

**MUNICIPALITY OF NORRISTOWN  
A HOME RULE MUNICIPALITY  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 25-01 of 2025**

**AN ORDINANCE OF THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 320 ZONING, ARTICLE XXIII, CREATING A NEW SUPPLEMENTAL SECTION 270, ENTITLED ELECTRIC VEHICLE CHARGING STATIONS FOR THE NORRISTOWN MUNICIPAL CODE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Municipality of Norristown is a Home Rule Municipality organized operating in accordance with the Charter of the Municipality of Norristown as permitted by the Home Rule Charter and Optional Plans Law, 53 Pa. C.S. 2901 *et seq.*; and,

**WHEREAS**, in accordance with the Charter and Pennsylvania law, specifically 53 Pa.C.S. §2964(6), the Municipal Council has the authority to enact and amend at any time it deems proper the provisions of the Municipality's General Laws including those provisions relating to Electric Vehicle Charging Stations; and,

**WHEREAS**, after review of its General Laws, Municipal Council has determined that a section in the Code regulating Electric Vehicle Charging Stations Municipality should be created to provide for the safety and security of its residents, businesses and visitors.

**NOW, THEREFORE**, be it **ORDAINED** that Norristown Municipal Council amends its General Laws as follows:

**SECTION I: AMENDMENT OF CODE**

Chapter 320 Zoning, Article XXIII, Supplemental Regulations, Section 270: Electric Vehicle Charging Stations" is hereby enacted to state as follows:

**§ 270. Electric Vehicle Charging Stations.**

**1. DEFINITIONS**

**ELECTRIC VEHICLE (EV)**

A motor vehicle that derives all or part of its power from electricity received by plugging the vehicle into an outlet and storing electricity in its batteries. EVs include, but are not limited, to all electric vehicles and plug-in hybrid electric vehicles.

**ELECTRIC VEHICLE CHARGING STATION (EVCS)**

A public or private parking space that is served by battery charging station equipment, including any electrical component, assembly, or cluster of component assemblies, that is designed to, or has a primary purpose of, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an EV.

### **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 operates on a 40 to 100 amp breaker on a 220 or 240 volt AC circuit

### **LEVEL 3 ELECTRIC VEHICLE CHARGING STATION**

An electric vehicle charging station that operates on a 60 amp or higher breaker on a 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 electric vehicles.

### **SURFACE PARKING LOT**

Parking which is not enclosed or created by a structure and is an area 'at grade,' or on ground level.

### **STRUCTURED PARKING LOT**

Parking which is an above-grade, ramp access, open-air structure specifically designed to accommodate vehicle parking, a below-grade structure specifically designed to accommodate vehicle parking or on-grade parking that is sheltered under a building that is elevated on piers.

## **2. PLACEMENT AND REGULATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS.**

1. Level 2 and 3 EVCs (220 – 480 volts, rapid charging stations) shall not be installed inside or on top of parking garages or inside buildings.
2. An emergency disconnect approved by the fire code official shall be installed a minimum of 25 feet from the EVC.
3. The emergency disconnect shall be signed “Fire Department Use Only EVC Shutoff.”
4. The emergency disconnect shall shut off all electrical power to the EVC or EVCs.
5. The Level 2 and 3 (220 – 480 volts, rapid charging stations) EVCs shall be separated from any structure, building, or combustible materials by a minimum distance of 25 feet.
6. All EVC station installations shall obtain an Electrical and Fire Prevention Permit from the Municipality. The electrical installation shall be approved and accepted by a licensed third-party electrical inspection agency approved by the Municipality.
7. All buildings and structures housing Level 1 (120 volts) EVCs inside shall be protected with an NFPA 13-compliant automatic fire sprinkler system designed to suppress fires for the appropriate hazard group and category.

8. All proposed EVCS in standalone parking structures shall provide an NFPA13 compliant automatic fire sprinkler system that protects Ordinary Hazard (Group 2) with a Sprinkler Density of 0.2/1500 or greater. The design requirements shall be for the entire parking structure. The design requirements shall be approved by the Municipal Fire Chief or Fire Marshal.

9. All proposed EVCS in parking structures located under a building shall be protected with an NFPA 13 compliant automatic fire sprinkler system protecting Ordinary Hazard (Group 2) classification with Sprinkler Density of 0.2/1500 or greater. An automatic smoke evacuation system shall be installed, that activates when smoke is detected by a fire alarm smoke detection device inside the parking structure. The smoke evacuation system shall have a fire department override switch that can turn on or off the smoke evacuation system as needed by the fire department. The design requirements shall be for the entire parking structure. The design requirements shall be approved by the Municipal Fire Chief or Fire Marshal.

10. EVCS are not permitted in the Municipal right of way, including roads, alleys and parking spaces on Municipal owned streets.

11. There shall be a buffer zone of three (3) feet on each side of any EVCS.

12. Exemption from above requirements – Single Family Dwellings.

## **SECTION II: REPEALER**

Any and all terms, conditions, and provisions of any Ordinance or Resolution of the Municipality of Norristown in conflict with the terms, conditions, and provisions of this Ordinance, are hereby repealed to the extent of such conflict.

## **SECTION III: SEVERABILITY**

It is hereby declared to be the legislative intent of the Municipal Council of Norristown, that if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

## **SECTION IV: EFFECTIVE DATE**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

ENACTED AND ORDAINED this 15<sup>th</sup> day of April, 2025.

Seal:

**Municipality of Norristown**

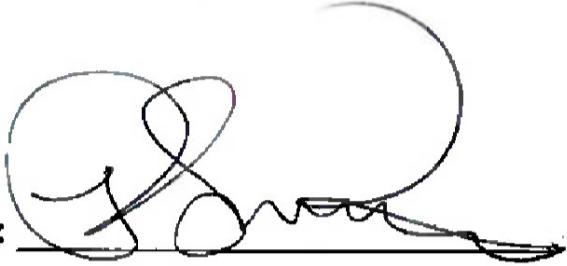
**Municipal Council**

Attst: \_\_\_\_\_

Leonard Lightner

Municipal Administrator

By: \_\_\_\_\_



Rebecca Smith

Council President