



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 ZONING DEPARTMENT
 POLICY AND PROCEDURE**

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PPM # ZO-O-065

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SUBJECT: Electric Vehicle Charging Stations (EVCS)

PURPOSE: To establish requirements and procedures to allow the placement of Electric Vehicle Charging Stations (EVCS) “mechanical devices” on a property. The Unified Land Development Code (ULDC) shall be amended in Round 2018-01 to establish regulations for the use of these “mechanical devices” as an accessory or principal use for both private and public use. Currently the ULDC does not address the use of these “mechanical devices”, therefore this PPM shall establish interim procedures to address only the placement of these “mechanical devices” (similar to water/air pumps at gas stations) on a property.

BACKGROUND: As ownership of electric vehicles expand in Palm Beach County, there is a need for both public and private accessibility to EVCS within the Unincorporated Palm Beach County. The Florida Statute 366.94 Public Utilities, establishes regulations that classifies EVCS as public non-utility, and does not provide provisions for the EVCS equipment. Therefore, the County will initiate a ULDC Amendment in Round 2018-01 to address specific regulations that will:

- Establish definitions;
- Establish provisions for both principal use for charging vehicles as well as for accessory charging stations on both commercial and non-commercial properties;
- Establish minimum regulations: location on site, number, signage on signs, screening of associated transformers/generators, etc.;
- Address the Approval processes when proposed as a principal use vs. an accessory use of a simple mechanical device on a site.

PROCEDURES: The following interim procedures have been established only to address EVCS as mechanical equipment at this time:

A. Definitions:

Electric Vehicles (EV) - shall include, but not limited to: Battery-powered electric vehicles; Plug-in hybrid electric vehicles; Electric motorcycles; and Fuel cell vehicles.

Electric Vehicle Charging Space (EV Space) – A space that is allocated for vehicles to park and is equipped with an EVCS.

Electric Vehicle Transformers/Generators - power generator or other similar power source equipment, permanently affixed to land or structure, as distinguished from temporary, portable, non-fixed mechanical equipment.

B. Zoning Districts

An EVCS may be located in any Zoning District, in the parking lot of the principal or accessory use provided the provisions stated in C through F below, are satisfied.

C. Approval Process

Zoning DRO Administrative Review staff shall review the application and determine if the devices may be approved through the Zoning Agency Review process if Zoning has a Site Plan on record, if no Site Plan then a Full DRO process is required.

D. Plan Requirements

The Applicant shall identify the location of the proposed mechanical device's structure(s), as well as any generators or signage.

E. Location

EVCS shall be clearly identified as EVCS with the appropriate "signage" in front of each space so that they are not mistaken as a parking reservation sign or parking sign for the disabled. The location of the EVCS (charger, transformer and/or charging space(s)) shall meet the following location criterias:

- not exceed a Maximum of 20 spaces or 10% of the total required parking spaces, which ever is less;
- not be located in required loading areas;
- not be located in required landscape buffers, islands, or medians; and,
- not be located in any other areas that will impede vehicular or pedestrian traffic circulation or visibility.

F. DRO Conditions

The Zoning Director may impose DRO Conditions on the approval to address issues such as: screening of generator, height restrictions, EVCS location restrictions, signage, etc.



Director

Repealed Ord. 2018-002
Codified