

City of Philadelphia



(Bill No. 140487)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by changing the street frontage requirements for lots with multi-street frontage in certain residential zoning districts, all 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

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CHAPTER 14-700. DEVELOPMENT STANDARDS

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§ 14-701. Dimensional Standards.

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(2) Residential District Dimensional Tables.

(a) General Street Frontage Requirements for All Residential Districts.

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(b) Multi-Street Frontage and Yard Requirements.

In the RSA-5 and RM-1 districts, for a lot fronting on more than one street, each street frontage shall be considered a front, and the front yard requirements of the zoning district shall apply to those street frontages, and side and rear yard requirements shall apply as follows:

(.1) When the property is bounded by two streets:

(.a) which constitute a corner, the property owner/applicant shall elect to consider one of the remaining lot lines a side and the remaining lot line a rear.

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The required side yard and rear yard requirements of the zoning district apply thereto.

(.b) which are opposite each other, then the remaining two property lines shall be considered sides and the side yard requirements of the zoning district shall apply to the remaining lot lines. The rear yard requirements of the zoning district shall not apply.

(.2) When the property is bounded by three streets, the remaining lot line shall be considered a rear, to which the rear yard requirements of the zoning district shall apply to that lot line. The side yard requirements of the zoning district shall not apply.

(.3) When a property is bounded by four or more streets, or is completely surrounded by streets, only the front yard requirements of the Zoning District shall apply. Requirements for lot coverage and open space remain the same.

(c) Notes for Table 14-701-1.

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Explanation:

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 23, 2014. The Bill was Signed by the Mayor on November 12, 2014.

A handwritten signature in cursive script, reading "Michael A. Decker".

Michael A. Decker
Chief Clerk of the City Council