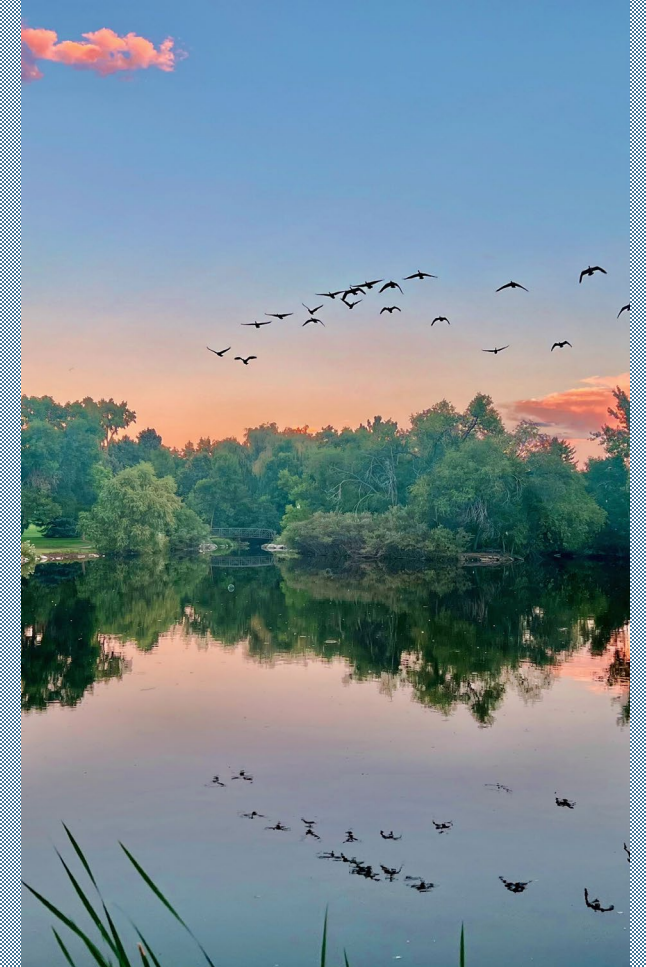


ELECTRIC VEHICLE CHARGING STATION RECOMMENDATION ON ORDINANCE 08-2026

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Planning Manager

APRIL 21, 2026



AGENDA

Introduction

Electric Vehicle (EV) Charging Code Update

Summary

Recommendation

INTRODUCTION

January 7, 2026: Environmental Stewardship Board (ESB) discussed potential development standards for electric vehicle (EV) charging.

January 26, 2026: Planning Commission held a study session to discuss development standards for electric vehicle (EV) charging.

March 9, 2026: Planning Commission recommended approval, with amendments, of Ordinance 08-2026 to council.

April 7, 2026: City Council Passes this ordinance on first reading

INTRODUCTION

2024 State Legislation Action

Generation of the Colorado EV Charging Model Land Use Code and Guidance.

Unified Land Use Code update to comply with the Model Code

Colorado Electric Vehicle Charging Model Land Use Code & Guidance

*Prepared by the Colorado Energy Office
in compliance with HB24 -1173*

March 2025

EV CHARGING CODE UPDATE

Principal Use Standards:

- Allowed in DTA, DMU, NC, CM, BC, and IP zoning districts
- Conditional Use in the MFR zoning district.
- Abide by the bulk standards for the zoning district that it is located
- Canopies and car washes allowed on-site
- Convenience stores allowed as a conditional use to Principal EV Charging in NC, CM, BC, and IP
- Approval Process – Site Plan

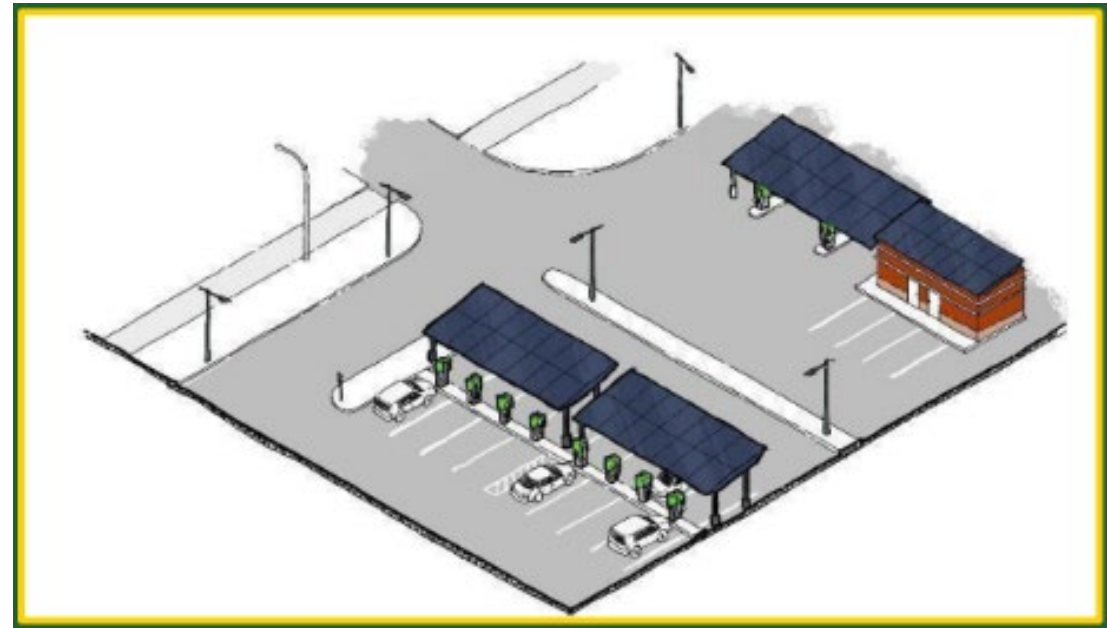


Image courtesy of the Colorado EV Model Land Use Code

EV CHARGING CODE UPDATE

Accessory Use Standards:

- Expand Accessory Use EV Charging to all zone districts
- Approval Process – Building Permit

**Table 10-1-1.3.1
Land Use Matrix**

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	OS	
Commercial Accessory Uses	Dispenser and Vending Kiosk	--	A	--	A	--	A	--	--	--	--	--	A	--	--	10-1-1.6.A
	Eating and Drinking Places (Outdoor Seating, Sidewalk Café and Sidewalk Display)	--	A	A	A	A	A	--	--	--	--	--	A	--	CS	10-1-1.6.A
	Electric Vehicle (EV) Charging Station	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	10-1-1.6.A

EV CHARGING CODE UPDATE

Accessory Use Standards Continued:

- Exempt from:
 - Setbacks
 - Bufferyards
 - Screening Requirements – with exceptions
- Adjustments to non-conformance provisions

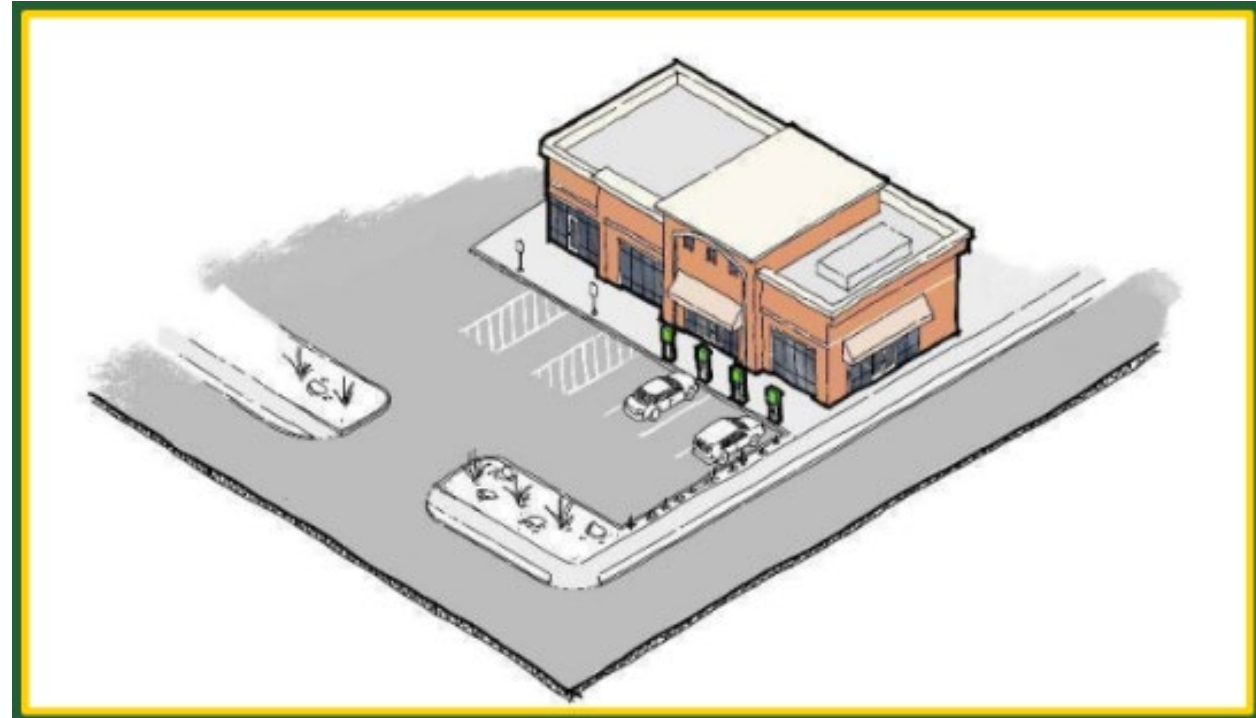


Image courtesy of the Colorado EV Model Land Use Code

EV CHARGING CODE UPDATE



COLORADO
Energy Office

Colorado Model Electric Ready and Solar Ready Code

Published: June 1, 2023



COLORADO
Department of Local Affairs

Sustainability Incentives Adjustment:

- Amending the Sustainability Incentives to build on the requirements of the Model Electric Ready Code

Table CV502.1: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	EVSE Installed Space	EV Ready Space	EV Capable Space	EV Capable Light Space
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EV CHARGING CODE UPDATE

Table CV502.1: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	EVSE Installed Space	EV Ready Space	EV Capable Space	EV Capable Light Space
All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces.	0	2 spaces	0	0
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	2% of spaces	8% of spaces	10% of spaces	10% of spaces
R-2 occupancies with 10 or less parking spaces	0	15% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces.	5% of spaces	15% of spaces	10% of spaces	30% of spaces

Required Off-Street Parking Adjustment:

- Defaulting to the requirements of the Model Electric Ready Code
- Removing some provisions that are addressed in new code language

EV CHARGING CODE UPDATE

Adding and Adjusting Definitions:

- Electric Vehicle (EV) Charging, Accessory Use – Added
- Electric Vehicle (EV) Charging, Principal Use – Added
- EV Charging Station – Added
- EV Charging Electrical Utility Equipment – Added
- Fuel Sales (Retail) – Adjusted
- Convenience Store – Adjusted
- Electric Vehicle- Existing

SUMMARY

The proposed text amendment complies with HB24-1173.

Allows EV charging in additional zoning districts

Updates development and parking standards for EV uses.

A slight modification has been made to the final ordinance from the Planning Commission's recommended draft per the State's consultant regarding accessory EV screening provisions.

RECOMMENDATIONS

The Planning Commission recommends approval of Ordinance 08-2026 amending the Unified land Use Code regarding Electric Vehicle Charging Stations.

QUESTIONS