





1            *off-street parking spaces, must provide the minimum number of electric vehicle*  
 2            *spaces stated in table 15.05.080(5) as follows:*

<i>TABLE 15.05.080(5). Off-Street Electric Vehicle Minimum Parking Spaces Required</i>	
<i>Use Type</i>	
<i>Commercial Uses Parking Provided</i>	<i>Electric Vehicle Parking Required</i>
<i>10 or less parking spaces</i>	<i>2 EV Ready Spaces</i>
<i>Greater than 10 parking spaces</i>	<i>EV Installed Spaces: 2% of Spaces</i>
	<i>EV Ready Spaces: 8% of Spaces</i>
	<i>EV Capable Spaces: 10% of Spaces</i>
	<i>EV Capable Light Spaces: 10% of Spaces</i>
<i>Residential Uses Parking Provided</i>	<i>EV Parking Required</i>
<i>One- and two-family dwellings and townhomes</i>	<i>Each dwelling unit with a dedicated attached or detached garage or other onsite designated parking provided for the dwelling unit shall be provided with one EV ready space per dwelling unit.</i>
<i>Multifamily with 10 or fewer parking spaces</i>	<i>EVSE Installed Spaces: 0 Spaces</i>
	<i>EV Ready Spaces: 15% of Spaces</i>
	<i>EV Capable Spaces: 10% of Spaces</i>
	<i>EV Capable Light Spaces: 10% of Spaces</i>
<i>Multifamily with greater than 10 parking spaces</i>	<i>EVSE Installed Spaces: 5% of Spaces</i>
	<i>EV Ready Spaces: 15% of Spaces</i>
	<i>EV Capable Spaces: 10% of Spaces</i>
	<i>EV Capable Light Spaces: 30% of Spaces</i>

3

1           2. For purposes of the foregoing off-street electric vehicle minimum parking spaces  
2           requirements, the following applies:

3           a. The requirements apply to all new buildings that have not applied for an  
4           electrical permit or have an approved site development plan as of March 1, 2024.  
5           If a developer applies for an electrical permit or has a site development plan  
6           approved before March 1, 2024, the foregoing electric vehicle minimum parking  
7           spaces requirements do not apply.

8           b. “Major renovations or additions” means changes or additions to a parking area  
9           that change fifty percent or more of the parking spaces.

10          c. The total number of electric vehicle spaces required shall be rounded up to the  
11          nearest whole number.

12          d. For multifamily residential uses, the total number of parking spaces for the entire  
13          development shall be used to determine the number of electric vehicle parking  
14          spaces required. For all other buildings, where parking spaces are spread out over  
15          multiple lots, the electric vehicle parking spaces required will be calculated by each  
16          lot.

17          3. For commercial buildings that install a DCFC EVSE, each DCFC EVSE  
18          installed shall be permitted to be substituted for other electric vehicle space types  
19          as follows:

20          a. Commercial buildings, other than multifamily, shall be permitted to substitute up  
21          to 10 spaces when the building provides a minimum of 20 percent of parking spaces  
22          as a combination of EV Capable, EV Ready, or EVSE Installed spaces.

1 *b. Multifamily development shall be permitted to substitute up to 5 spaces when the*  
2 *development provides a minimum of 60 percent of parking spaces as a combination*  
3 *of EV Capable Light, EV Capable, EV Ready, or EVSE Installed spaces.*

4 *4. The following substitutions may occur when determining the number of each type*  
5 *of electric vehicle spaces:*

6 *a. EVSE Installed Spaces that exceed the minimum requirements of this section are*  
7 *permitted to be used to meet minimum requirements for EV Ready Spaces, EV*  
8 *Capable Spaces, and EV Capable Light Spaces.*

9 *b. EV Ready Spaces that exceed the minimum requirements of this section are*  
10 *permitted to be used to meet minimum requirements for EV Capable Spaces and*  
11 *EV Capable Light Spaces.*

12 *c. EV Capable Spaces that exceed the minimum requirements of this section are*  
13 *permitted to be used to meet the minimum requirements for EV Capable Light*  
14 *Spaces.*

15 *d. However, all attached garages with direct connection to a dwelling unit will be*  
16 *required to have one EV Ready Space.*

17 *5. Waivers and Variances*

18 *a. Any building impacted by a declared natural disaster that destroyed buildings*  
19 *or resulted in other exceptional and extraordinary circumstances as determined by*  
20 *the Director of Planning and Development Services or designee may seek a waiver*  
21 *or variance from the foregoing off-street electric vehicle minimum parking spaces*  
22 *requirements if enforcement of these requirements will result in unnecessary*  
23 *hardship.*

1           *b. Commercial, including multifamily, developments with a gross floor area greater*  
2           *than 10,000 square feet that assert that compliance with the foregoing off-street*  
3           *electric vehicle minimum parking spaces requirements will result in a substantial*  
4           *cost differential may seek to waive certain requirements only until the cost*  
5           *differential for compliance with the remaining requirements reaches one percent*  
6           *or less.*

7           *i. “Substantial cost differential” means costs incurred as a result of compliance*  
8           *with the off-street electric vehicle minimum parking spaces requirements that*  
9           *would exceed one percent of total mechanical, electrical, and plumbing costs,*  
10           *inclusive of materials and labor, for the building.*

11           *ii. The burden of proof is upon the applicant to provide substantiation of a cost*  
12           *differential, such as quotes or other licensed design professional analyses as*  
13           *approved by the Director of Planning and Development Services or designee.*

14           *c. Waivers and variances sought under this chapter will be determined under the*  
15           *procedure provided for reviewing alternative parking plans under Section*  
16           *15.05.080.D.7.*

17           **Section 2**

18           The Council amends chapter 15.10, section 15.10.020 of the Longmont Municipal Code,  
19           by adding italicized material. In this ordinance, ellipses indicate material not reproduced as the  
20           Council intends to leave that material in effect as it now reads.

21           The following words, terms and phrases, when used in this development code, shall have  
22           the meanings ascribed to them in this section, except where the context clearly indicates  
23           a different meaning:

1 Section 15.10.020. All other terms defined.

2 ...

3 Dwelling unit means one or more rooms in a dwelling designed, occupied, or  
4 intended for occupancy as a separate living quarter with cooking, sleeping, and  
5 sanitary facilities provided with the unit for the exclusive use of the residents of the  
6 unit.

7 *Direct Current Fast Charger (DCFC) EVSE means equipment capable of fast*  
8 *charging on a 100A or higher 480V AC three-phase branch circuit. AC power is*  
9 *converted into a controlled DC voltage and current within the EVSE that will then*  
10 *directly charge the electric vehicle.*

11 *Electric Vehicle (EV) means an automotive-type vehicle for on-road use, including*  
12 *but not limited to, passenger automobiles, buses, trucks, vans, neighborhood*  
13 *electric vehicles, and electric motorcycles, primarily powered by an electric motor*  
14 *that draws current from a building electrical service, EVSE, a rechargeable*  
15 *storage battery, a fuel cell, a photovoltaic array, or another source of electric*  
16 *current. Off-road, self-propelled electric mobile equipment, including but not*  
17 *limited to, industrial trucks, hoists, lifts, transports, golf carts, airline ground*  
18 *support equipment, tractors, and boats are not considered electric vehicles.*

19 *Electric Vehicle Capable Light Space (EV Capable Light Space) means a*  
20 *designated vehicle parking space that has conduit and/or raceway installed to*  
21 *support future implementation of electric vehicle charging installation and has*



1 *Plug-in Hybrid Electric Vehicle means an electric vehicle having a second source*  
2 *of motive power.*

3 Pocket park means a common area that is developed and maintained for active or  
4 passive recreational use by the residents of a neighborhood or development.

5 ...

6  
7 Section 3

8 To the extent only that they conflict with this ordinance, the Council repeals any conflicting  
9 ordinances or parts of ordinances. The provisions of this ordinance are severable, and invalidity of  
10 any part shall not affect the validity or effectiveness of the rest of this ordinance.

11 Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

12 Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

13  
14  
15  
16 \_\_\_\_\_  
17 MAYOR

18  
19 ATTEST:

20  
21  
22 \_\_\_\_\_  
23 CITY CLERK

24  
25  
26 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT  
27 7:00 P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT THE  
28 LONGMONT CITY COUNCIL MEETING.

1 APPROVED AS TO FORM:

2

3

4

5 \_\_\_\_\_  
ASSISTANT CITY ATTORNEY

\_\_\_\_\_ DATE

6

7

8

9 \_\_\_\_\_  
PROOFREAD

\_\_\_\_\_ DATE

10

11

12 APPROVED AS TO FORM AND SUBSTANCE:

13

14

15

16 \_\_\_\_\_  
ORIGINATING DEPARTMENT

\_\_\_\_\_ DATE

17

18

CA File: 23-002658