City of Philadelphia

BILL NO. 240427-A
(As Amended on the Floor, 2/27/25)

Introduced May 9, 2024

Councilmember Young

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-305 of the Philadelphia Code entitled "Nonconformities," by providing further provisions on changes from non-conforming uses; 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

*   *   *

§ 14-305. Nonconformities.

*   *   *

(1) Purpose. This section recognizes that many land uses, buildings, parking areas, lots, signs, non-accessory signs, and site improvements in the City do not conform with the requirements of this Zoning Code either because (a) they were established before the adoption of zoning, or (b) they were legal when established but have become nonconforming due to later zoning amendments. It is the purpose of this section to [regulate these nonconformities and to allow for the continued existence, use, modification, and expansion of these uses, buildings, parking areas, lots, signs, and site

City of Philadelphia

improvements] *regulate these nonconformities and to allow for the continued existence, use, modification, and expansion of these uses, buildings, parking areas, lots, signs, and site improvements,* subject to the limitations set forth in this section.

* * *

(5) Nonconforming Uses.

* * *

(b) Replacement.

* * *

(.4) Change from Nonconforming Uses.

* * *

(.a) A non-conforming use shall be deemed abandoned whenever such use is discontinued and a new use established, without the grant of a zoning permit, and shall not be reinstated except by zoning variance as prescribed under § 14-303(8).

* * *

SECTION 2. This Ordinance shall become effective immediately.

_____

[1] **Explanation:**
[Brackets] indicate matter deleted.
Italics indicate new matter added.