



**Building Code and Zoning Ordinance requirements for the units, parking and routes**

This handout serves as a tool to determine when accessible units, parking stalls and pedestrian routes are required for residential projects. It incorporates the related requirements of accessibility from the city of Phoenix Zoning Ordinance and the Phoenix Building Construction Code (2012 IBC), including city of Phoenix amendments.

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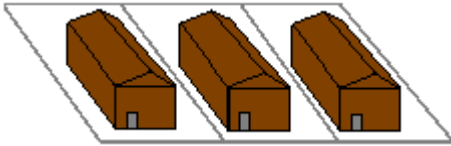
- Type 1: Single Family detached or duplex, one lot
- Type 2: Multiple single family detached or duplex, one lot
- Type 3: Triplex
- Type 4: Multiple triplexes, one lot
- Type 5: Four or more structurally separate single family homes that are side by side
- Type 6: Four or more attached units, one lot
- Type 7: Three or more units that are connected by stairs or a walkway or similar, which is structurally tied to the buildings
- Type 8: Various building types, one lot
- Type 9: Three or more attached units, multistory buildings with single floor units
- Type 10: Three or more attached units, multistory buildings with multistory units not provided with an elevator
- Type 11: Three or more dwelling units, multistory buildings with multistory dwelling units with elevator service to only one floor
- Type 12: Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains private garages.
- Type 13: Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains another use or there is elevator service to only the lowest story of dwelling units.
- Type 14: Three or more dwelling units on a site with multiple non-elevator buildings and there is site impracticality, as specified.
- Type 15: Three or more dwelling units where the lowest floor or the lowest structural building member is required to be at or above the design flood elevation resulting in too steep a condition for accessibility to be feasible, as specified.

**NOTE: Type A units are required only when there are more than 20 units on the site.  
Type A is applicable to buildings with three or more units.  
Type B is applicable to buildings with four or more units.**

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For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.

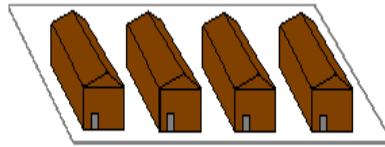
1.



**Single family detached, or duplex, one lot:**

- Bldg Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required. Pedestrian routes should be provided per the Zoning Ordinance.

2.



**Any number of single family detached or duplex, one lot:**

- Bldg Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

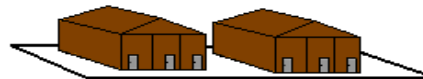
3.



**Triplex, one lot:**

- Bldg. Code: R2 & R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

4.



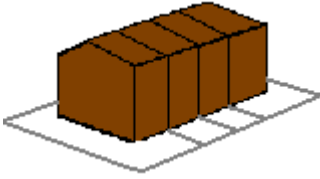
**Any number of triplexes, one lot: (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Type A required (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Accessible Parking: Required if there are Type A units - See Phoenix Zoning ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A units due to exceptions see Accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

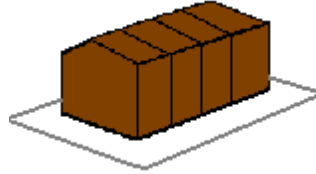
5.



**Structurally separate single family homes on one lot or separate lots, independent utilities and service (even if they are zero lot line, side by side):**

- Bldg. Code: R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.3)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: : When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702G1c (attached)
- No accessible route required to the units. Pedestrian routes should be provided per the Zoning Ordinance.

6.



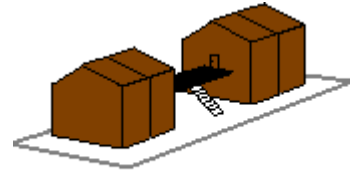
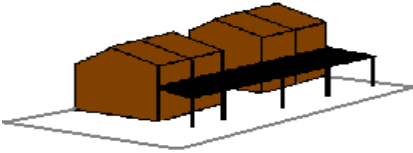
**Four or more attached units on one lot or on individual lots if allowed by a Building Code Modification. Includes Building Code R2 multifamily buildings and buildings with 4 or more Building Code R3 units separated by fire walls. (See type 9 -15 for exceptions)**

- Bldg Code: R2 & R3
- Accessible Units: Types A&B required. Type A is based on number of units in buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2.,1107.6.3)
- Accessible Parking: See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

7.



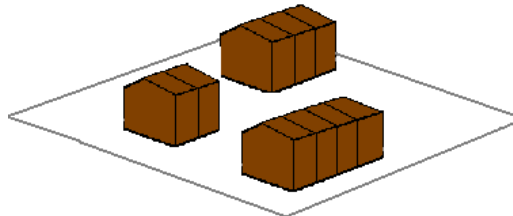
**Three or more units that are connected, such as by stairs or a walkway that is structurally tied to the main body of the building (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Types A & B required. Type A is based on number of units in buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2, 1107.6.3)
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- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

8.



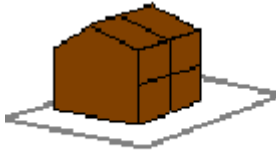
**Site with varying # of attached units, one lot: (See type 9-15 for exceptions)**

- Bldg. Code: R2 & R3
- Accessible Units: Types A & B required. Type A is based on number of units in all buildings with three or more units. Type B is applicable to only the buildings with four or more units. (IRC R320.1, IBC 1107.6.2, 1107.6.3)
- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.

- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

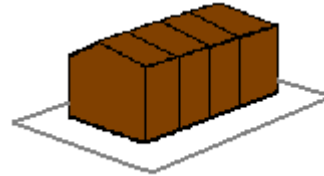
9.



**Three or more attached units, multistory building with single level units:**

- Bldg. Code: R2
- Accessible Units: Types A & B required. Applicable to ground floor units only in buildings without an elevator and all units in buildings with an elevator. Type A is based on number of units in all buildings with 3 or more units. Type B is applicable to only the buildings with 4 or more units. (IBC 1107.6.2, 1107.7.1)  
Note: For buildings with three or more dwelling units where there is no elevator service provided and the ground floor contains another use, see type 14. If one or more ground level dwelling units are added to the building, type A & B apply only to the ground floor per IBC 1107.7.1.1.
- Accessible Parking: Required – See Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

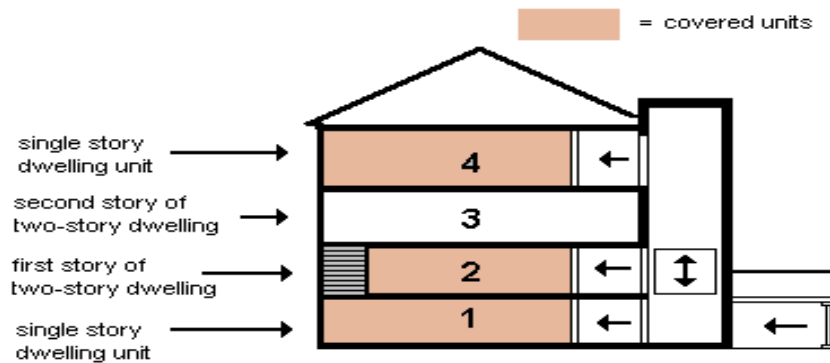
10.



**Three or more attached units, multistory building with multistory units not provided with an elevator:**

- Bldg Code: R2 & R3
- Accessible Units: Not required (IBC 1107.6.2, 1107.6.3, 1107.7.2 as amended by the city of Phoenix)
- Resident Accessible Parking: Not required.
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Accessible routes required connecting leasing offices, clubhouses to public transportation stops, accessible parking, and public streets or sidewalks. Accessible routes are recommended connecting active amenities such as pools to accessible visitor parking. Pedestrian routes should be provided per the Zoning Ordinance.

11.

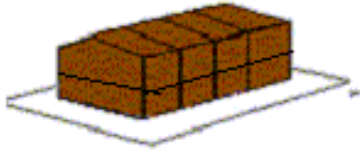


**Three or more dwelling units, multistory building with multistory dwelling units with elevator service to only one floor**

- Bldg Code: R2
- Accessible Units: Types A & B required. Type A is based on number of units in all buildings with three or more units. Type B is applicable to only the buildings with 4 or more units. An accessible route is required to all levels of a 2-story Type A unit. Type B requirements are applicable to the floor provided with elevator service and the primary entry to the unit and a toilet facility shall be provided on that floor. (IBC 1107.6.2, 1107.7.2)
- Accessible Parking – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking

Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

12.



**Three or more dwelling units where there is no elevator service provided in the building and the ground floor contains private garages only and the garage footprints are used for the footprints of the remaining unit floors. (Carriage Units)**

- Bldg. Code: R2 & R3
- Accessible Units: Not Required. (IBC 1107.6.2, 1107.6.3, 1107.7.2. as amended by the City of Phoenix)
- Resident Accessible Parking: Not required  
Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required to the units. Accessible routes required connecting leasing offices, clubhouses to public transportation stops, accessible parking, and public streets or sidewalks. Accessible routes are recommended connecting active amenities such as pools to accessible visitor parking. Pedestrian routes should be provided per the Zoning Ordinance.

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**Three or more dwelling units where there is no elevator service provided and the ground floor contains another use or where there is elevator service to only the lowest story of the dwelling unit.**

- Building Code R2
- Accessible units: Types A & B required. Types A and B only applies to the lowest level containing a dwelling unit and if that level has one or more single level units, two story units are exempt. Type A is based on number of units in all buildings with 3 or more units. Type B is applicable to only the buildings with 4 or more units. (IBC 1107.6.2, 1107.7.3) See note for type 9.
- Accessible Parking: Required if there are Type A or B units.– See Phoenix Zoning Ordinance Section 702.G1b&c attached
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parkingIf there are no Type A or B units see accessible parking requirements per type 1.
- Accessible routes required to accessible units, connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.

14.

**Step A**

Topographic analysis:  
 Area < 10% slope = 75%  
 Ground floor units to comply = 75%

**Step B**

Total Ground Floor Units = 26  
 $\times 75\%$   
 Covered Units = 20

**Step C**

After distribution of required units, total count of 20 covered ground floor units is raised to 22.

Two more units are added to lower ground floor of Building #1 and an accessible route is provided to meet the required 20. Two remaining units on that floor become covered units because all ground floor units served by an accessible route are covered units.

**Building #3**

- 1 ground floor
- 6 ground floor units
- all 6 ground floor units covered

**Building #2**

- 2 ground floors
- 10 ground floor units
- 6 ground floor units covered

**Building #1**

- 2 ground floors
- 10 ground floor units
- all 10 ground floor units covered

additional required covered units provided on lower ground floor

- 6 units
- 6 units
- 4 units

**Site Analysis Test:  
 Example One**

**The Number of Covered Units**

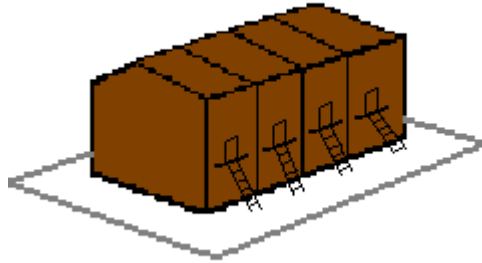
To meet the required number of covered units an additional accessible entrance on an accessible route must be provided to another ground floor, thus making all the units on that floor covered.

**Three or more dwelling units on a site with multiple non-elevator buildings and there is site impracticality.**

- Building cod R2 and R3
- Accessible Units: Type A and B required. Type B may be reduced based on site impracticality (1107.6.2, 1107.7.4)
- Accessible Parking: – See Phoenix Zoning Ordinance Section 702.G1b&c (attached)
  - a) Not less than 2% of all parking provided
  - b) Covered parking types
  - c) Assigned parking
  - d) Common area/amenity parking
  - e) Leasing office parking
- If there are no Type A or B units due to exceptions see accessible parking requirements per type 1.
- Accessible routes required to accessible units, leasing offices and clubhouses connecting to public transportation stops, accessible parking, public streets or sidewalks, accessible facilities (amenities) and elements such as dumpsters and mailboxes. Pedestrian routes should be provided per the Zoning Ordinance.



15.



**Three or more dwelling units where the lowest floor or the lowest structural building members of non-elevator buildings required to be at or above the design flood elevation resulting in:**

A difference in elevation between the minimum required floor elevation at the primary entrance and all vehicular and pedestrian arrival points within 50 feet (15 240 mm) exceeding 30 inches (762 mm), and

A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet (15 240mm)

- Bldg. Code: R2 & R3
- Accessible Units: Not required (IRC R320.1, IBC 1107.6.2, IBC 1107.7.5)
- Resident Accessible Parking: Not required
- Visitor Accessible Parking: When a designated visitor parking lot is provided, accessible parking shall be provided per Phoenix Zoning Ordinance Table section 702.G1c (attached)
- No accessible route required for this use only. Pedestrian routes should be provided per the Zoning Ordinance.

**Phoenix Zoning Ordinance Sections 702.G1b&c**

**G. Accessible Parking. \*18**

1. **Number of accessible parking spaces.** All off-street parking areas shall include reserved spaces for use by persons with disabilities according to the following requirements: \*18
  - b. Multiple-family housing containing accessible or adaptable dwelling units shall be provided in accordance with the **U.S. Department of Housing and Urban Development Fair Housing Accessibility Guidelines** and as follows: \*18
    - (1) Not less than two percent of all parking provided shall be accessible, including not less than two percent of any parking spaces assigned to individual apartment units and not less than two percent of all unassigned parking spaces. \*18
    - (2) Where different types of parking are provided, such as uncovered parking, shade-covered parking, detached garages, carports or garages attached to apartment units, or garage structures, not less than two percent but not less than one of each different type of parking space shall be accessible. \*18
    - (3) Where parking spaces are assigned to and designated for individual apartment units, the required accessible parking space shall be not less than 14'-2" in width and not less than 80" in unobstructed height. Assigned parking spaces are not required to be striped, signed or marked as accessible parking. Where parking spaces are not designated for individual apartment units, the required accessible parking shall comply with Section 702.G.1.c, for size, marking and signage. \*18
    - (4) Where parking is provided and designated for common area amenities, not less than one such space shall be accessible and shall comply with Section 702.G.1.c for size, marking and signage. \*18
    - (5) Where parking is provided and designated for leasing offices, not less than one such space shall be accessible and shall comply with Section 702.F.1.c. \*18
  - c. Uses not listed in Section 702.G.1.a or b shall be provided in accordance with Table 1 which is based upon the total amount of unreserved parking spaces provided. \*18 \*24

**Table 1  
 Required Number of Accessible Parking Spaces**

<b>Total Parking in Lot</b>	<b>Required Number of Accessible Spaces</b>
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

**City of Phoenix Related Documents:**

- Site Accessibility Guidelines
- Accessible Routes For Multi-Family Accessible or Adaptable Housing Units and Amenities

**Definitions:**

**Dwelling Unit Type A** is a dwelling unit that is designed and constructed for accessibility in accordance with the 2012 IBC and the 2009 ICC A117.1. In multifamily complexes containing more than 20 dwelling units, at least 2% but not less than one of the dwelling units shall be Type A units. See ICC 1107.7 for more specific information and exceptions. These dwelling units provide a higher level of accessibility than Dwelling Unit Type B. The 2% resident accessible parking shall be located closest to the units. In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, which are located within 1320 feet of the light rail station platform, at least 6%, but not less than one, of the units shall be a Type A unit.

**Dwelling Unit Type B** is a dwelling unit that is designed and constructed for accessibility in accordance with 2009 ICC A117.1. In multifamily complexes, all ground floor units in buildings without an elevator and all units in buildings with elevators shall be Type B units. This unit matches the requirements of Fair Housing Act for Accessible units.

**Accessible Amenity** is an amenity required to be accessed by an accessible route. It is an active area including an amenity such as a ramada, swimming pool, tot lot, game court, barbeque or formalized seating. The accessible route shall connect the amenity to the adjacent street or sidewalk. Passive areas not required to have an accessible route are small turfed or decomposed granite retention basins or open areas without formal amenities. See IBC 1109.15 for recreational and sports facilities.