

City of Philadelphia



(Bill No. 030483)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code relating to "Zoning and Planning" by amending Chapter 14-200 entitled "Residential Districts" by repealing Section 14-202 entitled "R-1 Residential District" through Section 14-223 entitled "RC-3 Residential District", and by replacing said provisions of "R-1 Residential" through "RC-3 Residential" in the form of charts and supplementary material, by amending Section 14-224 entitled "RC-4 Residential District", by amending Section 14-226 entitled "RC-6 Residential District", by making certain technical amendments to provisions of Chapter 14-200 entitled "Residential Districts", by amending Chapter 14-100 entitled "General Provisions" by adding definitions, amending certain definitions and renumbering definitions, and by amending Chapter 14-1400 entitled Parking and Loading Facilities by making certain technical amendments to Section 14-1401, 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 14-100. GENERAL PROVISIONS.

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§14-102. Definitions.

In Chapters 14-100 through 14-1800, inclusive, the following general definitions shall apply:

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(1) General Terminology. "Structure" includes "building"; "occupied" includes "designed or intended to be occupied"; "used" includes "arranged, designed, or intended to be used"; the word "shall" is always mandatory; the word "may" is permissive and not mandatory; words used in the singular may include the plural; words used in the plural may include the singular; words used in the present tense include the future tense; words used in the future tense include the present tense; words, phrases and terms not defined herein, but defined in Title 4 (Building Code), shall be construed as defined in Title 4; the text of this Title shall control *charts*, captions, headings and maps in this Title;

* * *

(4) *Additional Gross Floor Area.* See "Gross Floor Area," §14-102(52)(a);

[(4)] (5) Adult Video Store.

* * *

(6) *Aisle.* See "Parking Lots," §14-102(81)(a);

[(5)] (7) Alley.

* * *

[(6)] (8) Amusement Arcade.

* * *

[(6A)] (9) Antenna.

* * *

[(7)] (10) Arcade.

* * *

[(8)] (11) Architectural Recesses.

* * *

[(9)] (12) Area of a Building. See "Occupied Area," §14-102[(60)] (76);

[(10)] (13) Automobile Sales Lot.

* * *

[(11)] (14) Basement.

* * *

(15) *Basic Gross Floor Area.* See "Gross Floor Area," §14-102(52)(b);

[(12)] (16) Block.

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*	*	*
[(13)] (17) Block Frontage.		
*	*	*
[(14)] (18) Building.		
*	*	*
[(15)] (19) Buildings — Classes:		
*	*	*
[(16)] (20) Building Set-Back Line.		
*	*	*
[(17)] (21) Bus Terminal.		
*	*	*
[(18)] (22) Cabaret.		
*	*	*
[(19)] (23) Cellar.		
*	*	*
[(19A)] (24) Cell.		
*	*	*
[(19B)] (25) Cellular Service.		
*	*	*
[(19C)] (26) Cell Site.		
*	*	*
(27) Charts. Use and Zoning Regulations Charts set forth in §14-205;		
[(20)] (28) Completely Enclosed Building.		
*	*	*
[(21)] (29) Connector Space.		
*	*	*
[(22)] (30) Court.		
*	*	*

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[(23)] (31) Curb Level.

* * *

[(23A)] (32) Dance Hall.

* * *

[(24)] (33) Deck/Patio.

* * *

(34) Dog Kennel. See "Stables," §14-102(116)(b);

[(25)] (35) Drive Through Window.

* * *

[(26)] (36) Driveway.

* * *

(37) Driveway – Parking Lot. See "Parking Lots," §14-102(81)(b);

[(27)] (38) Dwelling.

* * *

[(28)] (39) Dwellings — Classes:

* * *

(d) "Detached Dwelling," "Semi-detached Dwelling," and "Attached Dwelling," see "Buildings," §14-102[(15)] (19);

[(29)] (40) Enclosed Building. See "Completely Enclosed Building", §14-102[(20)] (28);

[(30)] (41) Enclosed Public Space.

* * *

[(31)] (42) Entry Arcade.

* * *

[(32)] (43) Exceptional Public Benefit.

* * *

[(33)] (44) Family.

* * *

[(33A)] (45) Farmer's Market.

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* * *

[(34)] (46) Fence.

* * *

(47) Floor. A story of a building;

[(35)] (48) Floor Area Ratio.

* * *

[(36)] (49) Front Yard. See "Yard," §14-102[(101)(a)] (134)(a);

[(37)] (50) Garage.

* * *

(b) Private Garage. A building, structure or part thereof in which more than 3 motor vehicles may be parked, stored, housed or kept and which are not used for transient public parking [where fees are publicly posted and based on an hourly or daily rate], but which are for the private use of the owners, tenants, customers or visitors of a premises, excluding Private Dwelling Garages;

(c) Public Garage. A building, structure or part thereof in which more than 3 motor vehicles may be parked, stored, housed or kept for transient public parking [where fees are publicly posted and based on an hourly or daily rate];

[(38)] (51) Garden.

* * *

[(39)] (52) Gross Floor Area.

* * *

[(40)] (53) Ground Floor.

* * *

[(41)] (54) Group Dwellings.

* * *

[(42)] (55) Height of a Structure.

* * *

[(43)] (56) Height Limit.

* * *

[(44)] (57) Hospital/Medical Center.

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* * *

[(45)] (58) Hotel/Motel.

* * *

(59) *Incentive Gross Floor Area. See "Gross Floor Area," §14-102(52)(c);*

[(46)] (60) Kiosk.

* * *

[(47)] (61) Legally Required Windows.

* * *

[(48)] (62) Loading Space.

* * *

[(49)] (63) Lot.

* * *

[(50)] (64) Lot Area.

* * *

[(51)] (65) Lot, Corner.

* * *

[(52)] (66) Lot, Intermediate.

* * *

[(53)] (67) Lot Line.

* * *

[(54)] (68) Lot Width.

* * *

[(55)] (69) Medical Center. See "Hospital/Medical Center," §14-102[(44)] (57);

[(56)] (70) Mobile Home or Modular Home.

* * *

[(57)] (71) Motel. See "Hotel/Motel," §14-102[(45)] (58);

[(58)] (72) Motor Trailer.

* * *

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(73) Net Leasable Area. See "Gross Floor Area," §14-102(52)(d);

[(58A)] (74) Night Club.

* * *

[(59)] (75) Observation Room/Deck.

* * *

[(60)] (76) Occupied Area.

* * *

[(61)] (77) Open Area.

* * *

[(62)] (78) Open Space.

* * *

[(63)] (79) Openings and Entranceways.

* * *

[(64)] (80) Open Storage.

* * *

[(65)] (81) Parking Lots.

* * *

[(66)] (82) Party Wall.

* * *

[(67)] (83) Patio. See "Deck/Patio," §14-102[(24)] (33);

[(67A)] (84) Penal and Correctional Institution (private).

* * *

[(67B)] (85) Penal and Correctional Institution (public).

* * *

[(68)] (86) Performance Space.

* * *

[(68A)] (87) Personal Communications Systems or PCS.

* * *

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[(69)] (88) Plaza.

* * *

[(70)] (89) Pool Rooms.

* * *

[(71)] (90) Premises.

* * *

[(72)] (91) Principal Building.

* * *

[(73)] (92) Principal Use.

* * *

(93) *Private Dwelling Garage.* See "Garages," §14-102(50)(a);

(94) *Private Garage.* See "Garages," §14-102(50)(b);

(95) *Private Parking Lot.* See "Parking Lots," §14-102(81)(c);

(96) *Private Stables.* See "Stables," §14-102(116)(a);

(97) *Public Garage.* See "Garages," §14-102(50)(c);

(98) *Public Parking Lot.* See "Parking Lots," §14-102(81)(d);

[(74)] (99) Public Meeting Space.

* * *

[(75)] (100) Public Room.

* * *

[(76)] (101) Public Space.

* * *

(102) *Public Stables.* See "Stables," §14-102(116)(b);

[(77)] (103) Public Transit Concourse.

* * *

[(78)] (104) Rear Yard. See "Yard," §14-102[(101)] (134)(c);

[(79)] (105) Rear Yard Area.

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[(79A)] (106) Restaurant.

* * *

[(79B)] (107) Restaurant (Take-out).

* * *

[(80)] (108) Seating Space.

* * *

[(81)] (109) Sell-Through Window.

* * *

[(82)] (110) Separate Buildings.

* * *

[(83)] (111) Set-Back.

* * *

[(84)] (112) Set-Back Line.

* * *

[(85)] (113) Side Yard. See "Yard," §14-102[(101)] (134)(b);

[(86)] (114) Sign.

* * *

(h) Non-Accessory Sign. See "Outdoor Advertising Sign," §14-102[(86)] (114)(k);

* * *

(j) On-Premise Sign. See "Accessory Sign," §14-102[(86)] (114)(b);

* * *

[(87)] (115) Sign Area.

* * *

[(88)] (116) Stables.

* * *

[(89)] (117) Standard Industrial Classification Manual.

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(118) Story. A complete horizontal dimension of a building, comprising the area between two adjacent levels or between an adjacent level and the roof;

[(90)] *(119) Street.*

* * *

[(91)] *(120) Street Line.*

* * *

[(92)] *(121) Structural Elements.*

* * *

[(93)] *(122) Structure*

* * *

[(94)] *(123) Studio.*

* * *

[(95)] *(124) Telephone Exchange Building.*

* * *

[(96)] *(125) Temporary Public Parking Lot.*

* * *

[(97)] *(126) Through-Block Pedestrian Walkway.*

* * *

[(98)] *(127) Trailer Camp.*

* * *

(128) Unused Gross Floor Area. See "Gross Floor Area," §14-102(52)(e);

[(99)] *(129) Vendor Stand.*

* * *

[(100)] *(130) Wholesale Business.*

* * *

[(100A)] *(131) Wireless Service Facilities.*

* * *

[(100B)] *(132) Wireless Services.*

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* * *

[(100C)] (133) Wireless Service Towers.

* * *

[(101)] (134) Yard.

* * *

(b) Side Yard. A yard between any building or structure (not including fences) and the side line of the lot, or the nearest side line of a street, driveway or alley, extending from the front yard to the rear yard, and not less in width for its entire depth than the required side yard minimum width in each district, subject to §14-1402(5). *In the case of buildings located on a corner lot, the side yard located on the intersecting street shall be considered a set back and shall conform to the required set-back;*

* * *

§14-104. Non-Conforming Structures and Uses.

* * *

[(13) Discontinuance of Certain Non-conforming Uses After Five Years.

(a) In all residential districts included in Chapter 14-200 of this Title, the following non-conforming uses of land, as specified hereinafter, shall be discontinued and shall not be resumed or maintained at the expiration of 5 years from the effective date of this ordinance, or 5 years from the effective date of any amendment to this Title which causes said use to become non-conforming:

(.1) Those uses conducted or maintained in the open air which are permitted in any industrial district included in Chapter 14-500 of this Title, excepting therefrom the following uses permitted in commercial districts subject to qualifications: Outdoor amusement parks, athletic and sports fields, outdoor swimming pools, day camps, open air theaters and motion pictures, automobile service stations, private parking lots, trolley and cab stations, bus terminals, car and bus barns, heliports, and radio or television transmission towers;

(.2) For the purposes of this provision, uses conducted or maintained in the open air shall mean those uses conducted or maintained on land without buildings, or on land containing buildings which cover less than 25% of the area of said land;

(b) Every non-conforming use which is required to be discontinued under the provisions of (13)(a) above shall be registered with the Department of Licenses and Inspections within 6 months from the effective date of this ordinance, or within 6 months from the effective date of any amendment to this Title which causes said use to become non-conforming;

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(.1) If a non-conforming use is registered after said 6 months' period, there shall be deducted from its period of permitted maintenance (as defined in sub-paragraph (a) above), a period of one day for every 2 days between the end of said 6 months' registration period and the time of actual registration;

(.2) If there has been no registration of the non-conforming use, such use shall be considered as registered on the day that the owner thereof is served with an official notice by the Department of Licenses and Inspections of his failure to register, and the provisions of sub-paragraph (.1) above shall apply;

(.3) Except as provided in sub-paragraphs (.1) and (.2) above, lateness or failure to register said non-conforming uses shall not be considered a violation of this Title, nor subject to the penalties set forth in §14-113.

(c) Failure to discontinue a non-conforming use under the terms of this paragraph shall be a violation of this Title and subject to the penalties set forth in §14-113.]

* * *

SECTION 2. Sections 14-202 through 14-223 of The Philadelphia Code are hereby repealed and Chapter 14-200 of The Philadelphia Code is further amended to read as follows:

CHAPTER 14-200. RESIDENTIAL DISTRICTS.

§14-201. Classes.

(1) Residential districts shall be designated as: "R-1" Residential, "R-1A" Residential, "R-2" Residential, "R-3" Residential, "R-4" Residential, "R-5" Residential, "R-5A" Residential, "R-6" Residential, "R-7" Residential, "R-8" Residential, "R-9" Residential, "R-9A" Residential, "R-10" Residential, "R-10A" Residential, "R-10B" Residential, "R-11" Residential, "R-11A" Residential, "R-12" Residential, "R-13" Residential, "R-14" Residential, "R-15" Residential, "R-16" Residential, ["R-17" Residential,] "R-18" Residential, "R-19" Residential, "R-20" Residential, "RC-1" Residential, "RC-2" Residential, "RC-3" Residential, "RC-4" Residential and "RC-6" Residential.

§14-202. Use and Zoning Regulation Charts. *Permitted uses in a zoning district shall include the erection, construction, alteration or use of buildings and/or land for the uses set forth in this Chapter for that district. Permitted uses in residential districts are set forth in a chart at §14-205, supplemented by footnotes and abbreviations at §14-204; by additional use provisions at §14-203; and by certain rules and exceptions at §14-231. For provisions governing use of all residentially zoned properties, see those four sections. For properties zoned "R-10B", "R-11", "R-11A", "R-12", "R-13", "R-14", "R-15", "R-16", "R-18", "R-19", "R-20", "RC-1", "RC-2", "RC-3", "RC-4" and "RC-6" Residential, in addition to the four above-referenced sections, refer to §§14-206 through §14-215. Nothing in this section shall preclude the application of other applicable sections of this Title to properties in residential districts.*

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§14-203. Residential Related Uses, Non-Residential Uses and Other Permitted Uses.

(1) *Residential Related Uses. Where the Chart at §14-205 provides for Residential Related Uses, the following uses shall be permitted:*

(a) *Agriculture or horticulture, except the commercial keeping or handling of farm stock or poultry; and except commercial greenhouses or establishments for sale of farm or horticultural products;*

(b) *Office of doctors of medicine, osteopathy, dentistry, chiropractic, optometry or podiatry; minister; lawyer; licensed psychologist; or architect; provided that such office:*

(.1) *Shall be situated in the dwelling of such practitioner;*

(.2) *Shall be incidental to the main purpose of the residence;*

(.3) *Shall have no more than one assistant regularly employed therein;*

(.4) *Shall not be used by any colleagues or associates;*

(c) *Private dwelling garage and/or stable as an accessory use;*

(d) *Accessory uses, as defined;*

(e) *The following uses, in completely enclosed, detached buildings only, provided that any existing building which is proposed to be converted into one of the following uses shall comply with the area regulations and the off-street parking regulations of the district; and further provided that off-street parking shall not be located between the street line and the front wall of any existing building:*

(.1) *Churches, chapels, convents, monasteries, or other places of worship and their adjunct residential dwellings;*

(.2) *Municipal art galleries, municipal museums or municipal libraries;*

(.3) *Railroad passenger stations;*

(.4) *Telephone exchange buildings; water booster or sewer booster substations; electric transforming or gas regulating substations; provided, the exterior architectural design shall be of a residential character, in conformity with all the regulations of the district, and shall at no time be used for the storage of equipment or vehicles or for other commercial purposes;*

(f) *Providing of family day care to six (6) or fewer children (except that for properties within the Sixth and Tenth Councilmanic Districts, family day care may only be provided to four (4) or fewer children) for periods of less than 24 consecutive hours, provided that such day care providers conform to all relevant licensing and/or registration requirements of the Commonwealth of Pennsylvania and the City of Philadelphia, and*

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further provided that such day care be conducted in completely enclosed structures containing no more than one family and in a manner incidental to the main purpose of the residences; provided however, that nothing in this subsection shall be construed to restrict uses customarily and traditionally conducted in dwellings as an accessory use to the main purpose of the residences, including the providing of day care for less than 10 hours per week or the providing of day care without charge or without reimbursement;

(g) Signs, subject to the following conditions:

(.1) Temporary signs for a period of one year advertising the sale or rent of the real estate upon which they are erected; provided, that the total area of such sign or any combination of signs upon any lot, parcel or development shall not exceed 12 square feet for each 50 lineal feet along any street line of the lot, parcel or development, or 300 square feet, whichever is smaller; signs permitted in this sub-paragraph shall be permitted anywhere upon the lot, parcel or development;

(.2) Signs pertaining to a permitted use of the premises, which shall not exceed an area of more than 150 square inches on a face nor have more than two faces, upon each street-line frontage of the lot; provided, that, to the extent permitted, churches, institutions, and other permitted non-residential buildings shall be permitted a sign area of 15 square feet upon each street line frontage of the lot;

(.3) No sign shall project above the roof line or wall coping, nor be placed in any part of the required yards, except as provided in sub-paragraph (.1) above;

(.4) Permitted signs may be illuminated by interior lighting or lighting directed toward the sign; provided, that they do not create glare upon adjacent lots; but in no case shall signs be illuminated by flashing, animated or intermittent illumination.

(2) Non-Residential Uses. Where the Chart at §14-205 provides for Non-Residential Uses, the following uses shall be permitted:

(a) The following non-residential uses shall be permitted only if a Board of Adjustment certificate is obtained and provided that they are conducted in completely enclosed detached buildings:

(.1) Art galleries, museums and/or libraries; provided, that any sales shall be accessory and incidental thereto, and limited to catalogues, books, prints, postcards, and kindred items;

(.2) Charitable institutions;

(.3) Club houses, lodges, fraternity houses in which the service conducted is solely for the use of members and guests and is not a business operation for gain;

(.4) Fire stations;

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(.5) Home occupations, customarily and traditionally conducted in a dwelling as an incidental use, subject to all of the following limitations and restrictions:

(.a) It shall be conducted solely by members of the family residing in the same dwelling without the employment of other persons;

(.b) It shall not be permitted any display sign or public advertising, exterior storage of materials or any other exterior indications of the home occupation, or variation from the residential appearance of the structure;

(.c) It shall not be conducted between the hours of 10:00 P.M. and 8:00 A.M.;

(.d) It shall not be permitted the use of equipment producing offensive noise, vibration, smoke, dust, odors, heat or glare;

(.e) It shall be limited to the use of not more than 25% of the total floor area of the building, including basements, or 250 square feet, whichever is less;

(.f) It shall not be permitted the storage of a stock in trade nor the sale of commodities on the premises;

(.6) Medical and surgical hospitals and medical centers, and sanitarium;

(.7) Police stations;

(.8) Rest, old age, nursing or convalescent homes, and nurseries;

(.9) Water or sewage pumping station;

(b) The following non-residential uses shall be permitted only if a Board of Adjustment certificate is obtained:

(.1) Electric transforming or gas regulating substations; provided, that any facilities used in connection therewith and located in the open air shall: (1) not be within 50 feet from any lot line; (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;

(.2) Municipal recreational facilities owned and operated by the City of Philadelphia, and the buildings adjunct to the same;

(.3) Schools, colleges, universities, and other institutions of learning, adjunct dormitories and adjunct play and recreation grounds;

(.4) Waiting rooms or shelters for the use of bus or trolley passengers;

(.5) Water storage tanks or reservoirs.

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(3) *Other Permitted Uses.* Where the Chart at §14-205 provides for Other Permitted Uses, the following uses shall be permitted:

(a) For properties zoned “R-1” and “R-1A” the following uses are also permitted:

(.1) Private dwelling garages and/or stable as an accessory use;

(.2) Signs shall be permitted in these districts only as set forth below:

(.a) Temporary signs for a period of one year advertising the sale or rent of the real estate upon which they are erected; provided, that the total area of such sign or any combination of signs upon any lot, parcel or development shall not exceed 12 square feet for each 50 lineal feet along any street line of the lot, parcel or development, or 300 square feet, whichever is smaller; such signs shall be permitted anywhere upon the lot, parcel or development.

(.b) No sign shall project above the roofline or wall coping;

(.c) Permitted signs may be illuminated by interior lighting or lighting directed toward the sign; provided, that they do not create glare upon adjacent lots; but in no case shall signs be illuminated by flashing, animated or intermittent illumination.

(b) For properties zoned “R-2”, “R-10B”, “R-11”, “R-11A”, “R-12”, “R-13” and “R-15” the following uses are also permitted:

(.1) Private dwelling garage as an accessory use;

(.2) Accessory uses, as defined;

(.3) Signs as set forth in paragraph (3)(a)(.2) above.

(c) For properties zoned “R-2”, the following use is also permitted:

(.1) Providing of family day care to six (6) or fewer children (except that for properties within the Sixth and Tenth Councilmanic Districts, family day care may only be provided to four (4) or fewer children) for periods of less than 24 consecutive hours, provided that such day care providers conform to all relevant licensing and/or registration requirements of the Commonwealth of Pennsylvania and the City of Philadelphia, and further provided that such day care be conducted in completely enclosed structures containing no more than one family and in a manner incidental to the main purpose of the residences; provided however, that nothing in this subsection shall be construed to restrict uses customarily and traditionally conducted in dwellings as an accessory use to the main purpose of the residences, including the providing of day care for less than 10 hours per week or the providing of day care without charge or without reimbursement;

§14-204. Footnotes and Abbreviations.

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(1) *Footnotes. The following numbered paragraphs set forth below refer to corresponding numbered footnotes in the Charts at §14-205.*

1. *For properties zoned "R-3", "R-4", "R-5", "R-5A" "R-6", "R-7", "R-8", "R-9", "R-9A", "R-10", "R-10A", "R-18", "R-19", "R-20" the permitted height of non-residential buildings shall be 35 feet, except that one foot of additional height may be added for each additional foot the building sets back from all lot lines; provided, however, that the maximum height of any such building shall be 60 feet (subject to the provisions of §14-231(2)).*

2. *Courts. Courts are not required. When courts are provided, the following requirements are in addition to the minimum width for courts which are set forth in the Charts at §14-205.*

In "R-1", "R-1A", "R-2", "R-3", "R-4", "R-5", "R-5A" "R-6", "R-7", "R-8", "R-9", "R-9A", "R-10", "R-10A" and "R-10B", the minimum width of an open court between wings of a building shall be 12 feet. The least dimension of an inner court shall be 8 feet. Minimum area for such court shall be 100 square feet. Such courts of less area than 300 square feet shall not be permitted for any building used for dwelling purposes, except when used as vent shafts;

In "R-1", "R-1A", "R-2", "R-3", "R-4", "R-5", "R-5A". Courts when used shall be in addition to the open area required. The minimum widths of courts shall be the same as the minimum widths required for side yards;

Courts in "R-6" and "R-7". Open courts not between wings of the same building shall be the same minimum width required for side yards, except in the case of attached dwellings, which shall have a required minimum width of 5 feet;

Courts in "R-8". No court in an attached building shall be less than 5 feet in width;

Courts in "R-9", "R-9A", "R-10" and "R-10A". No court in a single-family dwelling or duplex dwelling shall be less than 5 feet in width. No court in a multiple dwelling or a building other than a dwelling shall be less than 8 feet in width;

Courts in "R-10B". When courts are used, the minimum width shall be 5 feet.

3. *In "R-7" attached dwellings are permitted in groups of not more than 10. In "R-18" attached single-family and duplex dwellings are permitted in groups of not more than 10; attached multiple dwellings are not permitted.*

4. *In "R-10B" off-street parking shall be provided in accordance with Chapter 14-1400 of this Title; however, accessory parking areas shall be located within a distance of 200 feet of the dwelling units they serve. In the case of group dwellings, the provisions of §14-1402(2) are not applicable for this district.*

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5. In "R-5": With respect to new construction for which a building permit application is filed after June 5, 2002, the minimum lot width shall be 29 feet, the minimum lot area shall be 2,610 square feet and every semi-detached dwelling shall have a side yard not less than 12 feet wide.

6. In "R-6": With respect to new construction for which a building permit application is filed after March 1, 2003, attached dwellings are permitted in groups of not more than 4 and the minimum lot width for all dwellings shall be 20 feet; for all other properties, attached dwellings are permitted in groups of not more than 10.

(2) Abbreviations. The abbreviations used in the Charts at §14-205 shall have the meanings set forth below:

add'l. - additional

AFA - Additional Floor Area

@ - at

avg. - average

bldg(s). - building/buildings

comm. - commercial

dup. - duplex

dwel. - dwelling

far - floor area ratio

ft. - feet/foot

gfa - gross floor area

int. - interior

no. - number

sf - single family

sfd - single family dwelling

sq. ft. - square feet or square foot

sty. - story

Y - yes; i.e., the use or building type is permitted.

> - greater than

< - less than

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% - percent

§ - section

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§14-205

Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	R-1	R-1A	R-2	R-3	R-4
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY					
MULTI-FAMILY					
RESIDENTIAL RELATED USES				Y	Y
NON-RESIDENTIAL USES				Y	Y
OTHER PERMITTED USES	Y	Y	Y		
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED				Y	Y
ATTACHED					
MULTIPLE BUILDINGS/LOT					
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	75	60	50	50	35
MINIMUM LOT AREA (SQ.FT.)	10,000	6,000	5,000	5,000	3,150
MINIMUM OPEN AREA (%) OF LOT	65	70	70	70	60
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	35	30	25	25	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@15	2@15	2 at 25 total, each not <10	2 at 25 total, each not <10	2@8
Detached single family dwelling-corner lot (ft.)	15	15	7	7	6
Semi-detached single family dwelling (ft.)				25	16
Attached single family dwelling (ft.)					
Detached duplex dwelling (ft.)					
Detached duplex dwelling-corner lot (ft.)					
Semi-detached duplex dwelling (ft.)					
Attached duplex dwelling (ft.)					
Multiple dwelling (ft.)					
Building other than dwellings (ft.)			2@15	2@15	2@10
Building other than dwelling, corner lot (ft.)			15	15	10
REAR YARD MINIMUM DEPTH (FT.)	30	25	25	25	20
REAR YARD MINIMUM AREA (SQ. FT.)					

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DISTRICT	R-1	R-1A	R-2	R-3	R-4
PERMITTED USES					
COURT MINIMUM WIDTH (if used) (FT.) ²	15	15	7	7	6
BUILDING HEIGHT LIMIT - DWELLING (FT.)	35	35	35	35	35
BUILDING HEIGHT LIMIT - NON-DWELLING (FT.)	35	35	35	35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NO. OF STORIES - DWELLING	3	3	3	3	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				

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§14-205

Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	R-5	R-5A	R-6	R-7	R-8
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY		Y		Y	Y
MULTI-FAMILY					
RESIDENTIAL RELATED USES	Y	Y	Y	Y	Y
NON-RESIDENTIAL USES	Y	Y	Y	Y	Y
OTHER PERMITTED USES					
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED			Y ⁶	Y ³	Y
MULTIPLE BUILDINGS/LOT					
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	25 ⁵	25	18; 30 end of group ⁶	18; 30 end of group	16
MINIMUM LOT AREA (SQ.FT.)	2,250 ⁵	2,250	1,620; 2,700 end of group	1,620; 2,700 end of group	1,440
MINIMUM OPEN AREA (%) OF LOT	50	50	50	50	50
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	8	8	15	15	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@8	2@8	2@8	2@8	2@8
Detached single family dwelling-corner lot (ft.)	8	8	6	6	6
Semi-detached single family dwelling (ft.)	8 ⁵	8	8	8	8
Attached single family dwelling (ft.)			end unit: minimum avg of 12, not < 8 at any point	end unit: minimum avg of 12, not < 8 at any point	0; 8 if used
Detached duplex dwelling (ft.)		2@8		2@8	2@8
Detached duplex dwelling-corner lot (ft.)		8		6	6
Semi-detached duplex dwelling (ft.)		8		8	8
Attached duplex dwelling (ft.)				end unit: minimum avg of 12, not < 8 at any point	0; 8 if used
Multiple dwelling (ft.)					
Building other than dwellings (ft.)	2@8	2@8	2@8	2@8	2@8
Building other than dwelling, corner lot (ft.)	8	8	6	8	8
REAR YARD MINIMUM DEPTH (FT.)	sf dwelling: 15; other: 20	sf dwelling: 15; other: 20	20	sf dwelling: 20; other: 25	15
REAR YARD MINIMUM AREA (SQ. FT.)					
COURT MINIMUM WIDTH (if used) (FT.) ²	8	8	5	5	5

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DISTRICT	R-5	R-5A	R-6	R-7	R-8
PERMITTED USES					
BUILDING HEIGHT LIMIT - DWELLING (FT.)	35	35	35	35	35
BUILDING HEIGHT LIMIT - NON-DWELLING (FT.)	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NO. OF STORIES - DWELLING	3	3	3	3	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				

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██████████ Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	R-9	R-9A	R-10	R-10A	R-10B
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY	Y	██████████	Y	██████████	Y
MULTI-FAMILY	Y	██████████	Y	██████████	██████████
RESIDENTIAL RELATED USES	Y	Y	Y	Y	██████████
NON-RESIDENTIAL USES	Y	Y	Y	Y	██████████
OTHER PERMITTED USES	██████████	██████████	██████████	██████████	Y
PERMITTED BUILDING TYPE					
DETACHED	Y	Y	Y	Y	Y
SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y	Y	Y
MULTIPLE BUILDINGS/LOT	██████████	██████████	██████████	██████████	Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	16	16	16	16	16
MINIMUM LOT AREA (SQ.FT.)	1,440	1,440	1,440	1,440	1,440
MINIMUM OPEN AREA (%) OF LOT	30; 20 on corner lot	30; 20 on corner lot	30; 20 on corner lot	30; 20 on corner lot	1 sty bldg: 20 2 or more stories: 1st floor 0, above 1st floor 20 and see §14-206 (1)&(2)
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	8	8	██████████	██████████	██████████
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@5	2@5	2@5	2@5	2@5
Detached single family dwelling-corner lot (ft.)	5	5	5	5	5
Semi-detached single family dwelling (ft.)	5	5	5	5	5
Attached single family dwelling (ft.)	0; 5 if used	0; 5 if used	0; 5 if used	0; 5 if used	0; 5 if used
Detached duplex dwelling (ft.)	2@5	██████████	2@5	██████████	2@5
Detached duplex dwelling-corner lot (ft.)	5	██████████	5	██████████	5
Semi-detached duplex dwelling (ft.)	5	██████████	5	██████████	5
Attached duplex dwelling (ft.)	0; 5 if used	██████████	0; 5 if used	██████████	0; 5 if used
Multiple dwelling (ft.)	0; 8 if used	██████████	0; 8 if used	██████████	██████████
Building other than dwellings (ft.)	2@8	2@8	2@8	2@8	██████████
Building other than dwelling, corner lot (ft.)	8	8	8	8	██████████
REAR YARD MINIMUM DEPTH (FT.)	9	9	9	9	0; 5 if used
REAR YARD MINIMUM AREA (SQ. FT.)	144 for the 1st family + 100 per add'l family	144	144 for the 1st family + 100 per add'l family	144	██████████

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DISTRICT	R-9	R-9A	R-10	R-10A	R-10B
PERMITTED USES					
COURT MINIMUM WIDTH (if used) (FT.) ²	5	5	5	5	5
BUILDING HEIGHT LIMIT - DWELLING (FT.)	35	35	35	35	50
BUILDING HEIGHT LIMIT - NON-DWELLING (FT.)	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	35 + add'l height ¹	
MAXIMUM NO. OF STORIES - DWELLING	3	3	3	3	5
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				1 space per unit ⁴

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██████████ Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	R-11	R-11A	R-12	R-13	R-14
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y	Y	Y
RESIDENTIAL RELATED USES					Y
NON-RESIDENTIAL USES					Y
OTHER PERMITTED USES	Y	Y	Y	Y	
HOTEL					
COMMERCIAL/OFFICES/SIGNS					
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y	Y	
MULTIPLE BUILDINGS/LOT	Y	Y	Y	Y	
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	50	50	50	50	50
MINIMUM LOT AREA (SQ.FT.)	15,000	15,000	15,000	15,000	10,000
GROSS FLOOR AREA (Maximum permitted) - % of area of the lot	30	50	70	150	150 + AFA as per §14-208 (3)
MINIMUM OPEN AREA OF LOT (%)				50	50
SET-BACK LINE/ FRONT YARD MINIMUM DEPTH (FT.)					20 and see §14-208 (1)
SPACING/DISTANCE FROM LOT LINES TO STRUCTURES	See §14-207 (1) and (2)	See §14-207 (1) and (2)	See §14-207 (1) and (2)	See §14-207 (1) and (2)	
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)					2 @ 8 and see §14-208 (1)
Detached single family dwelling corner lot (ft.)					6 and see §14-208 (1)
Detached duplex dwelling (ft.)					2 @ 8 and see §14-208 (1)
Detached duplex dwelling corner lot (ft.)					8 and see §14-208 (1)
Detached multiple dwelling (ft.)					2 @ 8 and see §14-208 (1)
Detached multiple dwelling-corner lot (ft.)					8 and see §14-208 (1)
Semi-detached single family dwelling (ft.)					10 and see §14-208 (1)
Semi-detached duplex (ft.)					10 and see §14-208 (1)
Semi-detached multiple dwelling (ft.)					16 and see §14-208 (1)
Attached dwellings-end of group (ft.)					
Building other than dwelling (ft.)					2 @ 8 and see §14-208 (1)
Building other than dwelling-corner lot (ft.)					8 and see §14-208 (1)
REAR YARD MINIMUM DEPTH (FT.)					20
COURTS	See §14-207 (3)	See §14-207 (3)	See §14-207 (3)	See §14-207 (3)	See §14-208 (2)

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DISTRICT	R-11	R-11A	R-12	R-13	R-14
PERMITTED USES					
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	No limit	No limit	No limit
MAXIMUM NUMBER OF STORIES-DWELLING	No limit	No limit	No limit	No limit	No limit
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				
OFF-STREET LOADING-COMM.USE/HOTEL					

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§14-205

██████████ Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	R-15	R-16	R-18	R-19	R-20
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y, see §14-209 (3)	Y, see §14-209 (3)	
RESIDENTIAL RELATED USES		Y	Y	Y	Y
NON-RESIDENTIAL USES	Y	Y	Y	Y	Y
OTHER PERMITTED USES	Y				
HOTEL		Y			
COMMERCIAL/OFFICES/SIGNS					
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y	Y	Y ³	Y	Y
MULTIPLE BUILDINGS/LOT		Y			Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	50		See §14-209 (1)(a)	See §14-209 (1)(b)	12
MINIMUM LOT AREA (SQ.FT.)	5,000		See §14-209	See §14-209	gfa "divided by" far
GROSS FLOOR AREA (Maximum permitted) - % of area of the lot	350 + AFA as per §14-208 (3)	500 + AFA as per §14-1300		bldgs other than sfd or dup: 150	1 sty: 80; 2 sty: 133; 3 sty: 177
MINIMUM OPEN AREA OF LOT (%)	30; corner lots: 20	bldg 6 sty or more: 0 bldgs 5 sty or less: int. lots: 20; corner lots: 10	sfd: 50; duplex: 60; other: 65	50	25% of the total gfa permitted and see §14-210 (1)
SET-BACK LINE/ FRONT YARD MINIMUM DEPTH (FT.)	See §14-208 (1)	See §14-208 (1)	15	15	0, but see §14-210 (2)
SPACING/DISTANCE FROM LOT LINES TO STRUCTURES					
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@5 and see §14-208 (1)	See §14-208 (1)	2 @ 8	2 @ 5	2 @ 5, but see §14-210 (2)
Detached single family dwelling corner lot (ft.)	5 and see §14-208 (1)	See §14-208 (1)	6	5	5, but see §14-210 (2)
Detached duplex dwelling (ft.)	2@5 and see §14-208 (1)	See §14-208 (1)	2 @ 8	2 @ 5	
Detached duplex dwelling corner lot (ft.)	5 and see §14-208 (1)	See §14-208 (1)	6	5	
Detached multiple dwelling (ft.)	2@5 and see §14-208 (1)	See §14-208 (1)	2 @ 12	2 @ 8	
Detached multiple dwelling-corner lot (ft.)	5 and see §14-208 (1)	See §14-208 (1)	8	8	
Semi-detached single family dwelling (ft.)	5 and see §14-208 (1)	See §14-208 (1)	8	5	5, but see §14-210 (2)
Semi-detached duplex (ft.)	5 and see §14-208 (1)	See §14-208 (1)	8	5	
Semi-detached multiple dwelling (ft.)	5 and see §14-208 (1)	See §14-208 (1)	12	8	
Attached dwellings-end of group (ft.)	5 if used and see §14-208 (1)	See §14-208 (1)	Minimum avg of 12, not < 8 at any point	sfd & dup: 5; others: 8	5, but see §14-210 (2)
Building other than dwelling (ft.)	5 if used and see §14-208 (1)	See §14-208 (1)	2 @ 12	0; 8 if used	5, but see §14-210 (2)
Building other than dwelling-corner lot (ft.)	5 if used and see §14-208 (1)	See §14-208 (1)	12	8	5, but see §14-210 (2)
REAR YARD MINIMUM DEPTH (FT.)	15 if used and see §14-208 (1)	See §14-208 (1)	sfd & dup: 20; others: 25	sfd & dup: 20; others: 30	5, but see §14-210 (2)
COURTS	See §14-208 (2)	See §14-208 (2)	See §14-209 (2)	See §14-209 (2)	See §14-210 (2)

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DISTRICT	R-15	R-16	R-18	R-19	R-20
PERMITTED USES					
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	35 + add'l height ¹	sfd & dup: 35; multiple dwel.: 50; others: 35 + add'l height ¹	35 + add'l height ¹
MAXIMUM NUMBER OF STORIES-DWELLING	No limit	No limit	3	sfd & dup: 3; multiple dwel.: 5	3
OFF-STREET PARKING	See Chapter 14-1400 of this Title.				
OFF-STREET LOADING-COMM. USE/HOTEL		See §14-1405 (1)			

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§14-205

██████████ Denotes use not permitted, building type not Permitted or zoning requirements not applicable

DISTRICT	RC-1	RC-2	RC-3	RC-4*	RC-6*
PERMITTED USES					
SINGLE FAMILY	Y	Y	Y	Y	Y
DUPLEX / TWO FAMILY / MULTI-FAMILY	Y	Y	Y	Y	Y
RESIDENTIAL RELATED USES		Y	Y	Y	
NON-RESIDENTIAL USES		Y	Y	Y	
OTHER PERMITTED USES					
HOTEL	Y	Y	Y	Y	
COMMERCIAL/OFFICES/SIGNS	Y, see §14-211 (1)	Y, see §14-212 (1)	Y, see §14-213 (1)	Y, see §14-214 (2) and (3)	Y*
PERMITTED BUILDING TYPE					
DETACHED / SEMI-DETACHED	Y	Y	Y	Y	Y
ATTACHED	Y		Y	Y	Y
MULTIPLE BUILDINGS/LOT	Y		Y	Y	Y
ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)		50			0; 50 street frontage
MINIMUM LOT AREA (SQ.FT.)	15,000	10,000			
GROSS FLOOR AREA (Maximum permitted) - % of area of the lot	135	150 + AFA as per §14-212 (3)	350 + AFA as per §14-1300	500 and see §14-214 (9) (10) and (11)	150, exclusive of streets
MINIMUM OPEN AREA OF LOT (%)	20	50	bldgs 5 sty or less: 20 on int. lots; 10 on corner lots	dwelling 5 sty or less: 10; others see §14-214 (4)	See §14-215 (4)(d)
SET-BACK LINE/ FRONT YARD MINIMUM DEPTH (FT.)		20	See §14-213 (2)	See §14-214 (4) (5) and (6)	
SPACING/DISTANCE FROM LOT LINES TO STRUCTURES	See §14-211 (2)	See §14-212 (2)	See §14-213 (2)	See §14-214 (4) (5) and (6)	
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	See §14-211 (2)	2 @ 8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Detached single family dwelling corner lot (ft.)	See §14-211 (2)	6	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Detached duplex dwelling (ft.)	See §14-211 (2)	2 @ 8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Detached duplex dwelling corner lot (ft.)	See §14-211 (2)	6	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Detached multiple dwelling (ft.)	See §14-211 (2)	2 @ 8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Detached multiple dwelling-corner lot (ft.)	See §14-211 (2)	8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Semi-detached single family dwelling (ft.)	See §14-211 (2)	10	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Semi-detached duplex (ft.)	See §14-211 (2)	10	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Semi-detached multiple dwelling (ft.)	See §14-211 (2)	16	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Attached dwellings-end of group (ft.)	See §14-211 (2)		See §14-213 (2)	See §14-214 (4) (5) and (6)	
Building other than dwelling (ft.)	See §14-211 (2)	2 @ 8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
Building other than dwelling-corner lot (ft.)	See §14-211 (2)	8	See §14-213 (2)	See §14-214 (4) (5) and (6)	
REAR YARD MINIMUM DEPTH (FT.)	See §14-211 (2)	20	See §14-213 (2)	See §14-214 (4) (5) and (6)	
COURTS	See §14-211(2)	See §14-212 (2)	See §14-213 (2)	See §14-214 (4)	

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DISTRICT	RC-1	RC-2	RC-3	RC-4*	RC-6*
PERMITTED USES					
BUILDING HEIGHT LIMIT (FT.)	No limit	No limit	No limit	See §14-214 (7)	No limit
MAXIMUM NUMBER OF STORIES-DWELLING	No limit	No limit	No limit	No limit	No limit
OFF-STREET PARKING	See §14-211 (3)	See §14-212 (4)	See §14-213 (3)	See §14-214 (13)	See §14-215 (5)
OFF-STREET LOADING-COMM. USE/HOTEL	See §14-211 (4)	See §14-212 (5)	See §14-213 (4)	See §14-214 (14)	See §14-215 (6)

* For additional provisions not covered in this chart see §14-214 for "RC-4" and §14-215 for "RC-6".

§14-206. "R-10B" Residential District.

(1) *In this district one or more units are permitted on each lot. It is not necessary that each dwelling unit have its own street frontage and open area, but usable open space, which can be located at various levels of the development, must be provided for and be directly accessible to each dwelling unit.*

(2) *Open Space. The minimum dimension of an area to be considered as open space shall be 10 feet.*

(a) *For structures of 2 stories or more and limited to single-family occupancy, there shall be provided an open area of at least 150 square feet in area. This space may be provided above ground level in the form of a patio or deck;*

(b) *For structures of 2 stories or more and limited to 2 one-family dwelling units constructed one above the other, there shall be provided an open space of at least 150 square feet in area for the first dwelling unit and at least 100 square feet in area for the second unit. The open space may be provided above the ground level in the form of patios and decks that are directly adjacent and accessible to the dwelling units they serve, or at the ground level in the form of contiguous commonly owned area.*

§14-207. "R-11", "R-11A", "R-12", "R-13" Residential Districts.

(1) *Distance from Lot Lines to Structures.*

(a) *Every point on a structure shall be a minimum horizontal distance from every lot line which is not a street line equal to $\frac{3}{4}$ ($\frac{1}{2}$ in "R-13") of the height of that point above the mean ground level at the base of said structure;*

(b) *Every point on a structure which faces a street shall be a minimum horizontal distance from the centerline of said street equal to $\frac{3}{4}$ ($\frac{1}{2}$ in "R-13") of the height of that point above the mean ground level at the base of said structure;*

(2) *Spacing of Structures. The required minimum spacing shall be as follows:*

(a) *Between parallel structures (front-to-front, rear-to-rear, or front-to-rear), 50 feet for structures of 5 stories or less;*

(b) *Between obliquely aligned structures (front-to-front, rear-to-rear, or front-to-rear), the minimum distance required in the preceding sub-paragraph for structures of 5 stories or less may be decreased by as much as 10 feet at one end if increased by a similar or greater distance at the other end;*

(c) *Between the end walls of structures where said walls contain no legally required windows, 20 feet at any point. Where legally required windows occur in one or both end walls of structures, and such walls face each other, this distance*

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shall be 30 feet for one-story and two-story structures, 35 feet for three-story structures, 40 feet for four-story structures, and 45 feet for five-story structures;

(d) Between the end walls of a structure and the front or rear walls of another structure, or between the side walls of separate structures, 30 feet at any point for one-story and two-story structures, 35 feet for three-story structures, 40 feet for four-story structures, and 45 feet for five-story structures;

(e) Between corners of adjacent structures that do not face each other or overlap, 20 feet at any point;

(f) Spacing between all parts of structures of 6 stories or more shall be determined by the following requirements:

(.1) The measurements in this section shall be made from the center of the proposed window sill of each of the lowest legally required windows in a structure which faces upon the wall of another structure on the same lot;

(.2) Using the center of said window sill as the centerpoint of an arc, there shall be projected from each window, on a horizontal plane perpendicular to the side of the structure, an arc extending 70 degrees on either side of the centerline of the window, where "centerline of the window" is defined as a line drawn from the center of said sill perpendicular to the side of the structure;

(.3) Said arc, projected as set forth in the above sub-paragraph, shall be divided into 28 sectors of 5 degrees for each sector;

(.4) The "Unregulated Area". In any combination of 14 of the 5 degree sectors, the walls of another structure on the same lot may be of any height or any distance from said window, subject only to the provisions of sub-paragraphs (c) and (e) above. This shall be known as the "unregulated area";

(.5) The "Regulated Area". In any combination of 14 of the 5 degree sectors, the distance from the wall containing the legally required window to any other wall shall be:

(.a) equal to the height of said other wall, minus

(.b) the height of said legally required window above average ground level;

(g) Spacing between structures of 5 stories or less and 6 stories or more shall be determined by computing the distance required for each type of structure (as herein set forth), and using the maximum requirement applicable.

(3) Courts. The minimum width of courts between wings of the same structure shall be determined by the following requirements:

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(a) *For buildings of 3 stories or less and not in excess of 35 feet high, the minimum width shall be not less than the length or depth of such court;*

(b) *For buildings over 3 stories or over 35 feet in height, the minimum width shall be not less than the length or depth of such court plus one-third of that portion of the height of the building over 3 stories or 35 feet.*

§14-208. "R-14", "R-15", "R-16" Residential District.

(1) *Yards.*

(a) *Yards in "R-14" and "R-15". Subject to the yard requirements set forth in §14-205, the front, side and rear yards in this district shall be defined as the open area created on the lot by the following requirements:*

(.1) *Any wall of a structure containing one or more legally required windows shall be located so that every point of said wall shall be a minimum horizontal distance from the lot line equal to 1/2 the height of said point above the average ground level at the base of the structure; provided, that where said wall faces upon a street, said distance may be measured from the centerline of said street rather than the lot line;*

(b) *Yards in "R-16".*

(.1) *Front Yards and Side Yards Facing Streets. Any front wall or side wall of a structure containing one or more legally required windows shall be located so that every point of said wall shall be a minimum horizontal distance from the centerline of the street equal to 1/2 the height of said point above the average ground level at the base of the structure;*

(.2) *Other Side Yards and Certain Open Courts. Any side wall which does not face a street, and any open court which is not between the wings of the same building, containing one or more legally required windows shall be located so that the first 5 stories of said wall shall be a minimum horizontal distance of 8 feet from the side lot line, and for each additional 5 stories or less of said wall, a minimum additional horizontal distance of 8 feet from the side lot line shall be added. Any building having a side wall (regardless of height) which does not contain legally required windows need not have a side yard, but if a side yard is provided, it shall have a minimum width of eight feet;*

(.3) *Rear Yards. Any rear wall of a structure containing one or more legally required windows shall be located so that the first 5 stories of said wall shall be a minimum horizontal distance of 15 feet from the rear lot line, and for each additional 5 stories or less of said wall, a minimum additional horizontal distance of 15 feet from the rear lot line shall be added; provided, that where said wall faces upon a street, said distance may be measured from the centerline of said street, rather than the lot line. Any building having a rear wall (regardless of height) which does*

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not contain legally required windows need not have a rear yard, but if a rear yard is provided, it shall have a minimum depth of 15 feet;

(2) Courts. Courts, when used, shall have minimum widths as follows:

(a) The minimum width of open courts not between wings of the same building shall be the same as for side yards in "R-14", shall be not less than 5 feet in "R-15" and shall be not less than 8 feet in "R-16";

(b) The minimum width of courts between wings of the same structure shall be determined by the following requirements:

(.1) For buildings of 3 stories or less and not in excess of 35 feet high, the minimum width shall be not less than the length or depth of such court;

(.2) For buildings over 3 stories or over 35 feet in height, whichever is less, the minimum width shall be not less than the length or depth of such court plus 1/3 of that portion of the height of the building over 3 stories or 35 feet;

(c) The dimensions of an inner court shall be equal to the height of the higher wall between which each dimension of the inner court is being measured;

(3) Additional Floor Area in "R-14" and "R-15". In addition to the Basic Floor Area, any building in this district shall be permitted additional gross floor area in accordance with the following provisions, which shall be cumulative in their effect:

(a) Buildings Constructed Back from Streets Fifty Feet or More in Width. Where a building or any portion thereof is constructed back, at ground level (at least 10 feet in "R-15"), from the street line of any street of 50 feet or more in width, there shall be permitted 2 square feet (4 square feet in "R-15") of additional gross floor area for each square foot between the street line and the building (including areas of required yards); provided, that the foregoing shall not apply to any area which lies further from the street line than 50% of the depth of the lot;

(b) Buildings Constructed Back from Streets Less than Fifty Feet in Width. Where a building or any portion thereof is constructed back, at ground level (at least 10 feet in "R-15"), from the street line of any street of less than 50 feet in width, there shall be permitted 1 square foot (2 square feet in "R-15") of additional gross floor area for each square foot between the street line and the building (including areas of yards); provided, that the foregoing shall not apply to any area which lies further from the street line than 50% of the depth of the lot;

(c) Buildings Constructed Away from Rear Lot Line, Not a Street Line. Where a building or any portion thereof is constructed away, at ground level, from a rear lot line which is not a street line, there shall be permitted 0.7 square foot (1 square foot in "R-15") of additional gross floor area for each square foot between the

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rear lot line and the building (including areas of yards); provided, that the foregoing shall not apply to any area which lies further from the rear lot line than 50% of the depth of the lot;

(d) *Buildings Constructed With Open Arcades.* Where a building or any portion thereof is constructed so that at the ground level there is an open arcade of at least 10 feet in unobstructed width which abuts a sidewalk and is open to public use at all times, there shall be permitted 0.3 square foot of additional gross floor area for each square foot in said arcade; provided, that this sub-paragraph shall also apply to buildings cantilevered to produce an effect similar to an arcade at least 10 feet in unobstructed width;

(e) *Open Areas Separated from a Street Line by an Open Arcade.* Where a building or any portion thereof is constructed back, at ground level (at least 15 feet in "R-15"), to create a continuous open area which is separated from the street line only by an open arcade, there shall be permitted 2 square feet (4 square feet in "R-15") of additional gross floor area for each square foot of such open area where said street line is of a street which is 50 feet or more in width, or 1 square foot (2 square feet in "R-15") of additional gross floor area for each square foot of such open area where said street line is of a street which is less than 50 feet in width, subject to the following provisions:

(.1) *The foregoing shall not apply to any area that lies further from the street line than 50% of the depth of the lot;*

(.2) *"Continuous open area" as used in this sub-paragraph, shall mean an open area which is unobstructed (except for passage through the open arcade) in a straight line from the building to the street line;*

(.3) *The additional gross floor area permitted for the area within said open arcade itself shall in all cases be governed by sub-paragraph (d) above;*

(f) *Other Open Areas Provided at Ground Level.* Where a building or any portion thereof is constructed so as to provide open areas at ground level other than those described in sub-paragraphs (a) through (e) above, there shall be permitted 0.6 square feet of additional gross floor area for each square foot of such open area;

(g) *Buildings Constructed Away from any Lot Line at First or Second Story Roof Level.* Where a building or any portion thereof is constructed away from any lot line (whether or not said lot line is also a street line) above ground level but not beyond the second story roof level, there shall be permitted 0.5 square feet of additional gross floor area for each square foot between the lot line and the building; provided, that where a building or any portion thereof is constructed away from a lot line at successive distances at different levels, the computation of permitted

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additional gross floor area shall be made for each level, beginning at the ground level, and not including, in each case, areas between the building and the lot line which have already been used in computing permitted additional gross floor area at another level;

(h) Areas Used or Intended to be Used for Parking. Any area used or intended to be used for parking purposes shall not be included as permitting additional gross floor area under the provisions of sub-paragraphs (d) and (e) above.

§14-209. “R-18” and “R-19” Residential Districts.

(1) Lot Width and Area.

(a) “R-18” Districts.

(.1) Single-family dwellings: The minimum lot width shall be 18 feet, and the minimum lot area shall be 1,620 square feet;

(.2) Duplex dwellings: The minimum lot width shall be 24 feet, and the minimum lot area shall be 2,160 square feet;

(.3) Multiple dwellings: The minimum lot width shall be 35 feet, and the minimum lot area shall be 1,050 square feet for each family contained therein;

(.4) Buildings other than dwellings: The minimum lot width shall be 42 feet, and the minimum lot area shall be 3,780 square feet;

(b) “R-19” Districts.

(.1) Single-family and duplex dwellings: The minimum lot width shall be 18 feet, and the minimum lot area shall be 1,620 square feet;

(.2) Buildings other than dwellings: The minimum lot width shall be 35 feet, and the minimum lot area shall be 3,150 square feet;

(.3) Multiple dwellings: The minimum lot width shall be 18 feet for a one, two or three story dwelling, 24 feet for a four-story dwelling and 30 feet for a dwelling of 5 stories, and the minimum lot area shall be 540 square feet for every family contained therein;

(2) Courts.

(a) Open courts not between the wings of the same building, when used, shall have a minimum width not less than the required minimum width of a side yard;

(b) The minimum width of an open court between wings of a building shall be 12 feet. The least dimension of an inner court shall be 8 feet. Minimum area for such court shall be 100 square feet. Such courts of less area than 300 square feet

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shall not be permitted for any building used for dwelling purposes, except when used as vent shafts;

(3) Application to Existing Dwellings. Any dwelling in these districts may be converted to contain a greater number of families under the following provisions:

(a) If said dwelling, as converted, will meet the Use, Area and Height Regulations as set forth above; or

(b) If, in lieu of meeting the Use, Area and Height Regulations as set forth above, the following provisions are complied with:

(.1) For the number of families to be increased, the majority of the floors of the dwelling must have an area of at least 700 square feet per floor and the total floor area must be a minimum of 1,600 square feet. In such a case, additional families may be added as follows:

Total Number of Families Permitted:

0.0 times the number of floors having 0-600 square feet

1.0 times the number of floors having 601-800 square feet

1.5 times the number of floors having 801-1200 square feet

2.0 times the number of floors having 1201-1500 square feet

2.5 times the number of floors having 1501-1800 square feet

3.0 times the number of floors having 1801 or more square feet

All figures to be rounded to lower whole number.

(.2) In addition, families shall not be added unless there is provided at least 800 square feet (300 square feet in "R-19") of yard space (including any area used for parking), for each family contained in the building;

(.3) In "R-19", in order to convert from a single-family dwelling to a duplex dwelling, a dwelling shall either have a rear yard with a minimum depth of 20 feet or comply with the requirements of sub-paragraph (.1) and (.2) above.

(c) Any construction or alteration made in connection with any conversion permitted in these paragraphs shall conform to the area and height regulations of these districts; provided, that when necessary, legally required fire escapes may exceed such regulations.

§14-210. "R-20" Residential District.

(1) Open Area. For purposes of determining usable open area, the open area provided shall be designated as either required open area and other open area, as follows:

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(a) *Required Open Area.* The required open area shall consist of those yards herein specified and, in the aggregate, shall consist of a minimum of 25% of the total gross floor area permitted on the lot. Parking areas, including access roads and driveways, shall not be included as part of the required open area of the lot;

(b) *Other Open Area.* Other open area shall consist either of those yards permitted but which are of insufficient dimension to be included as part of the required open area or on-site open air parking areas, including access roads and driveways;

(2) Yards.

(a) *Front Yards.* Front yards shall not be required in this district. If provided, they must be a minimum of 8 feet in depth to be considered as part of the required open area;

(b) *Side Yards and Courts.* When side yards or courts are used, except inner courts and open courts between the wings of the same building which are governed by the provisions of §14-231(1), they shall be provided as follows:

(.1) Side yards and courts shall be a minimum of 9 feet in width to be considered as part of the required open area;

(.2) Side yards and courts may be permitted as part of other open area to a minimum of 5 feet in width;

(c) *Rear Yards.* When rear yards are used, they shall be provided as follows:

(.1) Rear yards shall be a minimum of 9 feet in depth to be considered as part of the required open area;

(.2) Rear yards may be permitted as part of other open area to a minimum of 5 feet in width.

(3) *Off-street Parking.* Off-street parking shall be provided in accordance with Chapter 14-1400 of this Title; provided, however, that accessory parking areas shall be located within a distance of 200 feet of the dwelling units they serve. In addition, if parking is provided on another lot: (a) said lot must be deeded with the primary lot for which parking is accessory; (b) said lot must also be zoned class "R-20" Residential District; and (c) off-site parking areas designated for parking for specified units may not be deleted as accessory parking and the land use changed, unless replacement of an identical number of parking spaces is provided in accordance with the provisions of this Title.

§14-211. "RC-1" Residential District.

(1) *Use Regulations.* Additional permitted uses are as follows:

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(a) *Private dwelling garages as accessory uses;*

(b) *Commercial Uses. Where the Chart at §14-205 provides for Commercial/Offices/Signs, the following uses shall be permitted as set forth below. In any structure erected in this district, the commercial uses below listed shall be permitted subject to the limitations set forth:*

(.1) *Such uses shall be permitted only in structures containing 25 or more dwelling units, at the rate of 40 square feet of commercial area for each dwelling unit actually existing at the time of the beginning of such commercial use;*

(.2) *The minimum gross floor area of any commercial use shall be 500 square feet and the maximum gross floor area for any commercial use shall be 6,000 square feet;*

(.3) *No commercial use shall be located above the first story of the structure;*

(.4) *The only uses permitted shall be:*

(.a) *Professional offices;*

(.b) *Sales at retail, separately or in any combination, in completely enclosed stores or shops, on the premises, and dealing directly with the consumers: apparel, confections, drugs, flowers, food, gift shop, goods and greeting cards, jewelry (including watch repair), reading material, tobacco goods, and variety store goods, beauty shop, barber shop, custom tailoring or dressmaking, laundry pick-up agency (provided that no laundering or dry cleaning shall be done on the premises);*

(.c) *Accessory uses, customarily incidental to any of the above permitted uses; provided, that the accessory use does not occupy more than 25% of the commercial floor area and does not include open air storage of materials;*

(c) *Signs. Signs shall be permitted to the extent provided for in §14-203(3)(a)(.2); except that, for those commercial uses permitted (under (1)(b), above), the following signs shall be permitted:*

(.1) *The total area of signs permitted on buildings shall not exceed 1 square foot for each linear foot of store front width, and may be attached flat against the wall of the building or marquee but shall not project above the roof or wall coping of a one story building or above the bottom of any second floor window in buildings two stories or greater in height;*

(.2) *In addition to the signs allowed in sub-section (.1) above, one monument type freestanding sign shall be permitted under the following conditions:*

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(a) *Such sign is located upon the lot where permitted uses are in existence;*

(b) *The uses upon the lot exceed a sales-floor area of 10,000 square feet;*

(c) *Such sign shall not contain more than 2 sign faces with a total area of 200 square feet, exclusive of any supporting structure, nor exceed in total height 10 feet from ground level at the base of any supporting structure to the top of the sign;*

(d) *Signs may be animated or illuminated; provided, the illumination shall be focused upon the sign itself so as to prevent glare upon the surrounding areas; and,*

(e) *Signs with flashing or intermittent illumination shall not be erected within 150 feet of any Residential District, nor facing any Residential District within 300 feet of the sign.*

(2) *Area Regulations.*

(a) *Distance from Lot Lines to Structures. The distance from the lot lines to structures shall conform to the following requirements:*

(.1) *Every point on a structure shall be a minimum horizontal distance from every lot line which is not a boundary line between the lot and a river, stream, canal, railroad right-of-way or a street line in accordance with the following requirements:*

(a) *For buildings up to 25 feet in height every point on the structure shall be a minimum horizontal distance from every lot line equal to the height of that point above the mean ground level at the base of the structure; but in no case less than 10 feet;*

(b) *For buildings over 25 feet in height every point on the structure shall be a minimum average horizontal distance of 25 feet from every lot line but in no case less than 10 feet;*

(.2) *Every point on a structure which faces a river, stream, canal, railroad right-of-way or street shall be a minimum horizontal distance from the centerline (or the combined center lines) of said river, stream, canal, railroad right-of-way or a street equal to the height of that point above the mean ground level at the base of said structure;*

(b) *Spacing of Structures. The required minimum spacing shall be as follows:*

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(.1) *Between parallel structures (front-to-front, rear-to-rear, or front-to-rear), 25 feet;*

(.2) *Between obliquely aligned structures (front-to-front, rear-to-rear, or front-to-rear), the minimum distance required in the preceding subparagraphs for structures of 5 stories or less may be decreased by as much as 10 feet at one end if increased by a similar or greater distance at the other end;*

(.3) *Between end walls of structures where said walls contain no legally required windows, 10 feet at any point. Where legally required windows occur in one or both end walls of structures, and such walls face each other, this distance shall be 25 feet;*

(.4) *Between the end wall of a structure and the front or rear wall of another structure, or between the side walls of separate structures, 10 feet at any point. Where legally required windows occur in one or both walls of the structures, this distance shall be 25 feet;*

(.5) *Between corners of adjacent structures that do not face each other or overlap, 5 feet at any point;*

(c) *Courts. The minimum width of courts between wings of the same structure shall be determined by the following requirements:*

(.1) *For buildings of 3 stories or less and not in excess of 35 feet high, the minimum width shall be not less than the length or depth of such court;*

(.2) *For buildings over 3 stories or over 35 feet in height, whichever is less, the minimum width shall be not less than the length or depth of such court plus 1/3 of that portion of the height of the building over 3 stories or 35 feet.*

(3) *Off-street Parking. Off-street parking shall be provided in accordance with Chapter 14-1400 of this Title. Furthermore, all commercial uses permitted in this district (under (1)(b), above) shall provide additional off-street parking on the basis of one parking space for each 1,000 square feet of commercial gross floor area of the building; provided, that requirements shall be rounded to the nearest whole number of spaces, with 1/2 or more being considered to require one additional space.*

(4) *Off-Street Loading. Off-street loading shall be provided for that portion of any building erected, which is used for commercial uses, listed in this district. Said loading shall be in accordance with §14-1405 of this Title.*

§14-212. "RC-2" Residential District.

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(1) *Use Regulations.* Where the Chart at §14-205 provides for Commercial/Offices/Signs, the following uses shall be permitted as set forth below.

(a) *Professional Offices.* In any structure erected in this district, offices of any doctor of medicine, osteopathy, dentistry, chiropractic, optometry or podiatry; minister or lawyer shall be permitted; provided, that not more than one assistant shall be regularly employed therein, and no colleagues or associates shall use such office. A building may contain more than one office, but in no event shall any office or offices be above the first story of a building of 5 stories or less, nor above the second story of a building of 6 or more stories. Accessory uses, customarily incidental to such professional offices shall be permitted; provided, that such accessory use does not occupy more than 25% of the professional floor area, and does not include any open air storage of materials;

(b) *Commercial Uses.* In any structure of 6 stories or more hereafter erected in this district, the commercial uses below listed shall be permitted subject to the limitations set forth:

(.1) *Such uses shall be permitted only in structures containing 25 or more dwelling units, at the rate of 50 square feet of commercial area for each dwelling unit actually existing at the time of the beginning of such commercial use;*

(.2) *The minimum gross floor area of any commercial use shall be 500 square feet and the maximum gross floor area for any commercial use shall be 6,000 square feet;*

(.3) *No commercial use shall be above the first story of the structure;*

(.4) *The only uses permitted shall be:*

(a) *Sales at retail, separately or in any combination, in completely enclosed stores or shops, on the premises, and dealing directly with the consumers; apparel, confections, drugs, flowers, food, giftshop goods and greeting cards, jewelry (including watch repair), reading material, tobacco goods, and variety store goods, beauty shop, barber shop, custom tailoring or dressmaking, laundry pick-up agency (provided that no laundering or dry cleaning shall be done on the premises), restaurant, and soda or ice cream fountain;*

(b) *Accessory uses, customarily incidental to any of the above permitted uses; provided, that the accessory use does not occupy more than 25% of the commercial floor area and does not include open air storage of materials; and further provided, that no sign of any sort shall be visible from the outside of the building in which such use is located;*

(c) *Signs.* Signs shall be permitted to the extent provided for in §14-211(1)(c).

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(2) Area Regulations.

(a) Yards, General Provisions. Subject to the minimum yards set forth in the Charts in §14-205, the front, side and rear yards in this district shall be defined as the open area created on the lot by the following requirements:

(.1) Any wall of a structure containing one or more legally required windows shall be located so that every point of said wall shall be a minimum horizontal distance from the lot line equal to 1/2 of the height of said point above the average ground level at the base of the structure; provided, that where said wall faces upon a street, said distance may be measured from the centerline of said street rather than the lot line;

(b) Courts. Courts, when used, shall be in addition to the open area required, and shall have minimum widths as follows:

(.1) The minimum width of open courts not between wings of the same building shall be the same as for side yards;

(.2) The minimum width of courts between wings of the same structure shall be determined by the following requirements:

(.a) For buildings of 3 stories or less and not in excess of 35 feet high, the minimum width shall be not less than the length or depth of such court;

(.b) For buildings over 3 stories or over 35 feet in height, whichever is less, the minimum width shall be not less than the length or depth of such court plus 1/3 of that portion of the height of the building over 3 stories or 35 feet;

(.3) The dimensions of an inner court shall be equal to the height of the higher wall between which each dimension of the inner court is being measured;

(3) Additional Floor Area. In addition to the basic floor area, any building in this district shall be permitted additional gross floor area in accordance with the following provisions, which shall be cumulative in their effect:

(a) Buildings Constructed Back from Streets Fifty Feet or More in Width: Where a building or any portion thereof is constructed back, at ground level, from the street line of any street of 50 feet or more in width, there shall be permitted 2 square feet of additional gross floor area for each square foot between the street line and the building (including areas of required yards); provided, that the foregoing shall not apply to any area which lies further from the street line than 50% of the depth of the lot;

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(b) Buildings Constructed Back from Streets Less than Fifty Feet in Width: Where a building or any portion thereof is constructed back, at ground level, from the street line of any street of less than 50 feet in width, there shall be permitted 1 square foot of additional gross floor area for each square foot between the street line and the building (including areas of required yards); provided, that the foregoing shall not apply to any area which lies further from the street line than 50% of the depth of the lot;

(c) Buildings Constructed Away from Rear Lot Line, Not a Street Line: Where a building or any portion thereof is constructed away, at ground level, from a rear lot line which is not a street line, there shall be permitted 0.7 square feet of additional gross floor area for each square foot between the rear lot line and the building (including areas of required yards); provided, that the foregoing shall not apply to any area which lies further from the rear lot line than 50% of the depth of the lot;

(d) Buildings Constructed With Open Arcades: Where a building or any portion thereof is constructed so that at the ground level there is an open arcade of at least 10 feet in unobstructed width which abuts a sidewalk and is open to public use at all times, there shall be permitted 0.3 square feet of additional gross floor area for each square foot in said arcade; provided, that this sub-paragraph shall also apply to buildings cantilevered to produce an effect similar to an arcade at least 10 feet in unobstructed width;

(e) Open Areas Separated from a Street Line by an Open Arcade: Where a building or any portion thereof is constructed back, at ground level, to create a continuous open area which is separated from the street line only by an open arcade, there shall be permitted 2 square feet of additional gross floor area for each square foot of such open area where said street line is of a street which is 50 feet or more in width, or 1 square foot of said additional gross floor area for each square foot of such open area where said street line is of a street which is less than 50 feet in width, subject to the following provisions:

(.1) The foregoing shall not apply to any area which lies further from the street line than 50% of the depth of the lot;

(.2) "Continuous open area", as used in this sub-paragraph, shall mean an open area which is unobstructed (except for passage through the open arcade) in a straight line from the building to the street line;

(.3) The additional gross floor area permitted for the area within said open arcade itself shall in all cases be governed by sub-paragraph (d) above;

(f) Other Open Areas Provided at Ground Level: Where a building or any portion thereof is constructed so as to provide open areas at ground level other

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than those described in sub-paragraphs (a) through (e) above, there shall be permitted 0.6 square feet of additional gross floor area for each square foot of such open area;

(g) *Buildings Constructed Away from any Lot Line at First or Second Story Roof Level:* Where a building or any portion thereof is constructed away from any lot line (whether or not said lot line is also a street line) above ground level but not beyond the second story roof level, there shall be permitted 0.5 square feet of additional gross floor area for each square foot between the lot line and the building; provided, that where a building or any portion thereof is constructed away from a lot line at successive distances at different levels, the computation of permitted additional gross floor area shall be made for each level, beginning at the ground level, and not including, in each case, areas between the building and the lot line which have already been used in computing permitted additional gross floor area at another level;

(h) *Areas Used or Intended to be Used for Parking:* Any area used or intended to be used for parking purposes shall not be included as permitting additional gross floor area under the provisions of sub-paragraphs (d) and (e) above.

(4) *Off-street Parking.* Off-street parking shall be provided in accordance with Chapter 14-1400 of this Title. Furthermore, all commercial uses permitted in this district shall provide additional off-street parking on the basis of one parking space for each 1,000 square feet of commercial gross floor area of the building; provided, that requirements shall be rounded to the nearest whole number of spaces, with 1/2 or more being considered to require one additional space.

(5) *Off-street Loading.* Off-street loading shall be provided for that portion of any building erected which is used for commercial uses listed in this district. Said loading shall be in accordance with §14-1405 of this Title.

§14-213. "RC-3" Residential District.

(1) *Use Regulations.* Additional permitted uses are all uses permitted in "RC-2" Residential Districts.

(2) *Area Regulations.*

(a) *Yards and Courts.* The following restrictions shall apply to all properties within this district, with the exception that subsections (.1), (.2), and (.3) below shall not apply to any lot for which the occupied area of buildings is 40% or less of the lot area.

(.1) *Additions to Existing Buildings, and Newly Erected Buildings which Contain Less than Three Families:*

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(a) Yards and Courts with Legally Required Windows. Any wall with one or more legally required windows shall be a minimum horizontal distance of 15 feet from (1) the opposite side of any street which the wall faces, (2) any facing lot line which is not a street line, (3) any opposing wall on the same lot; provided, that every court between wings of the same building shall have no required minimum horizontal dimension but the depth shall not be greater than the width of the court, and every inner court shall have a minimum horizontal dimension equal to or greater than the average height of the walls forming the court;

(b) Yards and Courts without Legally Required Windows: Yards and courts without legally required windows shall be governed by the following provisions:

Front Yards. No front yards shall be required;

Side Yards and Open Courts. When side yards and open courts are used, except open courts between wings of the same building, they shall have a minimum width of 5 feet for a building not over 5 stories in height and a minimum width of 8 feet for buildings over 5 stories;

Open Courts Between Wings of the Same Building. The minimum width between wings of the same building shall be 12 feet;

Inner Courts. The least dimension of an inner court shall be 8 feet. Minimum area of such court shall be 100 square feet. Such courts of less area than 300 square feet shall not be permitted for any building used for dwelling purposes except when used as vent shafts;

(.2) Newly Erected Buildings Containing Three or More Families and Less than Five Stories in Height:

(a) Yards and Courts with Legally Required Windows. Any wall with one or more legally required windows shall be located so that every point of the wall shall be a minimum horizontal distance which is not less than the height of the wall, from: (1) the opposite side of any street which the wall faces, (2) any facing lot line which is not a street line, (3) any opposing wall on the same lot; provided, that every inner court shall have a minimum horizontal dimension equal to or greater than the average height of the walls forming the court;

(b) Yards and Courts without Legally Required Windows. Yards and courts without legally required windows shall be governed by the following provisions:

Front and rear yards shall not be required;

Side yards and open courts, when used, shall have a minimum width of 8 feet;

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Open courts between wings of the same building shall have a minimum width of 12 feet;

Inner courts shall have a least dimension of 8 feet, and a minimum area of 100 square feet;

(.3) Newly Erected Buildings Containing Three or More Families and Five Stories or Over in Height:

(a) Yards and Courts with Legally Required Windows. Any wall with one or more legally required windows shall be located so that every point of the wall shall be a minimum horizontal distance of 50 feet from: (1) the opposite side of any street which the wall faces, (2) any facing lot line which is not a street line, (3) any opposing wall on the same lot; provided, that every court between wings of the same building shall have no required minimum horizontal dimension but the depth shall not be greater than the width of the court, and every inner court shall have a minimum horizontal dimension equal to or greater than the average height of the walls forming the court;

(b) Yards and Courts without Legally Required Windows. Yards and courts without legally required windows shall be governed by the following provisions:

Front and rear yards shall not be required;

Side yards and open courts, when used, shall have a minimum width of 8 feet;

Open courts between wings of the same building shall have a minimum width of 12 feet;

Inner courts shall have a least dimension of 8 feet, and a minimum area of 100 square feet;

(3) Off-street Parking. Off-street parking shall be provided in accordance with Chapter 14-1400 of this Title. Furthermore, all commercial uses permitted in this district shall provide additional off-street parking on the basis of one parking space for each 1,000 square feet of commercial gross floor area of the building; provided, that requirements shall be rounded to the nearest whole number of spaces, with 1/2 or more being considered to require one additional space.

(4) Off-street Loading. Off-street loading shall be provided for that portion of any building erected which is used for commercial uses listed in this district. Said loading shall be in accordance with §14-1405 of this Title.

[§14-224.] §14-214. "RC-4" Residential District.

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(3) Use Regulations, With A Special Use Permit. The following uses shall be permitted in this district only if a Zoning Board of Adjustment Special Use Permit, as herein provided, is obtained:

(a) Accessory private parking lots except as prohibited in §14-[224] (214) (2)(a)(4)(a) and (.b) above;

* * *

(5) Set-back and Maximum Building Width.

* * *

(e) Openings and Entranceways.

* * *

(.1) Entrance Arcades. Entry arcades that do not comply with the set-back requirements set forth in §14-[224] (214) (5)(a) through (d) above may be incorporated into a building facade, provided, that the entrance arcade shall not exceed in height, above the sidewalk level, more than 33% of the total facade height, further provided that, the entrance arcade shall in no case exceed 40 feet in height above the sidewalk level. In addition, entry arcades shall not exceed 30 feet in width (measured on a line parallel to the street it abuts), provided that all entrance arcades must provide public access to building entrances, retail space and/or other public space; and abut active space, as defined herein, for no less than 80% of the perimeter walls creating the entrance arcade;

(.2) Windows, Doors and Architectural Recesses. Windows, doors and architectural recesses that do not comply with the set-back requirements set forth in §14-[224] (214) (5)(a) through (d) above may be incorporated into a building facade, provided, that no individual or group of windows, doors or recesses shall exceed, in width (measured on a line parallel to the street it abuts), 30% of the street frontage of the facade, further provided, that the combination of all windows, doors and architectural recesses shall not exceed, in width (measured on a line parallel to the street it abuts), 50% of the street frontage of the facade in which they are placed;

(.3) Openings and Entrances to Public Space. Openings and entrances to public space that do not comply with the set-back requirements set forth in §14-[224] (214) (5)(a) through (d) above may be incorporated into a building facade, provided, that no individual or combinations of openings or entrances exceed, in width (measured on a line parallel to the street it abuts), 30% of the street frontage of the facade in which they are placed.

* * *

(7) Height Regulations.

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* * *

(d) Sansom Street.

* * *

(.a) North Side. 320 feet above the average sidewalk level of Sansom street, subject to the height limits for buildings, building appurtenances (as permitted in §14-[312] (313) except flagpoles) and structures built on the south side of Chestnut street as set forth in §14-[224] (214) (7)(c) above;

* * *

(e) Walnut Street.

* * *

(.a) North Side. 320 feet above the average sidewalk level of Walnut street subject to the height limits for buildings, building appurtenances (as permitted in §14-[312] (313) except flagpoles) and structures built on the south side of Chestnut street as set forth in §14-[224] (214) (7)(c) above;

* * *

(f) Locust Street.

* * *

(.a) North Side. 260 feet above the average sidewalk level of Locust street subject to the height limits for buildings, building appurtenances (as permitted in §14-[312] (313) except flagpoles) and structures built on the south side of Walnut street as set forth in §14-[224] (214) (7)(e) above;

* * *

(g) Spruce Street.

* * *

(.a) North Side. 260 feet above the average sidewalk level of Spruce street subject to the height limits for buildings, building appurtenances (as permitted in §14-[312] (313) except flagpoles) and structures built on the south side of Locust street as set forth in §14-[224] (214) (7)(f) above;

* * *

(8) Floor Area Regulations. No building in this District shall have a gross floor area (as defined in §14-102[(39)] (52)) greater than that permitted under the provisions herein set forth;

* * *

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(9) Additional Gross Floor Area Regulations.

* * *

(e) Types of Public Space.

* * *

(.2) Enclosed Public Space.

* * *

(b) Enclosed public space shall provide direct, unrestricted access to the public sidewalk as set forth in §14-[224] (214) (9)(f)(.1)(b);

* * *

(.5) The Garden.

* * *

(d) The total cost of the construction and furnishings of the garden exclusive of the costs of the unadorned floors, walls and ceiling (when used) shall not be less than 0.5% of the construction cost of the building; provided, that this cost shall be in addition to the cost of public art as required in §14-[224] (214) (9)(g)(.1) through (.8).

* * *

(10) Incentive Floor Area.

* * *

(a) Conditions. In order to obtain incentive floor area, all of the following conditions must be met:

(.1) Before incentive floor area is permitted on a lot, the requirements of §14-[224] (214) (9)(a) through (h) regarding additional gross floor area must be complied with;

* * *

(b) Exceptional Public Benefit.

* * *

(.2) Through Block Pedestrian Walkways.

* * *

(c) In order to qualify for incentive gross floor area, the area of the walkway shall be in addition to the amount of public space required in §14-[224] (214) (9)(b) through (g) above;

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* * *

(.3) Improvements To or Construction of Publicly Owned Facilities.

* * *

(b) Public transit concourse, public transit station, or public transit head house; provided that such improvements shall be in accord with the following requirements:

* * *

(iv) In order to qualify for incentive gross floor area, the area of the construction and/or improvements shall be in addition to the amount of public space required in §14-[224] (214) (9)(b) through (g) above;

* * *

(.5) Underground Parking. Underground parking spaces at the ratios required in §14-1402 for residential uses and/or underground parking spaces at the ratio required in §14-[224] (214) (13) below for commercial uses shall be permitted incentive gross floor area in accordance with the following requirements:

* * *

(b) Such underground parking shall receive incentive gross floor area equal to 200 square feet of gross floor area for each space conforming to the requirements of §14-1402 and §14-[224] (214) (13);

(.6) Underground Loading and Trash Storage. Underground loading and trash storage at the ratio required in §14-[224] (214) (14) below, shall be permitted incentive gross floor area in accordance with the following requirements:

* * *

(d) Contributions to the Housing Trust Fund.

* * *

(.1) The requirements of §14-[224] (214) (9)(a) through (h) must be complied with;

* * *

(11) Transfer of Development Rights For Historic Preservation South of Chestnut Street.

* * *

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(f) The incentive gross floor area permitted for historic preservation shall not exceed the permitted floor area ratio by more than 20% above that which is otherwise permitted by other applicable paragraphs of this section, provided, that the building to be erected upon the lot receiving incentive gross floor area shall not exceed either the building width or building height requirements established in §14-[224] (214) (5)(a) through (d) and §14-[224] (214) (7)(a) through (g) above;

* * *

(14) Off-street Loading and Trash Storage.

* * *

(a) Off-street Loading.

* * *

(.3) Ingress and Egress. Each individual loading space or group of loading spaces shall be limited to one two-way curb cut with a maximum width of 30 feet on the street frontage or 2 one-way curb cuts with a maximum width of 20 feet on each street frontage subject to §14-[224] (214) (2)(a)(.4)(e) and (3)(b) above, provided, that when the loading spaces or their access drives have direct access to a street of less than 40 feet in width, there shall not be a limit imposed on the size of the curb cut(s) to that street; further provided, that at every point where a driveway, whether for ingress or egress, crosses a public sidewalk, the area of the sidewalk between the building line and the curb line, equal in width to the driveway(s) shall be of a different color, texture or paving material, in accordance with the standards of the Streets Department, so as to indicate and warn pedestrians of the existence of the driveway; and,

* * *

(b) Trash Storage.

* * *

(.2) Ingress and Egress. Each individual trash storage space or group of spaces shall be limited to one two-way curb cut with a maximum width of 30 feet on the street frontage or 2 one-way curb cuts with a maximum width of 20 feet on each street frontage subject to §14-[224] (214) (2)(a)(.4)(e) and (3)(b) above, provided, that when the trash storage spaces or their access drives have direct access to a street of less than 40 feet in width, there shall not be a limit imposed on the size of the curb cut(s) to that street; further provided, that at every point where a driveway, whether for ingress or egress, crosses a public sidewalk, the area of the sidewalk between the building line and the curb line, equal in width to the driveway(s) shall be of a different color, texture or paving material, in accordance

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with the standards of the Streets Department, so as to indicate and warn pedestrians of the existence of the driveway;

(.3) Trash Storage for Retail Uses. All buildings which contain retail uses at the time of construction or renovation of retail space shall provide an area for off-street trash storage within the building, within a completely enclosed structure on the same lot as the building it serves, or within a common loading area as provided in §14-[224] (214) (14) (a) (.4) above; and,

* * *

(15) Signs.

* * *

(a) Permitted Signs. Only signs which are accessory to a use permitted in these districts or non-commercial signs [(as defined in §14-102(86)(i))] shall be permitted subject to the following requirements:

* * *

[§14-225. RESERVED.]

[§14-226.] §14-215. "RC-6" Residential District.

* * *

(3) Use Regulations.

* * *

(g) Signs.

* * *

(.1) For uses specified in §14-[226] (215) (3)(a) through (d): Each building shall be permitted to have a sign, including a free-standing sign, identifying the name, use or purpose of said building, which signs shall not exceed 10 square feet in area; provided, that this limitation shall not apply to traffic or directional signs;

(.2) For uses specified in §14-[226] (215) (3)(e): No free-standing signs shall be permitted. The total area of signs permitted shall not exceed one square foot for each lineal foot of store front width;

* * *

(4) Area Regulations.

* * *

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(b) Width of Lot and Street Frontage. There shall be no minimum width of lot required. The minimum street frontage shall be 50 feet and provisions of §14-231(5) shall not be applicable;

(c) Gross Floor Area. The gross floor area of all buildings within the development plan area shall not exceed 150% of the total area of the lot, exclusive of streets;

(d) Occupied Area.

(.1) Not more than 25% of the approved development plan shall be occupied by buildings and structures; nor shall more than 50% of the approved development plan be occupied by buildings, structures or parking;

(.2) For land containing historically significant structures, buildings or amenities, not more than 50% of the approved development plan shall be occupied by buildings and structures; nor shall more than 75% of approved development plan area be occupied by buildings, structures or parking;]

[~~(e)~~] (~~b~~) Open Area.

(.1) The open area shall consist of at least 75% of the development plan area which is unoccupied by either buildings or structures and shall consist of at least 50% of the development plan area which is unoccupied by either buildings, structures or parking;

(.2) For land containing historically significant structures, buildings or amenities, open area shall consist of at least 50% of the development plan area which is unoccupied by either buildings or structures and shall consist of at least 25% of the development plan area which is unoccupied by either buildings, structures or parking;

(f) Yards. There shall be no required minimum front, side or rear yards;

(g) Set-back. There shall be no required minimum set-back, subject to §14-107 of this Title.

(5) Height Regulations. There shall be no height regulations in this district, except as height may be limited by other applicable provisions of this Chapter.]

[~~(6)~~] (~~5~~) Off-street Parking.

* * *

[~~(7)~~] (~~6~~) Off-street Loading.

* * *

[§14-227. Reserved.]

[§14-228. Reserved.]

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[§14-229. Reserved.]

[§14-230. Reserved.]

§§14-216 through 14-230. Reserved.

§14-231. Residential District Rules and Exceptions.

(1) Courts in ["R-1", "R-1A", "R-2", "R-3", "R-4", "R-5", "R-5A", "R-6", "R-7", "R-8", "R-9", "R-9A", "R-10", "R-10A", "R-10B", "R-17",] "R-18", [and] "R-19" and "R-20" Residential Districts. The minimum width of an open court between wings of a building shall be 12 feet. The least dimension of an inner court shall be 8 feet. Minimum area for such court shall be 100 square feet. Such courts of less area than 300 square feet shall not be permitted for any building used for dwelling purposes, except when used as vent shafts.

* * *

[(9) Anything to the contrary notwithstanding in paragraph (8) above, from the date of enactment of this Ordinance until October 20, 1996 there shall be a moratorium on the construction of new wireless service towers on any residentially zoned property or the construction of a wireless service antenna on any existing residence which is the lesser of 4 stories or 52 feet in height.]

SECTION 3. Chapter 14-1400 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-1400. PARKING AND LOADING FACILITIES.

§14-1401. General Provisions.

(1) Definition of the Word "Erected". The word "erected" as used in connection with any required off-street parking or loading shall be construed to refer only to such structures as may be entirely newly-erected after the effective date of this provision, [and all subsequent additions or alterations to structures which existed on the effective date of this provision, except in the case of 90% demolition, destruction or condemnation, as set forth in Section 14-104(6) of this Title, further provided, when an individual district has parking requirements regarding required parking for existing buildings, for the erection of any building or structure, for the extension of any building or structure, or for the subdivision of land into two (2) or more parcels, the provisions of the individual district shall take precedent over this paragraph,] except for the following:

* * *

(2) Parking and Loading Requirements in the Individual Districts. When an individual zoning district *or the rules and exceptions for the various zoning districts*

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contained herein [contains] *contain* parking and/or loading requirements that are different than the requirements of this Chapter, the requirements in the individual district shall take precedent over this Chapter. When the individual zoning district does not contain its own requirements, or does not deal with parking and loading requirements contained in this Chapter, then this Chapter shall take precedent.

*

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*

SECTION 4. Effective Date. This Ordinance shall take effect immediately. Regarding the amendments to Chapter 14-200, entitled “Residential Districts”, for any application submitted to the Department of Licenses and Inspections within the six months immediately subsequent to the effective date of this Ordinance, the applicant may elect to conform to the provisions of this ordinance or to the provisions of the Zoning Code in effect prior to the effective date of this Ordinance.

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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 October 23, 2003. The Bill was Signed by the Mayor on November 13, 2003.



Patricia Rafferty
Chief Clerk of the City Council