



ARAPAHOE COUNTY
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Land Development Code Amendment Electric Vehicle Charging Stations

**BOCC Hearing
March 10, 2026**

Presenters:

Molly Orkild-Larson, Principal Planner

Raye Fields, Planner I

Avery Wolfe, MIG Consultant





What & Why

- House Bill 24-1173 was approved for Colorado's Electric Vehicle ("EV"). The goals of the bill are:
 - Reduce local air pollution & greenhouse gas emissions
 - Improve the cost-effectiveness of EV's
 - Enable the use of EV's to be more convenient and easier to use across the state.
- HB 24-1173 also encourages a more standardized and streamlined local permitting process for EV charging development.
- This bill is mandatory for counties with 20,000 and more people and cities with 10,000 or more people. This HB applies to Arapahoe County.
- To assist in implementing this HB, the Colorado Energy Office (CEO) created the 'Colorado Electric Vehicle Model Land Use Code and Implementation Guidance' to assist cities and counties with implementing the new EV Regulations into their existing codes.
- Existing Arapahoe County Land Development Code does not have EV Regulations. Staff is seeking recommendation of approval to the Board of County Commissioners on the proposed Land Development Code amendments.



Proposed Changes:



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Recommended changes appear in three chapters of the LDC:

1. Chapter 3, Permitted Use Table
 - A. Update Permitted Use Table to where EV Charging stations are permitted as Principal and Accessory Uses.



Proposed Changes:



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2. Chapter 3 Transportation

A. Additional Section 3-3.11.B Electric Vehicle

1. Existing Principal Use Conformance Updates
2. Regulation of Principal Use EV Charging Stations
3. PUD
4. Parking
5. Setbacks
6. Station and Equipment Design
7. Screening
8. Equipment Access
9. Lighting
10. Pavement Marking and Striping
11. Visibility
12. Landscaping
13. Signage
14. Weather Canopies



Proposed Changes:



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3. Chapter 7 Definitions

- A. Accessory Use EV Charging Project
- B. Direct Current Fast Charging (DCFC)
- C. Electric Vehicle (EV)
- D. EV Charging Equipment
- E. EV Charging Project
- F. EV Charging Station
- G. Principal Use EV Charging Project
- H. Subject Property
- I. Horizontal Illuminance



Proposed Changes:



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EV Charging Station requirements have been addressed in the following six sections of the Development Application Manual:

1. SDP 2-Step
2. SDP 3- Step
3. ASP PUD
4. USR
5. ASP Non-PUD
6. Location and Extent



Proposed Changes:



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3-2 PERMITTED USE TABLE

TABLE 3-2.1 PERMITTED USE TABLE																									
P = Permitted, A = Accessory, SR = Use by Special Review, SE = Use by Special Exception, T= Temporary Use/Temporary Use Permit Required, Blank = Not Permitted																									
	Agriculture and Residential ^[1]												Non-Residential ^[1]						PUD Districts ^[2]	Overlay	Use Specific Standard				
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M	R-MF	MU	B-1	B-3	B-4	B-5	I-1	I-2	F ^[3]	O	PUD	SBC-O	Code Section
Residential Uses																									
Commercial and Industrial																									
Transportation																									
Helipad operations															SE	SE	SE	SE	SE	SE		SE	Per the Approved General, Specific Preliminary or Final Development Plan		3-3.11.A
Airport																						SE			
Landing Strip for Private Aircraft and/or aircraft-related recreational facilities	SE	SE																				SE			
EV Charging Station Facility (Principal) Use	SR	SR									SR	SR	SR	P	P	P	P	P	P	P		SR	Per the Approved General or Specific Plan		3-3.11.B
EV Charging Station Facility (Accessory Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	Per the Approved General or Specific Plan		3-3.11.B





Definition 5

“EV Charging Project”: A proposed development of Primary or Accessory Use EV Charging Stations and Equipment, which may include other supporting site improvements like landscaping, lighting, or weather protection.

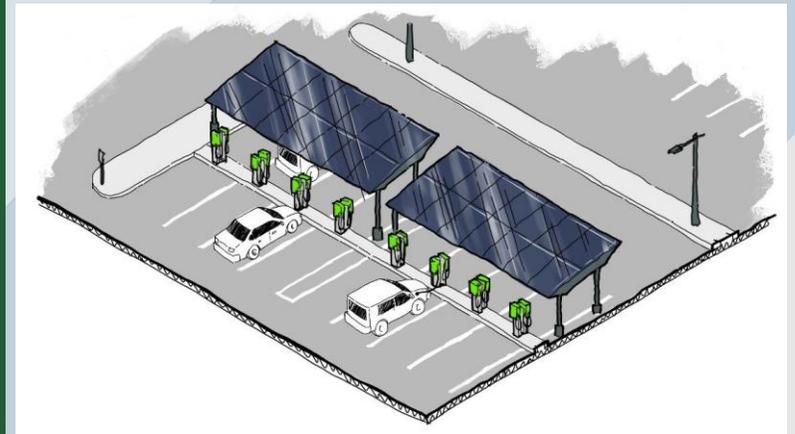
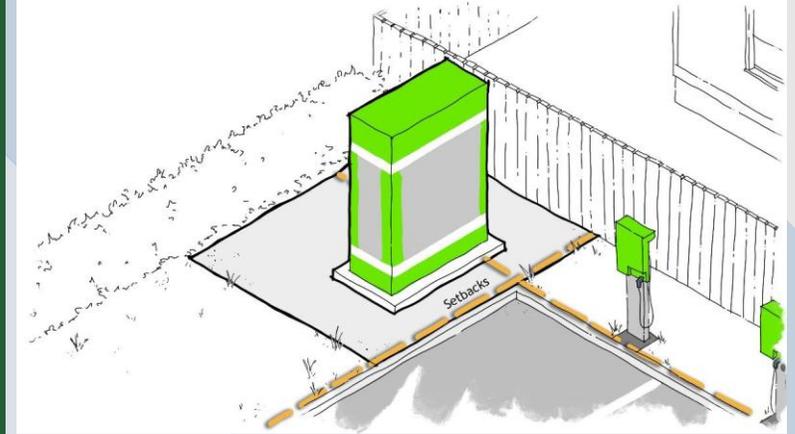
Definition 6

“Primary Use EV Charging Project”: Any proposed development of DCFC EV Charging Stations and Equipment that serves as the primary function and land use on the Subject Property.



Definition 7

“Accessory Use EV Charging Project”: A proposed development of DCFC Charging Stations and Equipment that are incidental and subordinate to the Primary Use on the Subject Property.



Public Comment



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- LDC changes were posted for public comment on our website in the month of September 2025.
- Cost Differential Waivers for multifamily development over 10,000sf.
 - This is a provision from the Model Electric Ready and Solar Ready Code, not the EV Charging Model Land Use Code. The Model Electric Ready and Solar Ready Code is applicable to the Building Division of Arapahoe County, not the Planning Division.
- Fire Hazards
 - Fire risk associated with EV Charging is quite low compared to “similar” uses, such as gas stations.
 - EV Charging stations must follow the National Electric Code, the National Fire Protection Association Code, and must be provided by a Nationally Recognized Testing Laboratory to be installed. This is reviewed by our building department.
 - Comments received back from fire districts included that they have the training and equipment and are very comfortable with EV Charging stations. There was one Fire District that did not have the training or equipment, planners are working with Colorado Energy Office to see if there is funding or grant pools to pull from to assist with training and equipment.



BOCC Comment



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Planners attended a second study session with the BOCC, it was requested that staff clarify

- Where zoning setbacks could be found in the code
- Who maintains the Electric Vehicle Charging Stations

These comments have been addressed in the draft LDC for this public hearing.





Code Adoption Process ~ Proposed Timeline

- ✓ July 21, 2025 Board of County Commissioners' Study Session
- ✓ August/September Staff crafts draft code amendment and posts for public comments
- ✓ October 21, 2025 Planning Commission Study Session – draft amendments
- ✓ November 17, 2025 Board of County Commissioners' Study Session – receive feedback from PC and public comments on draft
- ✓ January 20, 2026 PC Hearing
- ✓ March 10, 2026 BOCC Hearing





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Discussion & Questions

