

LEGISLATIVE DRAFTING REQUEST

LDR-091-2024

Electric Vehicle Parking for New Multifamily, Office Uses,
Retail Sales and Service Uses, Shopping Centers and
Mixed-Use Developments

Prince George's
County Planning Board
July 18, 2024
Item: 10

Bill Contents

Purpose Statement of LDR-91

- ❑ Updates parking space standards to require new multifamily and commercial developments to include a minimum number of spaces with installed electric vehicle charging stations.
- ❑ Establishes a minimum requirement for EV-Ready parking spaces in new multifamily developments and parking spaces with an accessible electric vehicle charging station.

Policy analysis and proposed amendments

LDR-91-2024 would establish new EV-related definitions, new EV parking space requirements for future multifamily, office, retail, mixed-use, or “shopping center” development, authorize minor departures up to certain limits for EV off-street parking space requirements, and establish several additional EV-related standards.

Targeted Uses:

- Uses in the Office Uses principal use category
- Uses in the Retail Sales and Service Uses principal use category
- Multifamily dwelling principal use type
- “Shopping centers”*
- “Mixed-use developments” **

* Not a use in the current Zoning Ordinance

** Mixed Use per Table 27-6305(e)

Policy analysis
and proposed
amendments

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 IN THE OFFICE USES PRINCIPAL USE CATEGORY</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>Retail Sales and Service Uses IN THE RETAIL SALES AND SERVICE USES PRINCIPAL USE CATEGORY</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>Shopping Centers AS DEFINED IN SECTION 27- 2500, DEFINITIONS</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>
<u>THE Multifamily Dwellings PRINCIPAL USE TYPE</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>
<u>Mixed-Use DEVELOPMENTS</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>

Policy analysis and proposed amendments

Detailed Site Plan vs. Permit Review:

- Any targeted use consisting of less than 25,000 square feet in size is exempt from detailed site plan review and therefore exempt from EV requirement.
- Multifamily dwelling buildings consisting of fewer than ten units are also exempt.
- LDR-91-2024 will not apply to any detailed site plan approved on or after January 1, 2025, that was accepted, reviewed, and decided under the transitional provisions of the Zoning Ordinance.
- LDR-91-2024 will only apply to applications accepted under the current Zoning Ordinance.

Therefore, extend the EV infrastructure requirements of LDR-91-2024 to the targeted uses when they are subject to permit review.

Policy analysis and proposed amendments

ADA Requirements:

- Potential overlap and confusion due the unclear distinction between the minimum number of accessible vehicle parking spaces required by law and accessible charging stations
- If set aside EV charging spaces for accessible charging stations are included as part of the overall minimum number of accessible parking spaces required by law, such stations should be solely dedicated to those with disabilities

Policy analysis and proposed amendments

Building Code:

- Ensure requirements such as the minimum number of EV parking spaces required for development are identical across both Subtitles 4 and 27 to avoid future interpretation challenges.

Recommendations

- The Planning Department has reviewed this request in compliance with the Legislative Amendment process of the Zoning Ordinance (Section 27-3501) and recommends the Planning Board support the Legislative Amendment.
- Consider defining and requiring Level 3 charging stations for new development of the targeted use categories and increasing the required percentages for EV-ready spaces and charging stations.
- Establish a maximum percentage of required spaces that may possibly be waived.
- Recognize /incorporate reference to the International Energy Conservation Code, along the lines of “or as defined by the International Energy Conservation Code,” in the definition.
- Reference the County’s Climate Action Plan.
- The Department recommends the Planning Board adopt the findings of the staff report and support LDR-91-2024 with amendments.

Contact Information

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