



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Land Development Code Amendment Electric Vehicle

BOCC – Study Session November 17, 2025

Presenters:
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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 looking for feedback on the proposed code updates.



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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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
Transportation																										
Electric Charging Stations (Principal Use)		SR	SR									SR				P	P	P	P	P	P		SR		3-3.11	
Electric Charging Stations (Accessory Use)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		3-3.11	
Helipad operations																SE	SE	SE	SE	SE	SE		SE		3-3.11.A	
Airport																							SE			
Landing Strip for Private Aircraft and/or aircraft-related recreational facilities		SE	SE																				SE	Per Approved General, Specific Preliminary or Final Development Plan		



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.

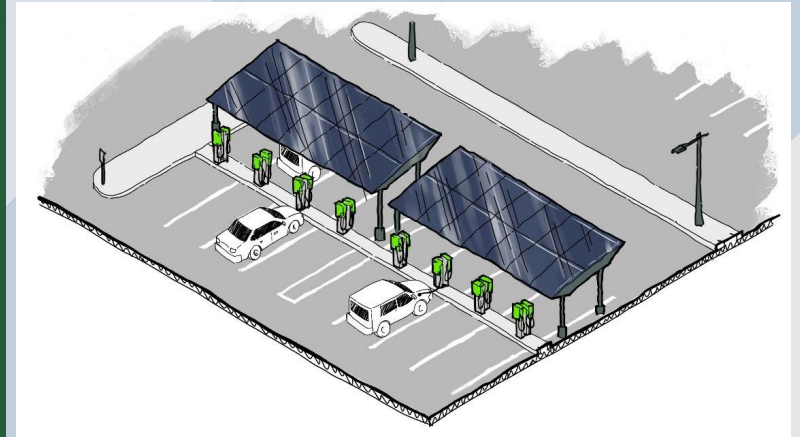
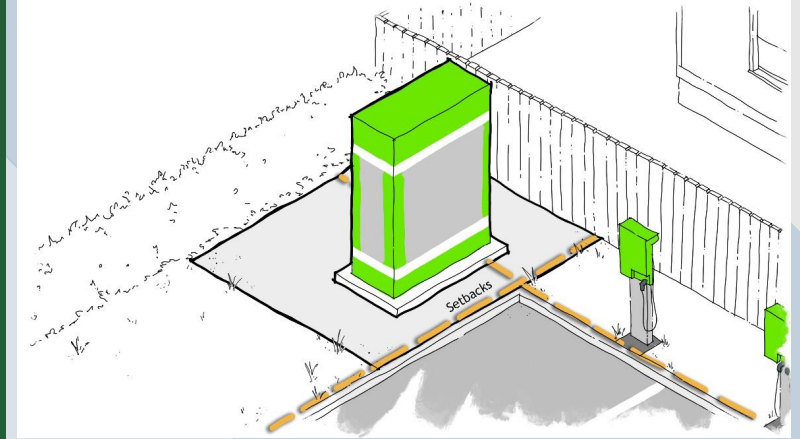


Definition 7

“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.



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Public Comment



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- LDC changes were posted for public comment on our website in the month of September
- 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 in order 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





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Discussion & Questions





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- February Bring before BOCC and PC for hearings
- ☐ March 1, 2026 Provide CEO with a compliance form

