

SECTION 1. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3312.55, which shall read as follows:

3312.55 Electric vehicle parking requirements purpose and applicability

A. Purpose.

The requirements of Sections 3312.55 to 3312.58 are intended to provide equitable electric vehicle charging access distributed throughout the City to support electric vehicle adoption, improve air quality, and achieve City climate and equity goals.

B. Applicability.

The requirements of Sections 3312.55 through 3312.58 shall apply only to applications for certificate of zoning clearance for newly constructed parking lots or parking structures received on or after the effective date of January 1, 2024.

C. Exemptions.

The following building types and structures are exempt from the requirements of Sections 3312.55 through 3312.58:

1. Very Low Income Housing, where 50% or more of the units are constructed to serve tenants with incomes 50% or below the Area Median Income.
2. Permanent Supportive Housing, as defined by the U.S. Department of Housing and Urban Development.
3. Transitional Housing, as defined by the U.S. Department of Housing and Urban Development.

Parking lots or structures that do not meet the minimum parking space requirement as noted in Sections 3312.57 or 3312.58 below.

SECTION 2. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3312.56, reading as follows:

3312.56 Electric vehicle parking administrative requirements

A. General Requirements.

1. An Electric Vehicle (EV) is defined as a motor vehicle that uses one or more electric motors for propulsion. Onboard batteries provide electricity for propulsion, which can be charged using Electric Vehicle Supply Equipment (EVSE).
2. For EVSE Installed pursuant to this Chapter, the owner or their designee shall provide to the City on an annual basis such standard utilization data as may be required by rules promulgated under this chapter.
3. Electric Vehicle parking spaces shall meet all performance standards of Chapter 3312.
4. EV Readiness requirements are categorized in three levels as follows:
 - a. *EV Capable*: These parking spaces provide dedicated conduit from the planned location of a breaker or sub panel expansion to the EV Capable parking spaces.
 - b. *EV Ready*: These parking spaces provide dedicated electrical panel capacity, conduit, and wiring installed with termination at an outlet to the EV Ready parking space.
 - c. *Electric Vehicle Supply Equipment (EVSE Installed)*: These parking spaces provide dedicated panel capacity, conduit, and EVSE Installed, as defined by rules promulgated under this chapter.

B. Technical Specifications, Rules.

The Director of the Department of Building and Zoning Services shall promulgate rules and regulations for the administration of the Technical Specifications of Sections 3312.55 through 3312.58 which may change over time due to changing technologies for EVSE in electric-powered vehicles, as well as any other rules reasonably necessary for the effective implementation of EV Ready parking such as are not in conflict with applicable provisions of Columbus City Code.

C. Number of Spaces Required.

1. The parking requirements of this Chapter are intended to provide minimum standards. The EV parking requirements are based on a percentage of the minimum required parking spaces per a project's approved zoning after approval of any variance thereto. If the project includes parking above the minimum requirements of this Code, such additional parking shall be exempt from the minimum EV Capable, EV Ready, or EVSE Installed requirements herein.
2. Where the calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number.
3. The total number of EV Capable or EV Ready spaces required shall decrease by the total number of EVSE Installed spaces that exceed the minimum required percentages for EVSE Installed provided in Sections 3312.57 and 3312.58 below.
4. These standards are subject to variance as provided for in Chapter 3307.

D. Design.

1. Charging equipment must be mounted on the wall or on a structure adjacent to the EV parking space.
2. No charging devices may be placed within the dimensions of a space.
3. When cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian surface and the parking lot as to reduce conflicts with pedestrians and vehicle maneuvering.
4. Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk.
5. Equipment mounted on structures such as pedestals, lighting posts, bollards, or other devices shall be located in a manner that does not impede pedestrian, bicycle, or transit travel.
6. Upon a showing of good cause, alternative designs may be approved by the Director or their designee.
7. Per rules adopted by the Director, and in conformity with this Chapter, additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements in Section 3312.21 Landscaping and screening, or Section 3321.11 Screening of mechanical systems.

E. Accessibility.

1. A minimum of one (1) EVSE Installed space must be located adjacent to an Americans with Disabilities Act (ADA) Accessibility designated space to provide access to the charging station.
2. The EVSE Installed accessible spaces must comply with ADA Guidelines referenced in Section 3312.31 Parking space for ADA compliance.
3. The EVSE Installed accessible spaces shall have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the EV.

F. Enforcement.

The owner shall retain exclusive authority to enact and enforce reasonable rules governing access to and use of EVSE Installed parking space(s) not in the public right of way. Any EVSE Installed parking space that the owner designates as exclusively for EV charging, in whole or in part, shall include signage in compliance with the Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA MUTCD) standards applicable to EV charging, as such manual may be amended, or re-issued, by its successor in interest. All other EVSE Installed parking spaces shall include signage denoting the availability of EV charging and shall be substantially similar in design to FHWA MUTCD standards applicable to EV charging. EV parking spaces shall not be required to be exclusively reserved for EV vehicles. Owners shall have the right to enforce EV parking restrictions and reserve the use of EV spaces for residents, employees, and patrons, unless otherwise required by local, state, or federal rules, regulations, or laws.

SECTION 3. That Columbus City Codes are hereby supplemented with the creation of a new section numbered 3312.57, reading as follows:

3312.57 EV parking minimum requirements effective January 1, 2024

Building Category	Building Types Includes	Minimum Number of Spaces*	EV Capable	EV Ready	EVSE Installed
1, 2, or 3 dwelling units	Single-, two-, and three-unit dwellings (R-rural, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, or R-4 Zoning Code Districts, including those in Special Parking Districts)	N/A	N/A	One EV Ready outlet per dwelling unit	N/A
4 or more dwelling units,	Market-rate multi-unit residential buildings (AR-12, ARLD, AR-1, AR-2, AR-3, and AR-4 Zoning Code Districts) including those in Special Parking Districts; standalone surface lots and parking structures, including those in Special Parking Districts	N/A	20%	N/A	2%
Office, and workplace	Administrative offices, corporate offices, financial offices, educational facilities, etc. (C-2 Zoning Code District), including those in Special Parking Districts; medical offices and healthcare facilities; standalone surface lots and	50	20%	N/A	2%

	parking structures, including those in Special Parking Districts				
Retail/Commercial (0 – 99,999 sf)	Retail, grocery, restaurants, etc. (C-1, C-3, C-4, and C-5 Zoning Code Districts)	50	10%	N/A	1%
Retail/Commercial (100,000 sf or greater)	Retail, grocery, restaurants, etc. (C-1, C-3, C-4, and C-5 Zoning Code Districts)	N/A	15%	N/A	1%
Affordable multi-unit residential housing	Multi-unit residential housing where 50% or more of the units have income and/or rent restrictions that are monitored by a government agency	N/A	15%**	N/A	2%**
City of Columbus parking	All off-street parking constructed, owned, or operated by the City of Columbus (excluding garages built for use by third parties)	N/A	35%**	N/A	15%**

** Projects with less than the stated number of parking spaces shall be exempt from the EV Capable, EV Ready, and EVSE Installed requirements.*

***EVSE installation subject to availability of specific city funding to cover the purchase and installation costs for compliance.*

SECTION 4. That Columbus City Codes are hereby supplemented with the creation of a new chapter numbered 3312.58 with effective dates as established herein and reading as follows:

3312.58 EV parking minimum requirements effective January 1, 2028

Building Category	Building Types Includes	Minimum Number of Spaces*	EV Capable	EV Ready	EVSE Installed
1, 2, or 3 dwelling units	Single-, two-, and three-unit dwellings (R-rural, LRR, RRR, RR, SR, R-1, R-2, R-3, R-2F, or R-4 Zoning Code Districts, including those in Special Parking Districts)	N/A	N/A	One EV Ready outlet per dwelling unit	N/A
4 or more dwelling units,	Market-rate multi-unit residential buildings (AR-12, ARLD, AR-1, AR-2,	N/A	20%	N/A	5%

	AR-3, and AR-4 Zoning Code Districts) including those in Special Parking Districts; standalone surface lots and parking structures, including those in Special Parking Districts				
Office, and workplace	Administrative offices, corporate offices, financial offices, educational facilities, etc. (C-2 Zoning Code District), including those in Special Parking Districts; medical offices and healthcare facilities; standalone surface lots and parking structures, including those in Special Parking Districts	50	20%	N/A	5%
Retail/ Commercial (0 – 99,999 sf)	Retail, grocery, restaurants, etc. (C-1, C-3, C-4, and C-5 Zoning Code Districts)	50	10%	N/A	1%
Retail/ Commercial (100,000 sf or greater)	Retail, grocery, restaurants, etc. (C-1, C-3, C-4, and C-5 Zoning Code Districts)	N/A	15%	N/A	2%
Affordable multi-unit residential housing	Multi-unit residential housing where 50% or more of the units have income and/or rent restrictions that are monitored by a government agency	N/A	15%**	N/A	5%**
City of Columbus parking	All off-street parking constructed, owned, or operated by the City of Columbus (excluding garages built for use by third parties)	N/A	35%**	N/A	15%**

** Projects with less than the stated number of parking spaces shall be exempt from the EV Capable, EV Ready, and EVSE Installed requirements.*

***EVSE installation subject to availability of specific city funding to cover the purchase and installation costs for compliance.*