



## City of Phoenix

PLANNING DEPARTMENT

### ZONING ORDINANCE TEXT AMENDMENT

**Application number Z-TA-6-08** to amend Chapter 2 Section 202 Definitions and Chapter 7 Section 702, of the Zoning Ordinance of the City of Phoenix regarding Off-Street Loading. This request was initiated by the Planning Commission on February 13, 2008.

**Applicant:** City of Phoenix Planning Commission.

**Staff recommendation:** Staff recommends approval of Z-TA-6-08 as shown in Attachment A.

#### **Background/Purpose**

The Planning Commission initiated this amendment on February 13, 2008 to revise Off-street loading requirements for commercial, office and multi-family developments. Staff reviewed standards for various municipalities throughout the United States and worked closely with the Development Services Department on the proposed changes and requirements. The proposed standards for development over 60 feet, is comparable to the current standards provided in the Downtown Core. Under the current standards multi-family development were not addressed within the off-street loading requirements. This provided for some varying interpretations on how to calculate the requirements. The proposed text requires spaces based on the unit count for multi-family developments and will provide a consistent application of this standard. Also addressed are off-street loading requirements for developments over 60 feet in height. Typically these developments are constrained by lot size or ground floor square footage while providing additional gross floor area vertically. Staff feels that a reduction for development above 60 feet is appropriate to facilitate mid and high-rise developments while still requiring loading space within the development.

#### **PROPOSED LANGUAGE**

See attachment A.

#### **TEXT AMENDMENT REVIEW PROCESS**

#### **Village Planning Committee:**

#### **Conclusion**

The proposed text will allow for a reduction of loading spaces for development over 60 in height from the existing standards. The text amendment also requires multifamily developments to provide loading areas that are currently not required. The language proposed addresses issues of off street loading, while reducing the impact on surrounding developments and proposed developments. Staff recommends approval of the change to the Zoning Ordinance as requested.

## Attachment A

### Section 202 Definitions

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~~Floor Area: For purposes of determining the required number of off street parking spaces for businesses not part of an office or retail center, floor area is the total area within a building and/or open land area used for service to the public as customers, patrons, clients or patients, including the area occupied by fixtures and equipment used for display or sale of merchandise. It shall not include floors or parts of floors used principally for non-public purposes such as storage, automobile parking, incidental repair, processing or packing of merchandise, show windows; or rest rooms or powder rooms; or offices incidental to the management or maintenance of stores or the building.~~

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FLOOR AREA, GROSS: THE SUM OF THE GROSS HORIZONTAL AREA OF EACH FLOOR OF A BUILDING OR STRUCTURE, MEASURED FROM THE EXTERIOR FACE OF AN EXTERIOR WALL OF A FREESTANDING STRUCTURE OR FROM THE CENTER OF COMMON WALLS OF ATTACHED BUILDINGS.

FLOOR AREA, NET: THE SUM OF THE GROSS HORIZONTAL AREA OF A EACH FLOOR OF A BUILDING OR STRUCTURE, MEASURED FROM THE INTERIOR FACE OF THE WALLS, NOT INCLUDING FLOORS OR PARTS OF FLOORS USED PRINCIPALLY FOR NON-PUBLIC PURPOSES SUCH AS STORAGE, AUTOMOBILE PARKING, INCIDENTAL REPAIR, SHOW WINDOWS, RESTROOMS OR POWDER ROOMS, OF OFFICES INCIDENTAL TO THE MANAGEMENT OR MAINTENANCE OF STORES OR THE BUILDING.

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OFF-STREET LOADING SPACES: AN ON SITE SPACE FOR THE STANDING, LOADING, AND UNLOADING OF VEHICLES.

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### Section 702.B Off-Street Loading Spaces

#### B. Off Street Loading Spaces

1. General Provisions, REQUIREMENTS FOR SPACE SIZE. ~~Whenever the expression "Off-Street Loading Space" is used, it shall mean an on-the-property space for the standing, loading, and unloading of vehicles to avoid undue interference with the public use of streets, alleys, and sidewalks. Such OFF-STREET LOADING spaceS shall be not less than ten (10) feet in width and thirty (30) feet in length, exclusive OFer access aisles and maneuvering space.~~
2. Off-Street Loading SPACES Required. THE FOLLOWING SHALL APPLY TO ALL DEVELOPMENTS, EXCEPT FOR SINGLE FAMILY DEVELOPMENTS AND VEHICULAR PARKING AREAS. ~~In the use of land for residential, commercial, industrial, or any other purpose, no residential, commercial, industrial, or any other building or structure shall be erected unless provision is made for the location on the lot. of off street loading space on the basis of the following minimum requirements. Every hotel, office building, restaurant, department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse except~~

~~self-service storage warehouses, or wholesale establishment and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:~~

- a. COMMERCIAL DEVELOPMENTS (EXCLUDING OFFICE) LESS THAN 60 FEET IN HEIGHT AND INDUSTRIAL DEVELOPMENTS, SHALL PROVIDE THE FOLLOWING OFF-STREET LOADING SPACES:

TABLE A:

Square Feet of Aggregate Gross Floor Area Devoted to Such Use:	Required Number of Berths SPACES
0 SQ. FT. UP TO AND INCLUDING 24,999 SQ. FT.	0
25,000 sq. ft. up to and including 40,000 sq. ft.	1
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5
320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	1 additional SPACE

- b. OFFICE DEVELOPMENT LESS THAN 60 FEET IN HEIGHT SHALL PROVIDE THE FOLLOWING OFF-STREET LOADING SPACES:

TABLE B:

SQUARE FEET OF AGGREGATE GROSS FLOOR AREA:	REQUIRED NUMBER OF SPACES
0 SQ FT. UP TO AND INCLUDING 24,999 SQ. FT	0
25,000 SQ. FT. UP TO AND INCLUDING 100,000 SQ.FT	1
100,001 SQ. FT. UP TO AND INCLUDING 200,000 SQ. FT.	2
FOR EACH ADDITIONAL 100,000 SQ. FT.	1 ADDITIONAL SPACE

- c. MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL PROVIDE THE FOLLOWING OFF-STREET LOADING SPACES:

TABLE C:

NUMBER OF RESIDENTIAL DWELLING UNITS:	NUMBER OF LOADING SPACES
0 TO 25	0
26 TO 150	1
FOR EACH ADDITIONAL 150 UNITS	1 ADDITIONAL SPACE

- d. COMMERCIAL OR OFFICE DEVELOPMENTS (EXCLUDING MULTI-FAMILY) OVER 60 FEET IN HEIGHT AND ALL HOTEL OR RESORT DEVELOPMENTS SHALL PROVIDE THE FOLLOWING OFF-STREET LOADING SPACES:

TABLE D:

SQUARE FEET OF AGGREGATE GROSS FLOOR AREA:	REQUIRED NUMBER OF SPACES
0 SQ. FT. UP TO AND INCLUDING 24,999 SQ. FT.	0
25,000 SQ. FT. UP TO AND INCLUDING 100,000 SQ. FT.	1
100,001 SQ. FT. UP TO AND INCLUDING 240,000 SQ. FT.	2
240,001 SQ. FT. UP TO AND INCLUDING 400,000 SQ. FT.	3
FOR EACH ADDITIONAL 120,000 SQ. FT.	1 ADDITIONAL SPACE

3. The off-street loading facilities required shall in all cases be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area to satisfy the off-street parking requirements of this ordinance.
- ~~4. The provisions of this section shall apply to the entire City of Phoenix, including the Central Business District.~~