

City of Philadelphia



October 14, 2004

CERTIFICATION: This is to certify that Bill No. 040666, entitled "An Ordinance amending Title 14 of The Philadelphia Code relating to 'Zoning and Planning' by amending provisions of section 14-205 concerning R-1A residential Districts," was returned by the Mayor to City Council on the seventh day of October, 2004 "DISAPPROVED."

The said bill having been considered again, was repassed on the fourteenth day of October, 2004. Two-thirds of all of the members of City Council having voted in the affirmative, the said bill became law without the Mayor's approval, pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter.

A handwritten signature in cursive script that reads "Patricia Rafferty".

Patricia Rafferty
Chief Clerk of the City Council

(Bill No. 040666)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code relating to "Zoning and Planning" by amending provisions of section 14-205 concerning R-1A residential Districts, 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.

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CHAPTER 14-200. RESIDENTIAL DISTRICTS.

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City of Philadelphia

BILL NO. 040666 continued

Certified Copy

§14-205

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DISTRICT	R-1	R-1A	R-2	R-3	R-4
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ZONING REQUIREMENTS	R-1	R-1A	R-2	R-3	R-4
MINIMUM LOT WIDTH (FT.)	75	[60] <i>65</i>	50	50	35
MINIMUM LOT AREA (SQ.FT.)	10,000	[6,000] <i>7,800</i>	5,000	5,000	3,150
MINIMUM OPEN AREA (%) OF LOT	65	[70] <i>65</i>	70	70	60
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	35	[30] <i>35</i>	25	25	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@15	[2@15] <i>2@10</i>	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] <i>10</i>	7	7	6

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REAR YARD MINIMUM DEPTH (FT.)	30	[25] <i>30</i>	25	25	20
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Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.