



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-TA-2-12**  
**Zoning Ordinance Text Amendment**

**Application No Z-TA-2-12** Amend Section 702 (Off-Street Parking and Loading) of the Zoning Ordinance regarding accessible parking standards to comply with new ADA guidelines.

**Staff recommendation:** Staff recommends approval of Z-TA-2-12 as shown in the recommended text.

**Purpose**

The intent of these changes is to be consistent with the Americans with Disabilities Act (ADA) and the Arizonans with Disabilities Act. On September 15, 2010, the United States Department of Justice's regulations relating to the ADA were amended. The 2010 ADA Standards for Accessible Design (2010 Standards) were approved and go into effect March 15, 2012.

**Description of the Proposed Text**

The proposed text reflects City of Phoenix compliance with Federal and State changes to the accessible parking requirements. See attachment "A" for recommended language.

**Conclusion**

This text amendment will amend accessible parking standards to comply with and be consistent with the American's with Disabilities Act and the Arizonan's with Disabilities Act. The proposed text will reflect changes approved by the United States Department of Justice on September 15, 2010. The 2010 ADA Standards for Accessible Design (2010 Standards) are to go into effect March 15, 2012.

Staff recommends approval of the change to the Zoning Ordinance as proposed in Attachment A.

**Writer**

L. Tom  
1/10/12

**Attachment A**

**TA-2-12 - Accessible Parking standards and compliance with Federal and State guidelines.**

Proposed Language:

**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.1.a(2) and G.1.a(3) as follows:**

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- (2) *HOSPITAL Outpatient facilities*: Not less than ten (10) percent of the total parking spaces provided shall be accessible spaces.
- (3) ~~*Spinal cord injury*~~ *REHABILITATION FACILITY AND OUTPATIENT PHYSICAL THERAPY facilities*: Not less than twenty (20) percent of total parking spaces provided TO SERVE REHABILITATION FACILITIES SPECIALIZING IN TREATING CONDITIONS THAT AFFECT MOBILITY AND OUTPATIENT PHYSICAL THERAPY FACILITIES, shall be accessible spaces.

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.1.c as follows:**

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- c. Uses not listed in subparagraphs (1) a. or (2) b. above shall be provided in accordance with Table 1 which is based upon the total amount of unreserved parking spaces provided.

Table 1—Required Number of Accessible Parking Spaces	
Total Parking in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20 plus 1 for each 100, OR FRACTION THEREOF, over 1,000

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.2 as follows:**

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2. **Size of accessible parking spaces.** A single accessible parking space shall be not less than eleven (11) feet in width and shall have an adjacent access aisle not less than five (5) feet in width. The length of accessible parking space and aisle shall not be less than eighteen feet in length. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. Two accessible parking spaces may share a single five (5) foot wide access aisle.

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.3 as follows:**

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3. **Identification of accessible parking spaces.** All accessible parking spaces shall be prominently identified with an approved "Reserved Parking" sign and distinctive pavement markings in accordance with this Section. Each accessible parking space shall be outlined on all sides not adjacent to a curb and shall have the international wheel chair symbol displayed on the ground within each space. The access aisle shall be included within the outlined area and shall be marked with cross-hatching. The color scheme of the accessible parking space and access aisle shall distinctively contrast with that of the surrounding regular parking spaces.

Each accessible parking space shall be designated as reserved for the physically disabled by a standard regulatory sign printed in blue on a white background showing the international wheel chair symbol and the minimum verbiage of "Reserved Parking" and "Phoenix City Code." Accessible parking signs erected or replaced after October 1, 2001, shall be a minimum size of 12 inches wide by 24 inches high and shall have verbiage which states: "Reserved Parking For Vehicles Showing Disabled Insignia or License Plate Only" and "Phoenix City Code." Accessible parking signs shall be permanently mounted to an approved stationary post or wall located directly in front of each accessible parking space. The bottom of the sign shall be located not less than three FIVE (5) feet and not more than six (6) feet above the parking surface. Accessible parking signs shall be located and maintained to be clearly visible to any vehicle entering the parking space.

EXCEPTION: WHERE A TOTAL OF FOUR OR FEWER PARKING SPACES, INCLUDING ACCESSIBLE PARKING SPACES, ARE PROVIDED ON A SITE, IDENTIFICATION OF ACCESSIBLE PARKING SPACES SHALL NOT BE REQUIRED. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE MAINTAINED AND THE ACCESS AISLE SHALL STILL BE PROVIDED.

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.4 as follows:**

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4. **Location of accessible parking spaces.** Accessible parking spaces shall be located on the shortest possible accessible route of travel to the accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to each accessible entrance. Every parking access aisle shall lead directly to an accessible route of travel as set forth in the Phoenix Construction Code. Wherever practical, the accessible route of travel shall not cross lanes for vehicular traffic OR PASS BEHIND PARKED VEHICLES. Where crossing vehicle traffic lanes is necessary, the route of travel shall be delineated as a crosswalk.

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) paragraph G.6 as follows:**

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6. **Slope.** Accessible parking spaces and access aisles shall be located on a surface with a slope not exceeding one (1) vertical foot in-fifty FORTY-EIGHT (48) horizontal feet in all directions.

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**Amend Chapter 7, Section 702 (Off-Street Parking and Loading) by adding new paragraph G.8 as follows:**

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8. **PASSENGER LOADING ZONES.** WHEREVER A PASSENGER LOADING ZONE IS PROVIDED, AT LEAST ONE ACCESSIBLE VEHICLE PULL-UP SPACE SHALL BE PROVIDED FOR EVERY CONTINUOUS ONE-HUNDRED (100) LINEAR FEET OF LOADING ZONE. THE PASSENGER LOADING ZONE SPACE SHALL BE A MINIMUM OF NINETY-SIX (96) INCHES WIDE AND A MINIMUM TWENTY (20) FEET LONG. THE ACCESS AISLES SERVING THE LOADING ZONE SPACE SHALL EXTEND THE LENGTH OF THE SPACE AND SHALL BE A MINIMUM SIXTY (60) INCHES WIDE. THE ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.

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