

Village of Mantua, Ohio
ORDINANCE 2023-39

AN ORDINANCE ENACTING SECTION 440.17 OF THE ZONING ORDINANCES OF THE VILLAGE OF MANTUA RELATING TO ELECTRIC VEHICLE CHARGING STATIONS.

WHEREAS, the Planning Commission has developed a series of regulations relating to electric vehicle charging stations within the Village, and has recommended their adoption to this Council; and

WHEREAS, this Council now wishes to enact Section 440.17 of the Zoning Code of the Village of Mantua in order to address this recommendation.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Mantua, a majority or more of the members elected thereto concurring that:

SECTION 1. Section 440.17 of the Zoning Ordinances of the Village of Mantua is hereby enacted as set forth in “Exhibit A”, attached hereto and incorporated herein by reference.

SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall become effective after public hearing and its passage by Council, at the earliest period allowed by law.

PASSED in Council this 17th day of October, 2023.

1st Reading: August 15, 2023

2nd Reading: September 19, 2023

3rd Reading: October 17, 2023

Public Hearing: October 17, 2023

Effective: November 16, 2023

ATTEST:

Linda Clark, Mayor

Maryann Fabian, Fiscal Officer

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I hereby certify the above Ordinance was duly posted as required pursuant to Mantua Village Codified Ordinances Section 123.01 for no less than two consecutive weeks, beginning on the _____ day of _____, 2023.

Maryann Fabian, Fiscal Officer

Approved as to Legal Form:

Michele Stuck, Solicitor

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“Exhibit A”

440.17 ELECTRIC VEHICLE CHARGING STATIONS.

Electric vehicle (EV) charging stations may be permitted as an accessory use in all zoning districts, including mixed-use districts, when in compliance with the standards and development criteria outlined below. Proposed locations shall be identified on a plan drawn to scale and reviewed by the Zoning Inspector for compliance with all applicable village requirements. If the Zoning Inspector determines that the proposal significantly alters a previously approved plan, the proposal shall be forwarded to the Planning Commission for review and approval. If an EV charging station is proposed as the main or principal use, the proposal shall be subject to the review requirements for a gasoline station, as permitted under Section 350.04.C, Conditional Use Regulations.

- (a) For the purposes of this section, an EV charging station shall mean a public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy (by conductive or inductive means) to a battery or other energy storage device within an electric vehicle and is classified based on the following levels:
 - (1) Level 1 is considered slow charging and operates on a 15 to 20 amp breaker on a 120 volt AC circuit. Level 1 stations are only permitted in residential applications, for occupants of the lot on which the station is located, and shall not be used for commercial purposes.
 - (2) Level 2 is considered medium charging and operated on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.
 - (3) Level 3 is considered fast or rapid charging and operated on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.
- (b) If a charging station has more than one (1) port, each port shall count as a charging station.
- (c) The designated parking space(s) for EV chargers shall not be included in satisfying the minimum number of parking spaces required for the site, in accordance with Section 440.06, Schedule of Off-Street Parking Requirements.
- (d) The recommended parking space dimensions for an EV charging station are a minimum of ten (10) feet wide by twenty (20) feet long when new spaces are installed for such use.
- (e) The charging station/equipment shall be protected by wheel stops or concrete-filled bollards.
- (f) Each parking space designated for an EV charging station shall be clearly marked as reserved for EV charging only.
- (g) Charging station equipment shall not exceed eight (8) feet in height.

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- (h) Charging stations shall not include overhead canopies.
- (i) The location, legend, and mounting height details for any proposed electric vehicle parking sign shall be included on the plans and submitted with the permit application.
- (j) An electrical permit shall be required as part of building permit application prior to installation.
- (k) Any branding or advertising located on the charging station shall be limited to the manufacturer's information and not for advertising of the business or site on which the EV charger is located. There shall be no appurtenances attached to the charger other than what is necessary for operation.
- (l) The owner shall provide adequate security and lighting for use of the charging station. All proposed lighting shall be in conformance with the lighting requirements outlined in Chapter 1169 Outdoor Lighting. Security cameras are recommended.
- (m) Any landscaping impacted by the installation of the charging station shall be replaced.
- (n) The EV charging station shall comply with the current National Electric Code (NEC) standards and shall be inspected once a year. Proof of inspection shall be made available to the Village of Mantua upon request.
- (o) When proposed in a Residential District, EV charging stations shall only be permitted for occupants or guests of the lot on which the station is located and shall not be used for commercial purposes. Subsections (c), (e), (f), (h), (l), (n) and (q) herein shall not apply to residential applications.
- (p) All parking spaces served by an EV charger must be off-street.
- (q) Signage Notification. The following information shall be posted at all electric vehicle charging stations:
 - (1) Voltage and amperage levels;
 - (2) Hour of operations if time limits or tow-away provisions are to be enforced by the property owner;
 - (3) Usage fees;
 - (4) Safety information;
 - (5) Contact information for reporting when the equipment is not operating or other problems.