



County of Fairfax, Virginia

MEMORANDUM

APPLICABLE ZONING PROVISIONS FOR ELECTRIC VEHICLE CHARGING SPACES

January 2021

This memorandum supersedes the July 12, 2013, [memorandum](#) issued by the Zoning Administration Division related to electric vehicle charging (EVC) spaces. EVC spaces may be deemed a permitted accessory use serving another principal use, such as an office park, industrial park, institutional use, shopping center, retail sales establishment, or multiple family development, when the following conditions are met:

1. EVC spaces will be included in determining the required parking for the development. However, any reduction of parking spaces due to the installation of EVC spaces or associated equipment may require review and approval of a Parking Tabulation to ensure that there is enough parking to serve the development. If the tabulation determines there is not enough parking with the EVC installation, staff will evaluate the feasibility of potential options to meet a parking requirement for the site with the EVC installation. This evaluation does not ensure approval.
2. When located in any residential development, the type of EVC installed is limited to Level 1 or Level 2 facilities (as defined by the U.S. Department of Energy) unless it is located in a parking structure. The EVC is available only for use by the residents and their guests.
3. When located in any non-residential or mixed use development, any EVC space must be located in a parking structure or on a parking lot that serves a principal use.
4. The EVC space and equipment must be located so as not to interfere with any vehicular, bicycle, or pedestrian circulation or block any fire lanes or access into the site.
5. The maximum height of the EVC dispenser and any associated transformer, switchgear, or other similar items is nine feet. This standard applies only when the EVC dispenser is located in a surface parking lot and not mounted on the exterior of the principal structure, and when located on the top level of a parking structure and open to the sky. Furthermore, any EVC dispenser and associated equipment located on the top level of a parking structure may not exceed the maximum allowable height limit for the parking structure.
6. EVC spaces and related equipment cabinets or structures must not be located in any required transitional screening yard or impact any required internal parking lot landscaping.



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7. Related equipment, including transformers, switchgear, and other similar items must be screened with a fence, wall, berm, evergreen landscaping, or any combination. Any landscaping used for screening purposes must be maintained.
8. Each EVC dispenser is permitted to have a digital display area up to one square foot in size. A digital display area greater than one square foot is regulated as a sign and is subject to Article 12.
9. Any outdoor lighting associated with an EVC space must comply with the outdoor lighting requirements in Article 14.
10. A canopy is not permitted in association with an EVC space located in a surface parking lot unless it supports a solar collection system. Any canopy supporting a solar collection system must comply with height and setback requirements for a freestanding accessory structure in Article 10 and cannot include signage or illumination on the sides of the canopy. On the top level of a parking structure, a canopy may be allowed if it does not include signage or illumination on the sides of the canopy.
11. EVC spaces, including an associated equipment, must be in conformance with any zoning approvals.

EVC spaces that do not comply with the criteria above are considered a principal use and are deemed a service station use under the Zoning Ordinance.

Any proposal to establish EVC spaces that serve a principal use must submit the attached checklist to the Ordinance Administration Branch of the Zoning Administration Division at the address or facsimile number on this letterhead or by email at ordadmin@fairfaxcounty.gov. Proposals must include a letter of consent from the property owner or authorized agent, architectural/building plans for the EVC space, a site layout showing the proposed location of the EVC space and the number of parking spaces, if any, the EVC space will use.

All EVC spaces, whether permitted as an accessory or a principal use, may be subject to electrical and/or building permit approval and may require site plan approval if there is land disturbance of more than 2,500 square feet. Information pertaining to electrical and building permits is available from the Customer and Technical Support Center (CTSC) of the Land Development Services (LDS) at 703-222-0801 (option 2). Site plan information is available from LDS at 703-324-1720. Additionally, any reduction of parking spaces to less than what is required for the development due to the installation of EVC spaces or associated equipment will require a parking tabulation. For information on parking tabulations, please contact the Site Development and Inspections Division at 703-324-1720.