



# City of Philadelphia

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

**BILL NO. 250042**

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**Introduced January 30, 2025**

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**Councilmember Gauthier**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Section 14-604 of The Philadelphia Code (“Accessory Uses and Structures”) to modify certain restrictions with respect to accessory dwelling units, and making conforming technical changes, all under certain terms and conditions.

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

SECTION 1. Section 14-604 of The Philadelphia Code is hereby amended as follows:

### TITLE 14. ZONING AND PLANNING

\* \* \*

### CHAPTER 14-600. USE REGULATIONS

\* \* \*

§ 14-604. Accessory Uses and Structures.

\* \* \*

(11) Accessory Dwelling Units.

\* \* \*

(b) General.

Accessory dwelling units are subject to [all] *only such* applicable regulations of the zoning district in which they are [located, except as otherwise expressly stated

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in this section] *located that limit an increase in the overall size of the structure to no more than 10%.*

(c) Where Allowed.

Accessory dwelling units are allowed only on lots occupied by a single-family use [contained in a detached or semi-detached building in the permitted areas described in § 14-604(11)(d) (Permitted Areas), except within historic structures (as described in subsection (d)(.1) below), where accessory dwelling units are also permitted on lots occupied by a single-family use contained in an attached building.] Accessory dwelling units must be located within the interior of the principal building or within the interior of a detached accessory building, such as detached garages, that are in existence as of the effective date of this Zoning Code, *including Historic structures.*

(d) [Permitted Areas.] *Accessory Dwelling Units Where Generally Prohibited in Overlays.*

(.1) Historic Structures.

*In overlay districts in which reference is made to allowance of Accessory Dwelling Units only in buildings or structures that meet the conditions of this § 14-604(11)(d)(.1), Accessory Dwelling Units are permitted only when both: (.a) within any building or structure that, pursuant to Chapter 14-1000, has been designated as historic; or that is located in a district that has been designated as historic and that contributes, in the Historical Commission's opinion, to the character of such [district.] district; and (b) in RSA-5 and CMX-1 zoning districts.*

[(.2) Large Lots in the RSA-5 and CMX-1 Districts.

In the RSA-5 and CMX-1 districts, an accessory dwelling unit is permitted, provided that:

(.a) The area of the lot is a minimum of 1,600 sq. ft.; and

(.b) No more than one dwelling unit is otherwise permitted.]

\* \* \*

[(i) Size.

The floor area of an accessory dwelling unit may not exceed 800 sq. ft., except in historic structures (as described in subsection (d)(.1) above).]

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.