

# TOWAMENCIN TOWNSHIP

## ORDINANCE NO. 24-02

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AN ORDINANCE AMENDING CHAPTER 153 [ZONING] BY AMENDING (1) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION]; (2) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 401(A)(1), 402(A)(1), 403(A)(1), 404(A)(1), 405(A)(1), 406(A)(1), 407(A)(1), 408(A)(1), 410(A)(1), 411(A)(1), 412(A)(1), 413(A)(1), 414(A)(1), 415(A)(1), 417(A)(1), 418(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A BY-RIGHT ACCESSORY USE IN THE TOWNSHIP'S R-200 RESIDENTIAL AGRICULTURAL, R-180 RESIDENTIAL, R-175 RESIDENTIAL, R-125 RESIDENTIAL, R-50 RESIDENTIAL, MH MANUFACTURED HOUSING, MR MULTIFAMILY RESIDENTIAL HOUSING, MRC MIXED RESIDENTIAL CLUSTER, VC VILLAGE COMMERCIAL, [PBC PLANNED BUSINESS CAMPUS, SC SHOPPING CENTER, C COMMERCIAL, LI LIMITED INDUSTRIAL, IN INSTITUTIONAL, IN-A INSTITUTIONAL, RBP RESIDENTIAL BUSINESS AND PROFESSIONAL OVERLAY DISTRICTS, RESPECTIVELY; (3) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 416(A)(1) AND 419(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED ACCESSORY USE BY CONDITIONAL USE IN THE TOWNSHIP'S VILLAGE OVERLAY AND ELO ENTERTAINMENT LIFESYTLE OVERLAY DISTRICTS; (4) ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(H)[ACCESSORY USES] TO PROVIDE A NEW SUBSECTION (21) ENTITLED "A-21 ELECTRIC VEHICLE CHARGING STATION"; (5) ARTICLE VIII [SIGNS], SECTION 804 [SIGNS EXEMPT FROM SIGN PERMIT] EXEMPTING ELECTRIC VEHICLE CHARGING STATION SIGNAGE FROM A SIGN PERMIT REQUIREMENT; AND (6) ARTICLE XIII [DEFINITIONS], SECTION 1301 [DEFINITIONS] ADDING CERTAIN ELECTRIC VEHICLE CHARGING STATION-RELATED DEFINITIONS

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ENACTED

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# TOWAMENCIN TOWNSHIP

## ORDINANCE NO. 24-02

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AN ORDINANCE AMENDING CHAPTER 153 [ZONING] BY AMENDING (1) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION]; (2) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 401(A)(1), 402(A)(1), 403(A)(1), 404(A)(1), 405(A)(1), 406(A)(1), 407(A)(1), 408(A)(1), 410(A)(1), 411(A)(1), 412(A)(1), 413(A)(1), 414(A)(1), 415(A)(1), 417(A)(1), 418(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A BY-RIGHT ACCESSORY USE IN THE TOWNSHIP'S R-200 RESIDENTIAL AGRICULTURAL, R-180 RESIDENTIAL, R-175 RESIDENTIAL, R-125 RESIDENTIAL, R-50 RESIDENTIAL, MH MANUFACTURED HOUSING, MR MULTIFAMILY RESIDENTIAL HOUSING, MRC MIXED RESIDENTIAL CLUSTER, VC VILLAGE COMMERCIAL, [PBC PLANNED BUSINESS CAMPUS, SC SHOPPING CENTER, C COMMERCIAL, LI LIMITED INDUSTRIAL, IN INSTITUTIONAL, IN-A INSTITUTIONAL, RBP RESIDENTIAL BUSINESS AND PROFESSIONAL OVERLAY DISTRICTS, RESPECTIVELY; (3) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 416(A)(1) AND 419(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED ACCESSORY USE BY CONDITIONAL USE IN THE TOWNSHIP'S VILLAGE OVERLAY AND ELO ENTERTAINMENT LIFESYTL E OVERLAY DISTRICTS; (4) ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(H)[ACCESSORY USES] TO PROVIDE A NEW SUBSECTION (21) ENTITLED "A-21 ELECTRIC VEHICLE CHARGING STATION"; (5) ARTICLE VIII [SIGNS], SECTION 804 [SIGNS EXEMPT FROM SIGN PERMIT] EXEMPTING ELECTRIC VEHICLE CHARGING STATION SIGNAGE FROM A SIGN PERMIT REQUIREMENT; AND (6) ARTICLE XIII [DEFINITIONS], SECTION 1301 [DEFINITIONS] ADDING CERTAIN ELECTRIC VEHICLE CHARGING STATION-RELATED DEFINITIONS

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### ATTESTATION

The attached is an attested copy of Ordinance 24-02 that was enacted by the Board of Supervisors at its February 28, 2024 Meeting, after a duly-advertised hearing.

**TOWAMENCIN TOWNSHIP**

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Robert J. Iannozzi Jr.  
*Solicitor*

Date: February 29, 2024

DRAFT

# TOWAMENCIN TOWNSHIP

## ORDINANCE NO. 24-02

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AN ORDINANCE AMENDING CHAPTER 153 [ZONING] BY AMENDING (1) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION]; (2) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 401(A)(1), 402(A)(1), 403(A)(1), 404(A)(1), 405(A)(1), 406(A)(1), 407(A)(1), 408(A)(1), 410(A)(1), 411(A)(1), 412(A)(1), 413(A)(1), 414(A)(1), 415(A)(1), 417(A)(1), 418(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A BY-RIGHT ACCESSORY USE IN THE TOWNSHIP'S R-200 RESIDENTIAL AGRICULTURAL, R-180 RESIDENTIAL, R-175 RESIDENTIAL, R-125 RESIDENTIAL, R-50 RESIDENTIAL, MH MANUFACTURED HOUSING, MR MULTIFAMILY RESIDENTIAL HOUSING, MRC MIXED RESIDENTIAL CLUSTER, VC VILLAGE COMMERCIAL, [PBC PLANNED BUSINESS CAMPUS, SC SHOPPING CENTER, C COMMERCIAL, LI LIMITED INDUSTRIAL, IN INSTITUTIONAL, IN-A INSTITUTIONAL, RBP RESIDENTIAL BUSINESS AND PROFESSIONAL OVERLAY DISTRICTS, RESPECTIVELY; (3) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 416(A)(1) AND 419(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED ACCESSORY USE BY CONDITIONAL USE IN THE TOWNSHIP'S VILLAGE OVERLAY AND ELO ENTERTAINMENT LIFESYCLE OVERLAY DISTRICTS; (4) ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(H)[ACCESSORY USES] TO PROVIDE A NEW SUBSECTION (21) ENTITLED "A-21 ELECTRIC VEHICLE CHARGING STATION"; (5) ARTICLE VIII [SIGNS], SECTION 804 [SIGNS EXEMPT FROM SIGN PERMIT] EXEMPTING ELECTRIC VEHICLE CHARGING STATION SIGNAGE FROM A SIGN PERMIT REQUIREMENT; AND (6) ARTICLE XIII [DEFINITIONS], SECTION 1301 [DEFINITIONS] ADDING CERTAIN ELECTRIC VEHICLE CHARGING STATION-RELATED DEFINITIONS

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It is hereby enacted and ordained by the Board of Supervisors that the Township's Zoning Ordinance shall be amended in furtherance of the Township's health, safety, and welfare as follows:

**NOW THEREFORE, BE IT ENACTED AND ORDAINED** by this Board as follows:

**SECTION 1.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO PROVIDE FOR ELECTRIC VEHICLE CHARGING STATION AS AN ACCESSORY USE

Township Code Chapter 153 [Zoning], Article III [Establishment of Districts], Section 400 [Table of Permitted Land Uses] shall be amended to add Electric Vehicle Charging Station as Accessory Use A-21 in the Township, reading follows as:

- (1) Electric Vehicle Charging Station (A-21) shall be a “Use permitted by-right” in the R-200 Residential Agricultural; R-180 Residential; R-175 Residential; R-125 Residential; R-50 Residential; MH Manufactured Housing; MR Multifamily Residential and MRC Mixed Residential Cluster; VC Village Commercial; PBC Planned Business Campus; SC Shopping Center; C Commercial; LI Limited Industrial; IN Institutional; IN-A Institutional; RBP Residential Business and Professional Overlay Districts; and
- (2) Electric Vehicle Charging Station (A-21) shall be a “Use permitted by condition” in the Towamencin Village Overlay and ELO Entertainment Lifestyle Overlay district.

**SECTION 2.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 401(A)(1) [R-200 RESIDENTIAL AGRICULTURAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 401(A)(1) [R-200 Residential Agricultural District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 3 .** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 402(A)(1) [R-180 RESIDENTIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 402(A)(1) [R-180 Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 4 .** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 403(A)(1) [R-175 RESIDENTIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 403(A)(1) [R-175 Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 5 .** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 404(A)(1) [R-125 RESIDENTIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 404(A)(1) [R-125 Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 6 .** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 405(A)(1) [R-50 RESIDENTIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC

VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 405(A)(1) [R-50 Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 7.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 406(A)(1) [MH MANUFACTURED HOUSING DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 406(A)(1) [MH Manufactured Housing District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 8.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 407(A)(1) [MR MULTIFAMILY RESIDENTIAL HOUSING DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 407(A)(1) [MR Multifamily Residential Housing District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 9.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 408(A)(1) [MRC MIXED RESIDENTIAL CLUSTER DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 408(A)(1) [MRC Mixed Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 10.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 410(A)(1) [VC VILLAGE COMMERCIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 410(A)(1) [VC Village Commercial District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 11.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 411(A)(1) [PBC PLANNED BUSINESS CAMPUS DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 411(A)(1) [PBC Planned Business Campus District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 12.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 412(A)(1) [SC SHOPPING CENTER DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 412(A)(1) [SC Shopping Center District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.



**SECTION 13.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 413(A)(1) [C COMMERCIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 413(A)(1) [C Commercial District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 14.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 414(A)(1) [LI LIMITED INDUSTRIAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 414(A)(1) [LI Limited Industrial District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 15.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 415(A)(1) [IN INSTITUTIONAL DISTRICT/PERMITTED LAND USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED BY-RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 415(A)(1) [IN Industrial District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 16.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 416(A)(1) [TOWAMENCIN VILLAGE OVERLAY DISTRICT/PERMITTED LAND USES/USES BY

RIGHT] TO PROVIDE FOR ACCESSORY USE A-21  
[ELECTRIC VEHICLE CHARGING STATION] AS A  
PERMITTED ACCESSORY USE BY CONDITIONAL USE IN  
THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 416(A)(1) [Towamencin Village Overlay District] shall be amended to add A-21 Electric Vehicle Charging Station as an accessory use permitted by conditional use.

**SECTION 17.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153  
[ZONING], ARTICLE IV [ESTABLISHMENT OF  
DISTRICTS], SECTION 417(A)(1) [IN-A INSTITUTIONAL  
DISTRICT/PERMITTED LAND USES/USES BY RIGHT]  
TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC  
VEHICLE CHARGING STATION] AS A PERMITTED BY-  
RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 417(A)(1) [IN-A Institutional District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 18.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153  
[ZONING], ARTICLE IV [ESTABLISHMENT OF  
DISTRICTS], SECTION 418(A)(1) [RBP RESIDENTIAL  
BUSINESS AND PROFESSIONAL OVERLAY  
DISTRICT/PERMITTED LAND USES/USES BY RIGHT]  
TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC  
VEHICLE CHARGING STATION] AS A PERMITTED BY-  
RIGHT USE IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 418(A)(1) [RBP Residential District] shall be amended to add A-21 Electric Vehicle Charging Station as a by-right accessory use.

**SECTION 19.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153  
[ZONING], ARTICLE IV [ESTABLISHMENT OF  
DISTRICTS], SECTION 419(A)(1) [ELO ENTERTAINMENT  
LIFESTYLE OVERLAY DISTRICT/PERMITTED LAND  
USES/USES BY RIGHT] TO PROVIDE FOR ACCESSORY  
USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS

A PERMITTED ACCESSORY USE BY CONDITIONAL USE  
IN THE DISTRICT

Township Code Chapter 153 [Zoning], Article IV [Establishment of Districts], Section 419(A)(1) [ELO Entertainment Lifestyle Overlay District] shall be amended to add A-21 Electric Vehicle Charging Station as an accessory use permitted by conditional use.

**SECTION 20.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(H)[ACCESSORY USES] TO PROVIDE A NEW SUBSECTION (21) ENTITLED “A-21 ELECTRIC VEHICLE CHARGING STATION”

Township Code Chapter 153 [Zoning], Article V [Use Definitions], Section 502(H) [Accessory Uses] shall be amended to add a new Sub-Section (21) entitled “A-21 Electric Vehicle Charging Station”:

**H.** A Accessory Uses.

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(21) A-21 Electric Vehicle Charging Station.

(a) The following regulations shall apply to an A-21 Electric Vehicle Charging Station when permitted as a by-right accessory use in the Township R-200 Residential Agricultural; R-180 Residential; R-175 Residential; R-125 Residential; R-50 Residential; MH Manufactured Housing; MR Multifamily Residential; and MRC Mixed Residential Cluster Districts, respectively:

[1] Electric Vehicle Charging Station may be permitted to count towards the minimum parking requirement.

[2] Electric Vehicle Charging Station shall only be used by occupants of the property and their guests. The charging station shall not be advertised or held out as available to the public.

[3] Level 1, Level 2, or Level 3 Electric Vehicle Charging

Stations are permitted.

[4] The Electrical Vehicle Charging Station outlet must be located within a garage or attached to the primary dwelling. Where private parking lots exist, however, such as townhouse and apartment complexes, Electric Vehicle Charging Stations may be located within the parking lot.

[5] Electric Vehicle Charging Station shall not be permitted to be used within the street cartway or right-of-way.

[6] Electrical Vehicle Charging Station may encroach within the required front, side, or rear yard setback. The encroachment shall only be permitted, when necessary, as determined by the Township's Zoning Officer. The encroachment shall not exceed half of the required setback distance and shall be outside of the right-of-way.

(b) The following regulations shall apply to an A-21 Electric Vehicle Charging Station when permitted as an accessory use by-right or conditional use in the Township's VC Village Commercial, PBC Planned Business Campus, SC Shopping Center, C Commercial, LI Limited Industrial, IN Institutional, IN-A Institutional-A, RBP Residential Business, Residential Business and Professional Overlay; Towamencin Village Overlay, and ELO Entertainment Lifestyle Overlay Districts, respectively:

[1] A parking space and associated vehicle charging station located on any tract or parcel having a principal use thereon which is available for use by the public.

[2] Electric Vehicle Charging Stations shall be located within or adjacent to a standard-size parking space where the electric vehicle supply equipment does not block visibility of oncoming traffic or pedestrians at aisle and intersections.

- [3] Electric Vehicle Charging Stations shall not include any advertising, video screens, digital promotion, entertainment, or branding identification except a data plate as needed for identification.
- [4] Electric Vehicle Charging Stations shall include the following information: voltage and amperage levels, hours of operation, tow-away provisions, usage fees, safety information and contact information for reporting when the Electric Vehicle Charging Station is not operating or other problems.
- [5] Electric Vehicle Charging Stations and associated parking spaces shall be illuminated for identification and safety in accordance with the Subdivision and Land Development lighting standards.
- [6] Electric Vehicle Charging Stations equipment shall be separated from associated parking spaces by curb stops, curbing, or bollards to protect the Electric Vehicle Charging Station from errant vehicles and snowplows.
- [7] All Electric Vehicle Charging Stations shall not satisfy required parking requirements if they are reserved for charging purposes only.
- [8] Canopies are prohibited.
- [9] Electric Vehicle Charging Stations shall not be located within parking rows fronting on a public street.
- [10] Electric Vehicle Charging Stations shall not be located with the road cartway or right-of-way.
- [11] All Electric Vehicle Charging Stations shall meet the requirement of the 2009 ICC A117.1, or latest version.
- [12] All Electric Vehicle Charging Stations must have a barrier-free route of travel for vehicle access.

- [13] The property owner is not restricted from collecting a reasonable service fee for the use of Electric Vehicle Charging Stations made available to residents, employees, and visitors to the property on which it is located.
- [14] Each Electric Vehicle Charging Stations must include signage identifying spaces as “No Parking Except for Actively Charging Electric Vehicle”, or similar language. Charging station parking spaces shall be indicated by visible, green or accepted standard in color, line striping, painting, or a similar marking.
- [15] Only a level 2 or level 3 Electric Vehicle Charging Station is permitted.
- [16] An Electric Vehicle Charging Station proposed on a parcel of land that does not have a primary Use is only permitted as a Conditional Use.

**SECTION 21.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE VIII [SIGNS], SECTION 804 [SIGNS EXEMPT FROM SIGN PERMIT] EXEMPTING ELECTRIC VEHICLE CHARGING STATION SIGNAGE FROM A SIGN PERMIT

Township Code Chapter 153 [Zoning], Article VIII [Signs], Section 804 [Definitions] shall be amended to add Electric Vehicle Charging Station Signs to the list of signs allowed in the Township without a sign permit.

**SECTION 22.** AMENDMENT TO THE TOWNSHIP CODE, CHAPTER 153 [ZONING], ARTICLE XIII [DEFINITIONS], SECTION 1301 [DEFINITIONS] ADDING CERTAIN ELECTRIC VEHICLE CHARGING STATION RELATED DEFINITIONS

Township Code Chapter 153 [Zoning], Article XIII [Definitions], Section 1301 [Definitions] shall be amended to add the following Electric Vehicle Charging Station-related definitions:

**ELECTRIC VEHICLE CHARGING STATION**

A battery charging station equipment with an associated parking space that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

**ELECTRIC VEHICLE SUPPLY EQUIPMENT**

Inclusive of all of the components for electric vehicle charging stations, including: the conductors; the ungrounded, grounded, and equipment grounding conductors; electric vehicle connectors; attachment plugs, and all other fittings, devices, power outlets, or apparatus installing specifically for the purpose of delivering energy from the grid to an electric vehicle.

**LEVEL 1 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that operates on a 15 to 20 amp breaker on a 120 volt AC circuit.

**LEVEL 2 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that that operates on a 40 to 100 amp breaker on a 210 or 240 volt AC circuit.

**LEVEL 3 ELECTRIC VEHICLE CHARGING STATION (DIRECT-CURRENT FAST CHARGER)**

An electric vehicle charging station that operates on a 60 amp or higher breaker on 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 outputs that allow for faster recharging of electrical vehicles.

**SECTION 23.     SEVERABILITY**

This Ordinance’s provisions are intended to be severable. If any section, sentence, clause, part, or provision of this ordinance is determined to be illegal, invalid, or unconstitutional by any court of competent jurisdiction, such determination shall not affect or impair this Ordinance’s remaining sections, sentences, clauses, parts, or provisions.

Furthermore, it is hereby declared to be this Board’s express intent that this ordinance still be adopted even if such an illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included.

**SECTION 24.**     REPEALER

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

**SECTION 25.**     EFFECTIVE DATE

This Ordinance shall take effect five days from this Board's approval of it as required by Pennsylvania law.

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[SIGNATURES ON NEXT PAGE]

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**ENACTED** and **ORDAINED** by this Board at its public meeting on this 28th day of February 2024, following a duly-advertised hearing.

**TOWAMENCIN TOWNSHIP**  
**BOARD OF SUPERVISORS**

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H. Charles Wilson III, *Chairman*

Attest:

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Joyce F. Snyder, *Secretary*

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**LEGAL NOTICE**

Notice is hereby given that the Towamencin Board of Supervisors will conduct a public hearing during its public meeting on Wednesday, February 28, 2024, after 7:00PM, at the Township Building located at 1090 Troxel Road, Lansdale, Pennsylvania, to consider adopting an ordinance providing in pertinent part as follows:

AN ORDINANCE AMENDING CHAPTER 153 [ZONING] BY AMENDING (1) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTION 400 [TABLE OF PERMITTED LAND USES BY DISTRICT] TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION]; (2) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 401(A)(1), 402(A)(1), 403(A)(1), 404(A)(1), 405(A)(1), 406(A)(1), 407(A)(1), 408(A)(1), 410(A)(1), 411(A)(1), 412(A)(1), 413(A)(1), 414(A)(1), 415(A)(1), 417(A)(1), 418(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A BY-RIGHT ACCESSORY USE IN THE TOWNSHIP'S R-200 RESIDENTIAL AGRICULTURAL, R-180 RESIDENTIAL, R-175 RESIDENTIAL, R-125 RESIDENTIAL, R-50 RESIDENTIAL, MH MANUFACTURED HOUSING, MR MULTIFAMILY RESIDENTIAL HOUSING, MRC MIXED RESIDENTIAL CLUSTER, VC VILLAGE COMMERCIAL, [PBC PLANNED BUSINESS CAMPUS, SC SHOPPING CENTER, C COMMERCIAL, LI LIMITED INDUSTRIAL, IN INSTITUTIONAL, IN-A INSTITUTIONAL, RBP RESIDENTIAL BUSINESS AND PROFESSIONAL OVERLAY DISTRICTS, RESPECTIVELY; (3) ARTICLE IV [ESTABLISHMENT OF DISTRICTS], SECTIONS 416(A)(1) AND 419(A)(1) TO PROVIDE FOR ACCESSORY USE A-21 [ELECTRIC VEHICLE CHARGING STATION] AS A PERMITTED ACCESSORY USE BY CONDITIONAL USE IN THE TOWNSHIP'S VILLAGE OVERLAY AND ELO ENTERTAINMENT LIFESYCLE OVERLAY DISTRICTS; (4) ARTICLE V [USE DEFINITIONS AND REGULATIONS], SECTION 502(H)[ACCESSORY USES] TO PROVIDE A NEW SUBSECTION (21) ENTITLED "A-21 ELECTRIC VEHICLE CHARGING STATION"; (5) ARTICLE VIII [SIGNS], SECTION 804 [SIGNS EXEMPT FROM SIGN PERMIT] EXEMPTING ELECTRIC VEHICLE CHARGING STATION SIGNAGE FROM A SIGN PERMIT REQUIREMENT; AND (6) ARTICLE XIII [DEFINITIONS], SECTION 1301 [DEFINITIONS] ADDING CERTAIN ELECTRIC VEHICLE CHARGING STATION-RELATED DEFINITIONS

The full text of this proposed ordinance may be examined without charge on the Township's website. Copies may also be obtained for a charge no greater than the cost thereof at the County Law Library between 8:30AM to 4:15PM; the Township Building between 9AM to 4:30PM; and the offices of this newspaper by calling 215-855-8440.

The public is invited to attend and will be given an opportunity to provide comments regarding the proposed ordinance. At the public meeting, the Board may act to adopt the proposed ordinance unless it deems additional time is required for consideration and discussion, in which case, the proposed ordinance will be placed on a future public meeting agenda for action.

DAVID G. KRAYNIK  
*Township Manager*

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TO BE INSERTED in The Reporter on Wednesday, February 14, 2024 and Wednesday, February 21, 2024. Please send Proof of Publication to Towamencin Township, 1090 Troxel Road, Lansdale, Pennsylvania (Account No. 881241).