

-The federal government provides a national standard for the minimum quantity and type of accessible parking required at public locations. These minimum quantities and types are calculated based on a stairstepping ratio relative to the overall required parking required at each site.

-As transportation alternatives (public transit, Uber/Lyft, electric scooters and bicycles) become more prevalent, sites (commercial, mixed-use, or other), may not require as much overall parking as they have in the past.

-The benefits of these transportation alternatives are not uniformly available to able and disabled populations. Therefore, overall parking reductions result in an inequitable reduction in accessible parking, even when ADA stairstepping standards are applied.

-Additionally, while we would love to see an end to the abuse of accessible parking, it is logical that the same transportation alternatives that may relieve overall parking burdens, actually lead to the opposite result.

-Fairfax County has an opportunity to go beyond the ADA-mandated minimum, and to address this burgeoning inequity. And while any increases in the quantity of accessible parking that may be reasonably anticipated by going beyond the federal minimums may be numerically small, they will have an outsize benefit to county residents who require them.



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Board Matter

Accessible Parking

With Supervisor Smith

September 26, 2023

Later this afternoon, the Board will hold a public hearing on an amendment to the Zoning Ordinance known as Parking Reimagined. A related issue regarding accessible parking has come to my attention that I believe that the Board should address separately. Requirements associated with the number of accessible spaces to be provided in a development are derived from the federal ADA requirements and are enforced through the Virginia Uniform Statewide Building Code. While, as part of Parking Reimagined, staff has proposed measures to ensure stability in the supply of accessible parking even with proposed lower general parking requirements, Fairfax County needs to continue to be an inclusive community that provides for the amount of accessible parking that meets the needs of our community.

Therefore, I move that the Board direct staff in Land Development Services to work with stakeholders, including the Fairfax County Disability Services Board and the development community to consider modifications to the requirements for accessible parking spaces and report back to the Board by July 1, 2024, with recommendations for our consideration.

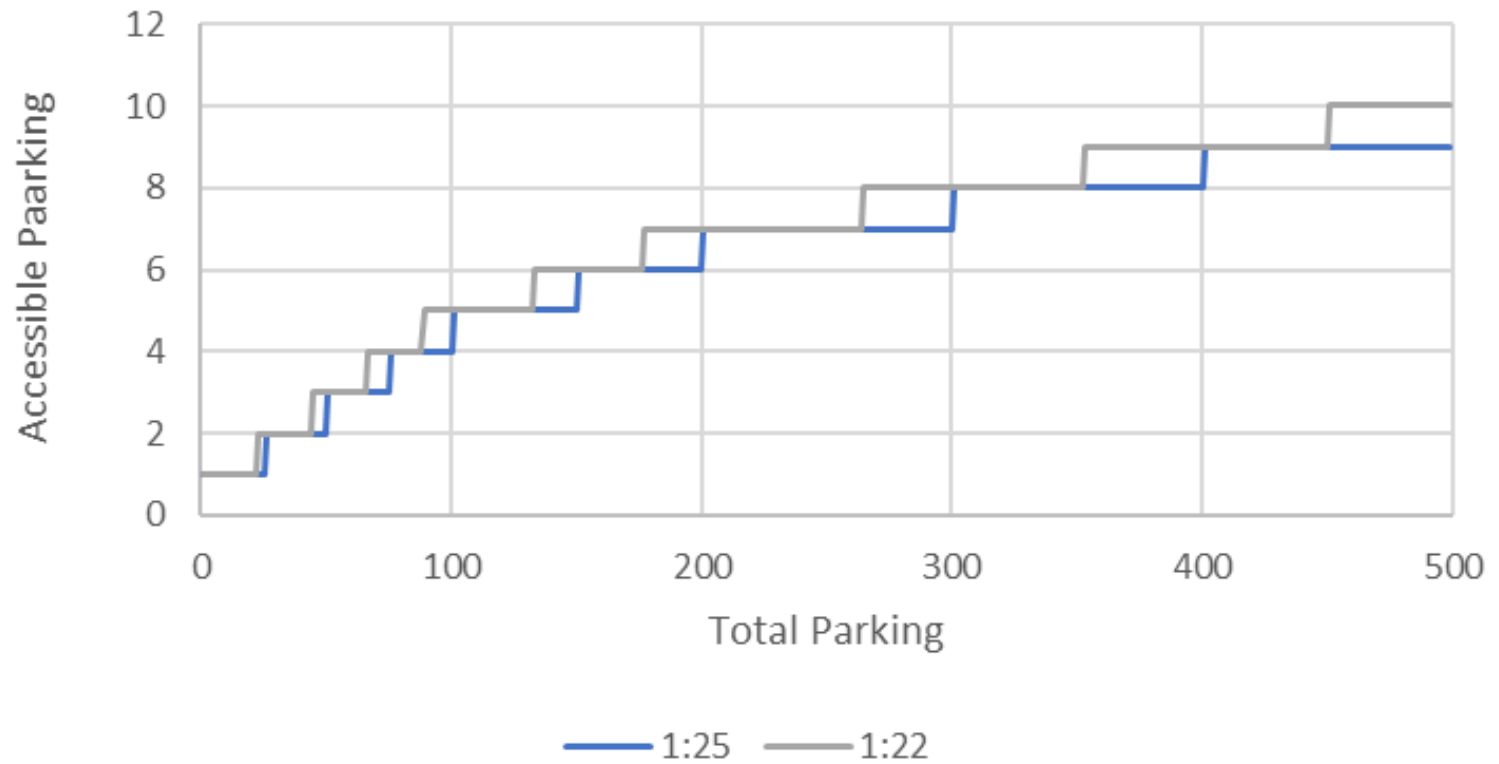
ADA Minimum Requirement

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
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 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Proposed Fairfax County Requirement

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 22	1
23 to 44	2
45 to 66	3
67 to 88	4
89 to 132	5
133 to 176	6
177 to 264	7
265 to 352	8
353 to 440	9
441 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Accessible Parking Spots



What Ratio/Table Values Make the Most Sense?

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 22	1
23 to 44	2
45 to 66	3
67 to 88	4
89 to 132	5
133 to 176	6
177 to 264	7
265 to 352	8
353 to 440	9
441 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 20	1
21 to 40	2
41 to 60	3
61 to 80	4
81 to 120	5
121 to 160	6
161 to 240	7
241 to 320	8
321 to 400	9
401 to 1000	1+2 percent of total
1001 and over	21, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

