



City of Philadelphia

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

BILL NO. 250525

Introduced May 15, 2025

Councilmember Gauthier for Council President Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning, for the creation of a new zoning district entitled “RTA-2, Residential Two-Family Attached”, 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

* * *

CHAPTER 14-400. Base Zoning Districts

* * *

§ 14-401. Residential Districts

* * *

Table 14-401-1: Residential Districts

Map Symbol	District Name	Previously Known As
	* * *	
RTA-1	Residential Two-Family – Attached 1	R5A

City of Philadelphia

BILL NO. 250525 continued

<i>RTA-2</i>	<i>Residential Two-Family – Attached 2</i>	<i>NA (new district)</i>
--------------	--	--------------------------

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-602. Use Tables

* * *

Table 14-602-1: Uses Allowed in Residential Districts.

Previous District Name	* * *	RSA	<i>New</i>	* * *
District Name	* * *	RTA-1	<i>RTA-2</i>	* * *
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.				
Residential Use Category				
Household Living (as noted below)				
Single-Family	* * *	Y	<i>Y</i>	* * *
Two-Family	* * *	Y	<i>Y</i>	* * *
Multi-Family	* * *	N	<i>N</i>	* * *
Group Living (except as noted below)	* * *	S	<i>S</i>	* * *
Personal Care Home	* * *	S	<i>S</i>	* * *
Single-Room Residence	* * *	N	<i>S</i>	* * *
Parks and Open Space Use Category				
Passive Recreation	* * *	Y	<i>Y</i>	* * *

City of Philadelphia

BILL NO. 250525 continued

Active Recreation	* * *	S	S	* * *
Public, Civic, and Institutional Use Category				
Adult Care	* * *	Y	Y	* * *
Child Care (as noted below)				
Family Child Care	* * *	Y	Y	* * *
Group Child Care	* * *	S[2]	S[2]	* * *
Child Care Center	* * *	N	N	* * *
Community Center	* * *	N	Y	* * *
Educational Facilities	* * *	S[2]	S[2]	* * *
Fraternal Organization	* * *	S[2]	S[2]	* * *
Hospital	* * *	S[2]	S[2]	* * *
Libraries and Cultural Exhibits	* * *	S[2]	S[2]	* * *
Religious Assembly	* * *	Y[2]	Y[2]	* * *
Safety Services	* * *	Y[2]	Y[2]	* * *
Transit Station	* * *	Y[2]	Y[2]	* * *
Utilities and Services, Basic	* * *	S[2]	S[2]	* * *
Wireless Service Facility	* * *	S	S	* * *
Office Use Category				
Business and Professional	* * *	N	N	* * *
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	* * *	N	N	* * *
Group Practitioner	* * *	N	N	* * *
Retail Sales Use Category				
Consumer Goods (except as noted below)	* * *	N	N	* * *
Drug Paraphernalia Stores	* * *	N	N	* * *
Gun Shop	* * *	N	N	* * *
Food, Beverages, and Groceries	* * *	N	N	* * *
Sundries, Pharmaceuticals,	* * *	N	N	* * *

City of Philadelphia

BILL NO. 250525 continued

Convenience Sales				
Wearing Apparel and Accessories	* * *	N	N	* * *
Commercial Services Use Category				
Business Support	* * *	N	N	* * *
Eating and Drinking Establishment	* * *	N	N	* * *
Personal Services	* * *	N	N	* * *
Visitor Accommodations	* * *	N	N	* * *
Commissaries and Catering Services	* * *	N	N	* * *
Urban Agriculture Use Category				
Community Garden	* * *	Y	Y	* * *
Market or Community-Supported Farm	* * *	Y	Y	* * *

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

* * *

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

* * *

[5] In the [RSA-5 and] *RSA-5*, *RSA-6*, and *RTA-2* districts, front facades shall comply with the following:

* * *

[11] *In the RTA-2 district, the maximum number of stories is three.*

Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

City of Philadelphia

BILL NO. 250525 continued

Previous District Name	* * *	R5A	<i>New</i>
District Name	* * *	RTA-1	<i>RTA-2</i>
See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.			
		Denotes building type not permitted or zoning requirements not applicable.	
Lot Dimensions			
Min. Lot Width (ft.)	* * *	25	16
Min. Street Frontage as taken from the front lot line (ft.)	* * *		
Min. District Area (acres)	* * *		
Min. Lot Area (sq. ft.)	* * *	2,250	1,080
Max. Occupied Area (% of lot)	* * *	50	Intermediate 75; Corner 80
Front Yard Depth			
Minimum (ft)	* * *	8	[4][5]
Minimum Side Yard Width [6], Permitted Residential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	2/5 each
Detached, Corner Lot (ft.)	* * *	8	5
Semi-Detached (ft.)	* * *	8	5
Attached (ft.)	* * *		
Minimum Side Yard Width [6], Permitted Nonresidential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	2/8 each
Detached, Corner Lot (ft.)	* * *	8	8
Rear Yard			
Min. Depth (ft.)	* * *	Single- Family 15; Other 20	7
Height			
Maximum (ft.)	* * *	38	35 [11]

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-802. Motor Vehicle Parking Ratios.

* * *

(1) Required Parking in Residential Districts.

City of Philadelphia

BILL NO. 250525 continued

Table 14-802-1 lists the parking requirements for Residential districts.

Table 14-802-1: Required Parking in Residential Districts

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats)		
	RSD-1/2/3 RSA-1/2/3 RTA-1 RMX-1	RSA-4/5/6 RTA-2 RM-1	RM-2/3/4 RMX-2/3
*	*	*	

* * *

CHAPTER 14-900. SIGNS

* * *

§ 14-904. Accessory Sign Controls.

* * *

Table 14-904-1: Accessory Sign Controls for Specific Zoning Districts

		RSD-1/2/3, RSA-1/2/3, RTA-1, RTA-2, RMX-1/2	
		Permitted Sign Types:	
		Wall	Freestanding
Standards	Maximum Number	N/A	N/A
	Maximum Area (sq. ft. for each lot frontage)	Home Occupations (except as provided in § 14-604(10)(b)(.1)): 1 Non-Residential Uses: 15	Home Occupations: Prohibited Non-Residential Uses: 15
	Maximum Height	The lower of the roof line or second floor window sill	7 ft.
	Additional Requirements	N/A	Prohibited in required setbacks
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination (all)	No	No
	Mechanical Motion	No	No

* * *

City of Philadelphia

BILL NO. 250525 continued

SECTION 2. This Ordinance shall take effect immediately

Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.