

# City of Philadelphia



(Bill No. 010540)

## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-100 entitled "General Provisions," by amending Section 14-102 entitled "Definitions," and by amending Chapter 14-300 entitled "Commercial Districts," by amending Section 14-303 entitled "C-2" Commercial District, under certain terms and conditions.

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

SECTION 1. Chapter 14-100 entitled "General Provisions," and Chapter 14-300 entitled "Commercial Districts" are hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

CHAPTER 14-100. GENERAL PROVISIONS.

\* \* \*

§14-102. Definitions.

\* \* \*

*(33A) Farmer's Market. An area, which may or may not be in a completely enclosed building, where on designated days and times, growers and producers of horticultural and agricultural products may sell those products directly to the public.*

\* \* \*

CHAPTER 14-300. COMMERCIAL DISTRICTS.

\* \* \*

§14-303. "C-2" Commercial District.

\* \* \*

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(2) Use Regulations - Without Certificate. Subject to the provisions of (1) above, where applicable, the specific uses permitted in this district shall be the erection, construction, alteration or use of buildings and/or land for:

\* \* \*

(f) *Farmers Market;*

[(f)] (g) Funeral parlors, including the sale of mortician goods;

[(g)] (h) Hand Laundry, laundry pick-up agency and/or dry cleaning pick-up agency and each use, singly or in any combination, not to exceed 1,500 square feet in gross floor area;

[(h)] (i) Instruction in music, arts, or sciences;

[(i)] (j) Laboratories (analytical, chemical and research) and assay offices, not to exceed 1,500 square feet in gross floor area;

[(j)] (k) Personal service or treatment of patients;

[(k)] (l) Post offices;

[(l)] (m) Printing, publishing, and related trades and arts, not to exceed 1,500 square feet in gross floor area;

[(m)] (n) Private open air parking lot, incidental and contiguous to any uses permitted in this district (subject to the provisions of Chapter 14-1400);

[(n)] (o) Repair of household appliances and fixtures, jewelry, musical instruments, photographic equipment, radio and television equipment, shoes, dental or prosthetic laboratories, or optical lens grinding, not to exceed 1,500 square feet in gross floor area;

[(o)] (p) Restaurant (see (3)(p) below), café, sofa or ice cream fountain, or catering, including outdoor dining areas; provided, that the preparation and sale at retail of food to be consumed off premises shall be permitted as an accessory use subject to (2)(r) below;

[(p)] (q) Treatment and sale of pet birds and pet animals, and animal hospitals, not to include dog kennels or public stables;

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[(q)] (*r*) Water booster or sewer sub-stations; telephone exchange buildings; railroad passenger stations; electric transforming or gas regulating substations; provided, that any facilities used in connection with an electric transforming or gas regulating substation located in the open air shall:

- (.1) not be within 50 feet from any Residential District;
- (.2) have a green belt at least 4 feet high containing evergreens, shrubbery and/or trees to be planted and maintained in an area at least 10 feet in depth around the entire inside perimeter of the lot, except at points of ingress or egress;
- (.3) shall not be used for the storage of equipment or vehicles;

[(r)] (*s*) Accessory uses, customarily incidental to any of the above permitted uses; provided, that the accessory use does not occupy more than 25% of the gross floor area, and does not include open air storage of materials, equipment or merchandise, except as provided in sub-paragraph (n) above.

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SECTION 2. This Ordinance shall take effect immediately.

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**Explanation:**

[Brackets] indicate matter deleted.  
*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 December 6, 2001. The Bill was Signed by the Mayor on December 19, 2001.



Marie B. Hauser  
Chief Clerk of the City Council