

Electric Vehicle Charging Stations (EVCS)

OBJECTIVE/GOAL

To provide guidance for members seeking ways to reduce their environmental impact and gain access to electric charging while minimizing any detrimental impact on neighboring properties or on the community.

REVIEW PROCESS



FOR ALL PROJECTS (INSTALLATION AND REMOVAL), YOU MUST COMPLETE AN APPLICATION FORM AND OBTAIN YOUR NEIGHBORS SIGNATURES. YOUR APPLICATION WILL BE REVIEWED BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES:

SIZE

It is an appropriate size for its residential context as deemed by the DRB; however, the station may not exceed 6.5 feet in height.

LOCATION

Installation is limited to an appropriate open or reserved parking area but is not permitted to impede a walking surface or roadway. All disturbed areas must be restored to original condition.

UNIT – MATERIALS AND COLOR

Durable materials such as composite, shatterproof glass, or metal can be used. Outlet connectors will be reviewed on a case-by-case basis.

Wall mounted units are permitted and will be reviewed on a case-by-case basis, with consideration including location, screening, and size.

PEDESTAL – MATERIALS AND COLOR

Durable materials such as aluminum, steel, or composite can be used. Wooden pedestals are not permitted.

APPEARANCE

Modifications must be either reversible or permanently and seamlessly integrated into its immediate surroundings. Exterior wall connectors are permitted so long as the station is in an unobtrusive location. If necessary and appropriate, the station may require landscape or structural screening.

CHARGING LEVELS

Only Level 1 and 2 charging stations are permitted in residential areas, unless in a parking structure or Reston Association facility.

PERMIT

All permits and proper easement/access must be gained prior to installation (to include boring under sidewalks and electrical permitting).



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CABLES/CORDS	Cables/cords are not permitted to extend over or into paths for foot traffic.
USE OF BOLLARDS & WHEEL STOPS	<p>The use of bollards must fit with the aesthetic of the area they are installed. Bollards must be an appropriate width and no taller than the station. No more than two bollards are permitted in front of a station. The use of the bollard at a station will be reviewed on a case-by-case basis.</p> <p>Wheel stops are encouraged over bollards. The use of wheel stops must fit with the aesthetic of the area they are installed. Wheel stops may not be used in combination with the use of bollards. Wheel stops must be black or gray which blends with the ground. Use of natural eco-friendly materials is encouraged.</p>
CLUSTER/CONDO/APARTMENT COMMON AREA	A parking plan which promotes cluster/group installations in designated areas within the neighborhood to prevent sporadic installations on the common area is encouraged. Simple bollard double unit chargers are recommended.
CARPORTS AND GARAGES	Properties with carports and garages are encouraged to use such spaces first. Wall mounted installations are recommended. Installation in carports must limit visibility from the street or any adjacent sidewalks or pathways.
REMOVAL	If a station is removed, the area must be restored to its original condition.

APPLICATION CHECKLIST

 **Include the following with your application.**

PHOTO AND SPECIFICATIONS	Catalog or brochure showing the appearance of the dispenser and complete specifications (dimensions, colors, materials, etc.)
JOINT APPLICATIONS	In the event an individual member is seeking installation on cluster common area, both the cluster and the member must submit a joint application.
DRAWING/PHOTOGRAPHS	A drawing to scale (plan view or elevation) or photograph showing the proposed location.
DESCRIPTION OF CHANGES	A general description (with drawings, as appropriate) of necessary physical changes to the property



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COMMENTS

 Here is some additional information that may be helpful:

INSTALLATION

EVCS should be installed by a qualified, experienced installer, who should provide the owner a final system test statement that the system has been checked and is in working order.

MAINTENANCE AGREEMENT

The DRB may require proof of a maintenance agreement or use/access agreement between an individual member and the cluster/condo, if installed on cluster/condo common area for private use by a member of the cluster.

CONSIDERATIONS FOR CLUSTERS (WHEN USING COMMON AREA)

- Consult governing documents
- Consult with insurance carrier and legal counsel
- Consult professionals and host a public hearing
- Consider communal stations instead of private use stations
- Create a maintenance agreement with consideration to removal
- Board and/or member approval (*if necessary*)
- Cluster wide notification
- Submit DRB Application

