

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2024 Legislative Session

Bill No. CB-067-2024

Chapter No. _____

Proposed and Presented by Council Members Ivey, Blegay, and Harrison

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Off-Street Parking and Loading – Off-Street Parking Space Standards

3 For the purpose of **REVISING AND PROVIDING CERTAIN DEFINITIONS REGARDING**
4 **ELECTRIC VEHICLES AND ELECTRIC VEHICLE PARKING SPACES; setting the**
5 ~~minimum number of parking spaces with electric vehicle (EV) charging stations~~ **REQUIRING A**
6 **MINIMUM NUMBER OF ELECTRIC VEHICLE PARKING SPACES** for newly constructed
7 multifamily, ~~and commercial~~ **OFFICE, RETAIL AND MIXED-USE** developments ; minimum
8 required ~~EV-Ready spaces in new multifamily developments; and minimum required parking~~
9 ~~spaces with accessible EV charging stations~~ **PARKING SPACES WITH ACCESSIBLE EV**
10 **CHARGING STATIONS; AND GENERALLY REGARDING VEHICLE PARKING.**

11 BY repealing and reenacting with amendments:

12 Sections **27-2500 AND 27-6305,**

13 The Zoning Ordinance of Prince George's County, Maryland,

14 being also

15 **SUBTITLE 27. ZONING.**

16 The Prince George's County Code

17 (2023 Edition).

18 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
19 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
20 District in Prince George's County, Maryland, that Sections **27-2500 AND 27-6305** of the

Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-2. INTERPRETATIONS AND DEFINITIONS.

SECTION 27-2500. DEFINITIONS.

* * * * *

[Electric vehicle (EV) charging station (Level 1, 2, or 3)

A vehicle parking space served by an electrical component assembly or cluster of components assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

A Level 1 charging station is a slow-charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit.

A Level 2 charging station is a medium-speed-charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt Alternating Current circuit.

A level 3 charging station is an industrial grade charging station that operates on a high-voltage circuit to allow for fast charging.]

ELECTRIC VEHICLE (EV)

A VEHICLE, WHETHER HYBRID OR NOT, THAT IS POWERED BY AN ELECTRIC MOTOR DRAWING CURRENT FROM RECHARGEABLE STORAGE BATTERIES, FUEL CELLS, OR OTHER PORTABLE SOURCES OF ELECTRICAL CURRENT, AND WHICH MAY INCLUDE A NONELECTRICAL SOURCE OF POWER DESIGNED TO CHARGE BATTERIES AND COMPONENTS.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

THE APPARATUS, COMMONLY CALLED CHARGING STATIONS OR CHARGING DOCKS, INSTALLED SPECIFICALLY FOR THE PURPOSE OF TRANSFERRING ENERGY BETWEEN THE PREMISES WIRING AND THE ELECTRIC VEHICLE.

EV-CAPABLE PARKING SPACE

A DEDICATED PARKING SPACE WITH ELECTRICAL PANEL CAPACITY AND

1 SPACE FOR A BRANCH CIRCUIT DEDICATED TO THE EV PARKING SPACE THAT IS
2 NOT LESS THAN 40-AMPERE AND 208/240-VOLT AND EQUIPPED WITH RACEWAYS,
3 BOTH UNDERGROUND AND SURFACE MOUNTED, TO ENABLE FUTURE
4 INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT. FOR TWO ADJACENT
5 EV-CAPABLE SPACES, A SINGLE BRANCH CIRCUIT IS PERMITTED.

6 **EV LEVEL 2 CHARGING**

7 THE CHARGING CAPABILITY OF THE ELECTRIC VEHICLE CHARGING OUTLET
8 INCLUDES THE ABILITY TO CHARGE A BATTERY OR ANY OTHER STORAGE
9 DEVICE IN AN ELECTRIC VEHICLE THROUGH MEANS OF AN ALTERNATING
10 CURRENT ELECTRICAL SERVICE WITH A MINIMUM OF 208 VOLTS AND THAT
11 MEETS APPLICABLE INDUSTRY SAFETY STANDARDS AND FUTURE CHANGES TO
12 THE NATIONAL ELECTRICAL CODE AS ADOPTED IN SUBTITLE 9 OF THE PRINCE
13 GEORGE’S COUNTY CODE.

14 **EV LEVEL 2 CHARGING STATION READY OUTLET**

15 AN OUTLET/RECEPTABLE WITH A 50-AMP, 240-VOLT RATING, FOR PURPOSES
16 OF CONNECTING A LEVEL 2 ELECTRIC VEHICLE CHARGING STATION.

17 **EV-READY PARKING SPACE**

18 A DESIGNATED PARKING SPACE WHICH IS PROVIDED WITH A DEDICATED
19 BRANCH CIRCUIT THAT IS NOT LESS THAN 40-AMPERE AND 208/240-VOLT
20 ASSIGNED FOR EVSE TERMINATING IN A RECEPTACLE OR JUNCTION BOX
21 LOCATED NEAR THE PROPOSED LOCATION OF EV PARKING SPACE. FOR TWO
22 ADJACENT EV-READY SPACES, A SINGLE BRANCH CIRCUIT IS PERMITTED.

23 **EVSE-INSTALLED PARKING SPACE**

24 A PARKING SPACE THAT INCLUDES:

25 (1) ELECTRIC VEHICLE SUPPLY EQUIPMENT THAT IS FULLY INSTALLED
26 FROM THE ELECTRICAL PANEL TO THE PARKING SPACE; OR

27 (2) THE USE OF DUAL-PORT ELECTRIC VEHICLE SUPPLY EQUIPMENT USING
28 A SINGLE CIRCUIT OF A 50 AMP, 240-VOLT RATING TO PROVIDE CHARGING TO
29 TWO ADJACENT EV CAPABLE OR EV-READY PARKING SPACES.

30 * * * * *

31 **PART 27-6. DEVELOPMENT STANDARDS.**

SECTION 27-6300. Off-Street Parking and Loading.

Sec. 27-6305. Off-Street Parking Space Standards.

* * * * *

(e) Electric Vehicle (EV) Charging Stations

(1) Parking spaces used as EV charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by drivers of EV vehicles (e.g., through directional signage), but where their use by non-electric vehicles is discouraged. EV charging for commercial purposes is prohibited at an EV charging station located at a residential development.

(2) Minimum EV Parking Spaces

~~(A) New development of multifamily dwellings shall provide:~~

~~(i) Level 2 or higher electric vehicle charging stations for 10% of the parking spaces required under this section, and~~

~~(ii) EV Ready parking spaces for 10% of the parking spaces required under this section. An EV Ready parking space is a designated parking space which is provided with a dedicated branch circuit that is not less than 40 ampere and 208/240 volt assigned for an electric vehicle charging station terminating in a receptacle or junction box located near the proposed location of EV parking space.~~

~~(B) New development of commercial uses shall provide Level 2 or higher electric vehicle charging stations for 10% of the parking spaces required under this section.~~

~~(C) Developments subject to subsections (A) and (B) above shall have at least one (1) parking space equipped with an accessible charging station. Accessible charging stations should be in close proximity to the building entrance and shall be connected to a barrier-free accessible route of travel. Accessible charging stations shall be maintained in compliance with accessibility guidelines under the Americans with Disabilities Act. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons.~~

~~(D) An electric vehicle charging station space may be included in calculating the minimum required parking spaces in accordance with Table 27-6305(a): Minimum Number of Off Street Parking Spaces.~~

(A) FOR DETAILED SITE PLANS ISSUED ON OR AFTER JANUARY 1, 2025, ALL

1 NEW DEVELOPMENTS OF MULTIFAMILY DWELLINGS SHALL PROVIDE THE
 2 MINIMUM NUMBER OF EV-CAPABLE, EV-READY AND EVSE-INSTALLED PARKING
 3 SPACES IN ACCORDANCE WITH TABLE 27-6305(E), MINIMUM EV PARKING
 4 SPACES.

5 (B) FOR DETAILED SITE PLANS ISSUED ON OR AFTER JANUARY 1, 2025, ALL
 6 NEW DEVELOPMENTS OF USES IN THE FOLLOWING PRINCIPAL USE CATEGORIES
 7 SHALL PROVIDE A MINIMUM NUMBER OF EV-CAPABLE, EV-READY AND EVSE-
 8 INSTALL PARKING SPACES IN ACCORDANCE WITH TABLE 27-6305(E), MINIMUM
 9 EV PARKING SPACES: OFFICE USES; RETAIL SALES AND SERVICE USES; AND
 10 SHOPPING CENTERS.

11 (C) FOR DETAILED SITE PLANS ISSUED ON OR AFTER JANUARY 1, 2025, ALL
 12 NEW MIXED-USE DEVELOPMENTS SHALL PROVIDE A MINIMUM NUMBER OF EV-
 13 CAPABLE, EV-READY AND EVSE-INSTALL PARKING SPACES IN ACCORDANCE
 14 WITH TABLE 27-6305(E), MINIMUM EV PARKING SPACES.

15 (D) THE NUMBER OF PARKING SPACES REQUIRED UNDER SUBSECTIONS (A),
 16 (B) AND (C) ABOVE SHALL BE CALCULATED AS A PERCENTAGE OF THE MINIMUM
 17 NUMBER OF SPACES REQUIRED BY SECTION 27-6305(A).

TABLE 27-6305(E): MINIMUM EV PARKING SPACES

<u>USE</u>	<u>EV-CAPABLE PARKING SPACES REQUIRED</u>	<u>EV-READY PARKING SPACES REQUIRED</u>	<u>EVSE-INSTALLED PARKING SPACES REQUIRED</u>
<u>OFFICE USES</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>RETAIL SALES AND SERVICE USES</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>SHOPPING CENTERS</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>MULTIFAMILY DWELLINGS</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>
<u>MIXED USE</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>

18
 19 (E) DEVELOPMENTS SUBJECT TO SUBSECTIONS (A), (B) AND (C) ABOVE
 20 SHALL HAVE AT LEAST ONE (1) PARKING SPACE EQUIPPED WITH AN ACCESSIBLE
 21 CHARGING STATION.

1 (I) ACCESSIBLE CHARGING STATIONS SHOULD BE IN CLOSE PROXIMITY
2 TO THE BUILDING ENTRANCE AND SHALL BE CONNECTED TO A BARRIER-FREE
3 ACCESSIBLE ROUTE OF TRAVEL.

4 (II) ACCESSIBLE CHARGING STATIONS SHALL BE MAINTAINED IN
5 COMPLIANCE WITH ACCESSIBILITY GUIDELINES UNDER THE AMERICANS WITH
6 DISABILITIES ACT.

7 (III) IT IS NOT NECESSARY TO DESIGNATE THE ACCESSIBLE ELECTRIC
8 VEHICLE CHARGING STATION EXCLUSIVELY FOR THE USE OF PERSONS WITH
9 DISABILITIES.

10 (F) EVSE PROVIDED IN ACCORDANCE WITH SUBSECTIONS (A), (B) AND (C)
11 ABOVE MUST PROVIDE LEVEL 2 OR HIGHER CHARGING CAPACITY.

12 (G) EV-CAPABLE, EV-READY AND EVSE-INSTALLED PARKING SPACES MAY
13 BE INCLUDED IN CALCULATING THE MINIMUM REQUIRED PARKING SPACES IN
14 ACCORDANCE WITH TABLE 27-6305(A): MINIMUM NUMBER OF OFF-STREET
15 PARKING SPACES.

16 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
17 (45) calendar days after its adoption.

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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