



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

**BILL NO. 080575**

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**Introduced June 12, 2008**

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**Councilmember Kelly**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new definition for "Mechanical Access Parking Garage" and adding it as a permitted use in certain residential, commercial and industrial districts, under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

### **TITLE 14. ZONING AND PLANNING.**

\* \* \*

#### **§14-102. Definitions.**

\* \* \*

(55) Garage. A building or other structure or part thereof used primarily for the housing, parking, or storage of motor vehicles, including the following types:

\* \* \*

*(d) Mechanical Access Parking Garage. A private or public garage, whether open or enclosed at grade, above grade or below grade that employs parking machines, lifts, elevators or other mechanical devices for vehicles moving from and to the street level, including the following:*

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(.1) *Automated Valet.* Mechanical parking lifts where the car is driven on to a pallet and the pallet moves the car to a parking slot where the driver is not in the car and cannot access the space. This garage classification is exempt from any aisle, driveway width and parking space size requirements, but will still meet the required reservoir spaces.

(.2) *Self Park.* Mechanical parking lifts where the parking space is accessed and operated directly by the driver and no cars are removed from another space for access. This garage classification is exempt from parking space size requirements, but will still meet any aisle and driveway width requirements.

(.3) *Tandem Parking.* A parking space that is used by two or more cars, where a car must be removed for ingress and egress of another car. This garage classification is exempt from parking space size requirements, but will still meet any aisle and driveway width requirements. In calculating the number of parking spaces, each lift shall only count as one space, regardless of the number of cars that the lift can hold.

\* \* \*

## **§14-1402. Parking in Residential Districts.**

\* \* \*

(3) Type of Parking Required. Such parking spaces may be in:

(a) An accessory private dwelling garage structure, *including a Mechanical Access Parking Garage*, which shall be considered as part of the occupied area of the lot, and/or

\* \* \*

(9) Driveways, Aisles, Walkways, Screening, Landscaping and Lighting.

(a) Parking facilities accessory to multi-family buildings and permitted non-residential uses shall comply with the following requirements:

(.1) *Driveways and Aisles.* An additional area of the parking lot or parking garage equal to not less than twenty-five percent (25%) of the total area of the lot or garage shall be provided for access driveways and aisles, except that this requirement shall not apply in connection with a mechanical-access parking garage, as defined [in Section 406.3.2 of The Philadelphia Building Code].

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## §14-1403. Parking in Commercial Districts.

\* \* \*

(2) Types of Parking: Parking spaces provided in Commercial Districts may be in:

(a) A garage, *including a Mechanical Access Parking Garage*, which shall be considered as part of the occupied area of the lot, and/or

\* \* \*

(6) Driveways, Aisles, Walkways, Screening, Landscaping and Lighting.

(a) Parking facilities accessory to multi-family buildings and permitted non-residential uses shall comply with the following requirements:

(.1) Driveways and Aisles. An additional area of the parking lot or parking garage equal to not less than twenty-five percent (25%) of the total area of the lot or garage shall be provided for access driveways and aisles, except that this requirement shall not apply in connection with a mechanical-access parking garage, as defined [in Section 406.3.2 of The Philadelphia Building Code].

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## §14-1404. Parking in Industrial Districts.

\* \* \*

(3) Type of Parking Required: Such parking spaces may be in:

(a) A garage structure, *including a Mechanical Access Parking Garage*, which shall be considered as part of the occupied area of the lot, and/or

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.