



City of Philadelphia

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

BILL NO. 240063

Introduced February 1, 2024

Councilmembers Jones, Gilmore Richardson, Driscoll, Harrity and Bass

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to create a distinction between hospitals and alcohol or substance use rehabilitation facilities.

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

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CHAPTER 14-600. USE REGULATIONS

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§ 14-601. Use Categories.

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(4) Public, Civic, and Institutional Use Category:

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(r) Alcohol and Substance Use Rehabilitation Facility

Uses primarily providing in-patient or out-patient treatment to those suffering from alcohol use disorder or substance use disorder

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

Previous District Name	R1	R1 A	R2	R3	R4	R5	R6/7	R9 A/	Ne w	RS A	R8/9/	R1 1/	R1 4	R15/16	RC-6	WRD/ITD	RC-4	
District Name	RS D-1	RS D-2	RS D-3	RS A-1	RS A-2	RS A-3	RS A-4	RS A-5	RS A-6	RT A-1	R M-1	R M-2	R M-3	RM-4	RM X-1	RM X-2	RM X-3	Use-Specific Standards
Y = Yes permitted as of right S = Special exception approval required																		
N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited																		
See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.																		

Previous District Name	R1	R1 A	R2	R3	R4	R5	R6/7	R9 A/	Ne w	RS A	R8/9/	R1 1/	R1 4	R15/16	RC-6	WRD/ITD	RC-4	
District Name	RS D-1	RS D-2	RS D-3	RS A-1	RS A-2	RS A-3	RS A-4	RS A-5	RS A-6	RT A-1	R M-1	R M-2	R M-3	RM-4	RM X-1	RM X-2	RM X-3	Use-Specific Stand

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See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.																				
Residential Use Category																				
Household Living (as noted below)																				
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Two-Family	N	N	N	N	N	N	N	N	Y	Y[1]	Y	Y	Y	Y	Y	Y	Y	Y		
Multi-Family	N	N	N	N	N	N	N	N	N	Y[1]	Y	Y	Y	Y	Y	Y	Y	Y		
Group Living (except as noted below)	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Personal Care Home	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(1)		
Single-Room Resid	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	S			

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Parks and Open Space Use Category																		
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Public, Civic, and Institutional Use Category																		
Adult Care	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Child Care (as noted below)																		
Family Child Care	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Group Child Care	N	N	N	N	N	N	S[2]	Y	Y	Y	§ 14-603(5)							
Child Care Center	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	§ 14-603(5)	
Community Center	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y		
Educational Facilities	N	N	N	S[2]	S	S	S											
Fraternal Organization	N	N	N	S[2]	S	S	S											
Hospital	N	N	N	S[2]	S	S	S											

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Libraries and Cultural Exhibits	N	N	N	S[2]	S	S	S										
Religious Assembly	N	N	N	Y[2]	Y	Y	Y										
Safety Services	N	N	N	Y[2]	Y	Y	Y										
Transit Station	N	N	N	Y[2]	Y	Y	Y										
Utilities and Services, Basic	N	N	N	S[2]	S	S	S										
Wireless Service Facility	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603(16) ; § 14-603(17)
<i>Alcohol and Substance Use Rehabilitation Facility</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Office Use Category																	
Business and Professional	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y	

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Medical, Dental, Health Practitioner (as noted below)																			
Sole Practitioner	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y		
Group Practitioner	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S[3]	S[4]	Y		

Retail Sales Use Category

Consumer Goods (except as noted below)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Drug Parapher nalia Stores	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	§ 14- 603(1 3)
Gun Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	§ 14- 603(1 3)
Food, Beverages, and Groceries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Sundries, Pharmaceut icals, Convenien ce Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	

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Wearing Apparel and Accessories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Commercial Services Use Category																		
Business Support	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Eating and Drinking Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	§ 14-603(6)
Personal Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Visitor Accommodations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[4]	Y[5]	
Commissaries and Catering Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
Urban Agriculture Use Category																		
Community Garden	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(15)
Market or Community - Supported Farm	S	S	S	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(15)

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SECTION 2. This Ordinance shall be effective immediately.