

SUBSTITUTE ORDINANCE NO. BL2025-1116

An ordinance amending Title 17 of the Metropolitan Code of Laws, to add a new “Electric Vehicle Charging Station” use and related definitions and conditions to the Zoning Code (Proposal No. 2025Z-015TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.04.060 of the Metropolitan Code is hereby amended by adding the following new “Electric Vehicle Charging Station” definition in alphabetical order:

“Electric Vehicle Charging Station” means a site or facility that is accessory to another principal use and contains one or more vehicle stalls for the charging of electric vehicles (EVs) using electric vehicle supply equipment (EVSE) and associated necessary infrastructure.

Section 2. That Section 17.04.060 of the Metropolitan Code is hereby amended by adding the following new sub-definitions under the “Electric Vehicle Supply Equipment” definition in alphabetical order:

“Level 2 EVSE” means electric vehicle supply equipment (EVSE) that utilizes alternating current and has an output power range of 3kW – 22kW.

“Direct Current Fast Charging (DCFC) EVSE” means electric vehicle supply equipment (EVSE) that utilizes direct current and has an output power range of 50kW or greater.

Section 2. That Section 17.08.030 of the Metropolitan Code is hereby amended by adding “Electric Vehicle Charging Station” as a utility use permitted as an accessory use (A) in all zoning districts.

Section 3. That Chapter 17.16 of the Metropolitan Code is hereby amended by adding the following as a new Section 17.16.305:

17.16.305 – Utility accessory uses.

(Refer to zoning district land use table)

A. Electric Vehicle Charging Station.

1. Electric Vehicle Charging Stations Containing Only Level 2 EVSEs.

- a. Permitted Zoning Districts. Electric vehicle charging stations containing only level 2 EVSEs shall be permitted in all zoning districts.
- b. Location. Electric vehicle charging stations containing only level 2 EVSEs shall be permitted wherever vehicular parking is permitted on the site.
- c. Parking. Vehicular stalls within an electric vehicle charging station containing only level 2 EVSEs may count towards meeting the site’s parking requirements.
- d. Canopy. If a canopy is provided for the electric vehicle charging station, it shall be no taller than 16 feet in height.

2. Electric Vehicle Charging Stations Containing Direct Current Fast Charging (DCFC) EVSEs.

- a. Permitted Zoning Districts. Electric vehicle charging stations containing DCFC EVSEs shall be permitted in all zoning districts excluding AR2a, RS, ~~and R,~~ RN, and RL zoning districts.
- b. Location. Electric vehicle charging stations containing DCFC EVSEs and any associated infrastructure may be permitted wherever vehicular parking is permitted on the site, but shall be located a minimum of 20 feet from any adjacent property zoned AR2a, RS, R, RN, RL, or RM.
- c. Use. There shall be no restriction on the use of electric vehicle charging stations containing DCFC EVSEs, except within RM zoning districts. Within RM zoning districts, use of electric vehicle charging stations containing DCFC EVSEs shall be restricted to residents, guests, and employees of multi-family uses, and operation of DCFC EVSEs shall only be permitted between the hours of 7 a.m. to 11 p.m.
- d. Parking. Vehicular stalls only utilizing level 2 EVSEs may count towards meeting the site's parking requirements. Vehicular stalls utilizing DCFC EVSEs shall not count towards meeting the site's parking requirements.
- e. Screening. Electric vehicle charging stations containing DCFC EVSEs and any associated infrastructure that are located within 100 feet of adjacent property zoned AR2a, RS, R, RN, RL, or RM shall be fully screened from the adjacent property by a type C-5 buffer yard as delineated in Figure 17.24.240C. This requirement may be waived by the zoning administrator if the electric vehicle charging station is fully screened from the adjacent property by a principal structure on the site or if otherwise not visible from the adjacent property.
- ~~e~~f. Canopy. If a canopy is provided for the electric vehicle charging station, it shall be no taller than 16 feet in height.

Section 4. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 5. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Burkley Allen
Member of Council