparagraph 3), to read in its entirety as follows:

3) Based on the increase in electric vehicles, it is encouraged, but not required, that all new and expanded non-residential and multi-family development parking areas are EV-capable or EV-ready for Level-2 electric vehicle charging stations or are equipped with Level-2 electric vehicle charging stations.

Section 4. Chapter 154 Zoning, Article 6 Parking and Loading Requirements, is hereby amended to include a new Section 6.100 Electric Vehicle Charging Stations, to read in its entirety as follows:

Section 6.100 Electric Vehicle Charging Stations

A. Intent. To plan for the increase of electric vehicles and to expedite the establishment of a convenient, cost-effective electric vehicle infrastructure, this section authorizes required or excess parking spaces to be used as electric vehicle charging stations.

B. Accessory Use and Accessory Structures. Electric vehicle charging station spaces are classified as accessory uses, and electric vehicle charging stations are classified as accessory structures. Electric vehicle charging station spaces and electric vehicle charging stations and equipment are permitted in all public and private parking lots.

C. Review. The conversion of standard parking spaces to electric vehicle charging station spaces and the installation of electric vehicle charging station equipment shall be reviewed and approved administratively in accordance with this section. For new and expanded parking lots subject to site plan review, the Planning Commission shall review and approve electric vehicle charging station spaces and the installation of electric vehicle charging station equipment.

D. Encouragement of New Electric Vehicle Charging Stations.

1. All new and expanded public and private parking lots are encouraged to include electric vehicle charging stations or be EV-capable or EV-ready.
2. All new dwellings are encouraged to be constructed with a 220-240-volt / 40 amp outlet on a dedicated circuit and in close proximity to designated vehicle parking to accommodate the potential future hardwire installation of a Level-2 electric vehicle charging station.

E. Requirements for Electric Vehicle Charging Stations.

1. An electric vehicle charging station space may be included in the calculation for the minimum required parking spaces required in accordance with Section 6.40. There is no limit on the number of electric vehicle charging stations. However, the applicant shall demonstrate by the historical usage of the parking area for internal combustion engine vehicles and the anticipated demand for electric vehicle charging stations that there is sufficient parking for both drivers of electric vehicles and internal combustion engine vehicles. At a minimum, the applicant shall provide the number of existing parking spaces and the average number of available parking spaces at peak business hours for one week. The Zoning Administrator or Planning Commission, as applicable, shall make all final determinations regarding the minimum number of parking spaces for internal combustion engine vehicles to ensure compliance with Section 6.40.

2. Electric vehicle charging station spaces shall comply with the dimensional requirements of Section 6.70.1.

3. Electric vehicle charging station equipment may be located on any part of a property but shall be no less than 10 feet from property lines and public right-of-way and shall not be located within a clear sight triangle per Section 3.90.1. Electric vehicle charging station equipment approved for on-street parking within the public right-of-way is exempt from the setback requirement.

4. Electric vehicle charging station equipment shall be protected with bollards or a comparable method. If curbing is used, the equipment shall be located at least two (2) feet behind the face of the curb.

5. At least five (5) feet of clear area shall be maintained if installed on or adjacent to an internal sidewalk, walkway, or another area accessible to pedestrians, cyclists, or wheelchair users abutting a parking lot. Electric vehicle charging station equipment shall not obstruct these passageways.

6. Any parking space located in a public or private parking lot that is designated as an electric vehicle charging station or electric vehicle parking space shall have a sign posted that includes the maximum charging time allowed by the property owner and a notice that the parking of non-electric vehicles is prohibited. This does not apply to single-family and two-family dwellings.
7. Commercial electric vehicle charging stations are prohibited on residential properties.

Section 5. This Ordinance was approved and adopted by the City Council on the___day of ____________, 2022 and shall take effect upon publication in the Grand Haven Tribune, a newspaper of general circulation in the City of Ferrysburg.

___________________________________________
Scott Blease, Mayor

___________________________________________
_________________, City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Ferrysburg, Ottawa County, Michigan, do hereby certify that the above Ordinance, or a summary thereof, was published in the Grand Haven Tribune, a newspaper of general circulation in the City on ________________________, 2022.

Dated:______________, 2022

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