

City of Philadelphia



(Bill No. 150766)

AN ORDINANCE

To amend Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by removing certain expired provisions and revising certain provisions, including definitions, administration, overlay zoning districts, use regulations, development standards, parking and loading, and signs.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

Key:

1. In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [].

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-200. DEFINITIONS

* * *

§14-202. Rules of Measurement.

* * *

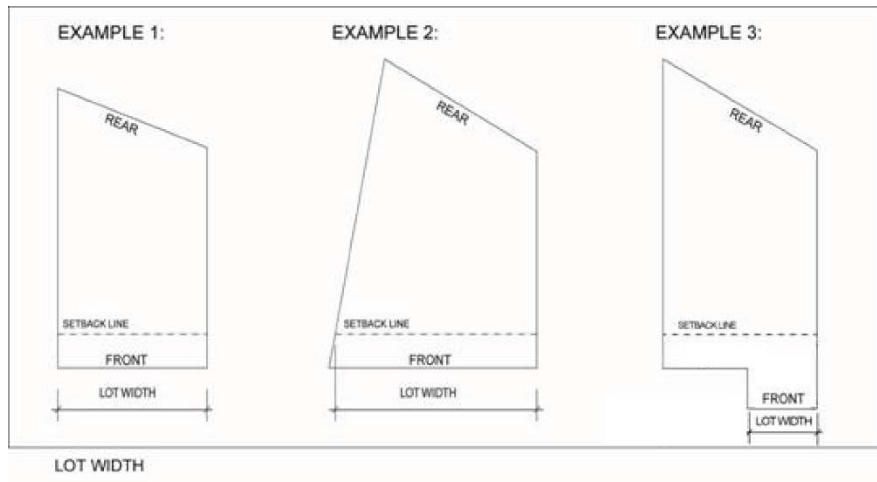
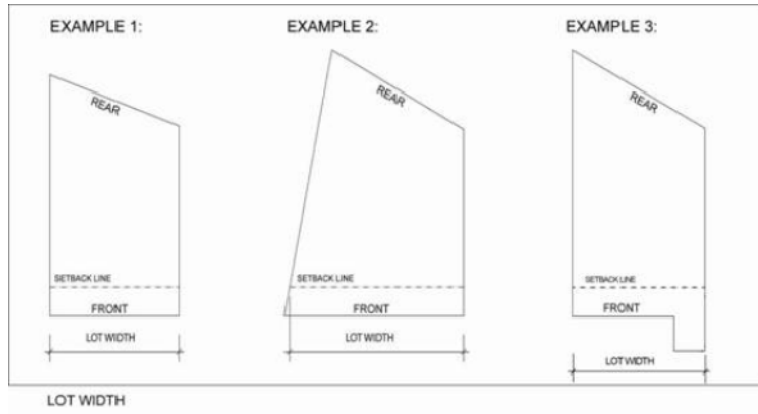
(10) Lot Width.

The width of the lot, measured from one side line of the lot to the opposite side line of the lot along the setback line (See § 14-202(17), (Setback Line, Front or Building)). In the case of flag lots, *the width of the lot shall be measured along the front lot line of the “pole” or portion of the lot forward of the front setback line with the least width, generally used for access to the remainder of the lot.*[, shall be ignored.

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* * *

(23) Yard, Front (Width of).

The width of the front yard is measured along the shortest possible line extending from one side line of the lot to the opposite side line of the lot, located between the street line and the front of any structure (not including fences). [In the case of flag lots, the “pole” or portion of the lot forward of the front setback line with the least width, generally used for access to the remainder of the lot, shall be ignored.] (See also § 14-203(370) (Yard).

* * *

(25) Yard, Rear (Depth of).

The depth of a rear yard is measured from the rearmost portion of the structure to the closest point of the rear lot line or to the nearest line of a street, shared driveway, *easement*, or alley. See also § 14-203(370) (Yard).

* * *

§14-203. Definitions.

* * *

(44) Building, Attached.

(a) [A] For *intermediate lots*, a building with both side *building* walls located on or at the side lot line. An attached building is commonly called a rowhouse.

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(b) *For corner lots, a building with a side building wall located on or at the side lot line and the opposite building wall located on or at the opposite front lot line.*

(c) *For lots bounded by three or more streets, a building with a rear building wall located on or at the rear lot line and the opposite building wall located on or at the opposite front lot line.*

* * *

(47) Building, Semi-Detached.

(a) [A] *For intermediate lots, a building with one side building wall located on or at one side lot line and the opposite side building wall not located on or at the opposite side lot line. A semi-detached building is commonly called a twin.*

(b) *For corner lots, a building with a side building wall located on or at the side lot line and the opposite building wall not located on or at the opposite front lot line.*

(c) *For lots bounded by three or more streets, a building with a rear building wall located on or at the rear lot line and the opposite building wall not located on or at the opposite front lot line.*

* * *

[(94.1) Digital Display.

A sign that uses light emitting diodes (LEDs), charge coupled devices (CCDs), plasma or functionally equivalent technologies to display a series of still images or full motion, usually remotely programmable and changeable.]

* * *

(281.1) Sign, Digital Display.

A sign that uses light emitting diodes (LEDs), charge coupled devices (CCDs), plasma or functionally equivalent technologies used to display a series of still images or full motion, usually remotely programmable and changeable. Digital displays do not include animated illumination signs or static illumination signs.

* * *

(284.2) Sign, Menu Board.

A free standing sign, which may include an internal or external light source that does not change in intensity or color, displayed solely for the use of drive-through patrons to identify the products offered for sale and may include the price of those products.

* * *

(370) Yard.

An unoccupied area, open and unobstructed from the ground, on the same lot as a building.

* * *

(c) Side Yard.

A yard between any structure (not including fences) and the side line of the lot, or the nearest side line of a street, shared driveway, easement, or alley, extending from the front yard to the rear yard. [In the case of a building

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located on a corner lot, the width of the side yard located along the intersecting street shall conform to the required front setback.]

* * *

CHAPTER 14-300. ADMINISTRATION

§ 14-301. Reviewers and Decision Makers.

(3) City Planning Commission.

* * *

(c) Review and Prerequisite Approval Authority.

(.1) The Commission provides prerequisite approvals for:

* * *

(.1) Zoning permits regarding parking garages in RMX-3, CMX-3, CMX-4, and CMX-5 districts *and parking garages of at least 250 parking spaces on lots in or adjacent to any other residential or commercial district*. See § 14-803(4)(b)(.4) (Parking Garage[s] in RMX-3, CMX-4, and CMX-5 Districts] *Review*).

* * *

(.o) *Zoning permits regarding properties bounded by two streets which constitute a corner. See § 14-701(1)(d) (Multiple Street Frontage Yard Requirements).*

* * *

(9) Streets Department.

* * *

(b) Prerequisite Approval Authority.

The Streets Department provides prerequisite approvals for:

* * *

(.4) Building permits regarding parking garages in RMX-3, CMX-3, CMX-4, and CMX-5 districts *and parking garages of at least 250 parking spaces on lots in or adjacent to any other residential or commercial district*. See § 14-803(4)(b)(.4) (Parking Garage[s] in RMX-3, CMX-4, and CMX-5 Districts] *Review*).

* * *

§ 14-302. Procedures Summary Table.

Table 14-302-1 summarizes the roles of the recommending and decision bodies listed in § 14-301 (Reviewers and Decision Makers) in specific types of Zoning Code applications. In the event of conflict between the provisions of that table and the text of this Zoning Code, the text shall govern.

* * *

Table 14-302-1: Procedures Summary Table

Type of Application	Code Section	Public Notice Required § 14-303(13) N = Newspaper S = Sign W = Web	Neighborhood Notice and Meeting Required? § 14-303(12) Y = Yes	Recommendation, Decision, and Appeal Authority R = Recommendation P = Prerequisite approval D = Decision A = Appeal

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				L&I	Zoning Board	Civic Design Review Committee	Commis- sion	Council
* * *								
Master Plan Amendments								
Minor Amendments	§ 14-304(4)	W					D	
Major Amendments	§ 14-304(4)	N				R	R	D
* * *								

* * *

§14-303. Common Procedures and Requirements.

* * *

(10) Lapse of Permits and Approvals

* * *

(e) Any use authorized by the Zoning Board by variance or special exception, when discontinued for a period of three consecutive years, shall be considered abandoned and shall not resume unless a new permit is issued, either as of right under then-existing Zoning Code provisions or by a new variance or special exception. A discontinuation of such a use may be evidenced by any one of the following:

- (.1) Discontinuance of operations;*
- (.2) Removal of improvements necessary to the use;*
- (.3) Modifications to the property that make it unsuitable for the use;*
- (.4) Lapsing of permits or licenses necessary to operate the use; or*
- (.5) Failure to pay property taxes or taxes related to the use.*

* * *

§14-304. Specific Procedures.

* * *

(3) Zoning Map and Text Amendments.

* * *

(e) Special Provisions for Master Plan Districts.

* * *

(.1) Master Plan Districts Generally.

The procedures of this § 14-304(3)(e)(.1) apply to the master plan districts listed in Table 14-304-1, other than the SP-ENT, Entertainment (Special Purpose) District. See § 14-304(3)(e)(.2) below for procedures relating to the SP-ENT, Entertainment (Special Purpose) District.

* * *

(.c) Any master plan submitted for approval must [contain]:

- (.i) Contain the information required by the regulations of the Commission; and*

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(ii) *Complete the civic design procedures set forth in § 14-304(5) (Civic Design Review), except that major amendments to master plans shall only be subject to civic design review as required by the regulations of the Commission and minor amendments shall not be required to complete civic design review.*

* * *

(5) Civic Design Review.

* * *

(b) Applicability.

(.1) Required Review.

(a) The civic design review procedures of this subsection apply to any development that meets the criteria in Table 14-304-2 (Civic Design Review Triggers) *and to master plans as set forth in § 14-304(3)(e)(.1)*, except for:

(i) development on lots located within the SP-ENT, SP-PO, and SP-STA districts, *provided that SP-STA district master plans shall remain subject to any required civic design review;*

* * *

(iv) development on a lot located within the SP-INS district that does not front on a legally open confirmed street, *provided that SP-INS district master plans shall remain subject to any required civic design review.*

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-502. /CTR, Center City Overlay *District*.

* * *

(2) Applicability.

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay *District*). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

* * *

(6) Parking and Loading Regulations.

The following parking regulations apply to the areas described in each subsection.

* * *

(h) [Loading Requirements for Certain Sub-areas.] *South Street West Area*.

* * *

[(i)] (.3) The requirement of a 24 feet wide minimum aisle width of Table 14-803-1, Dimensional Standards for Parking Spaces and Aisles, shall be reduced to 20 feet in the South Street West area.

* * *

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§ 14-503. /NCA, Neighborhood Commercial Area Overlay *District*.

* * *

(9) [Hunting Park.] *Reserved*.

[(a) District Boundaries.

The requirements of this Hunting Park /NCA Overlay district apply to CA-2-zoned lots located in the area bounded by Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox Street, as shown on the following Hunting Park map for illustrative purposes only.



□ Hunting Park (applies to CA-2 lots only)

(b) Use Regulations.

- (.1) Take-out restaurants shall be permitted; provided that no more than four take-out restaurants shall be permitted within the Hunting Park /NCA Overlay district.
- (.2) Visitor accommodations shall be permitted; provided that any visitor accommodation shall be full service, including interior corridor access to guest rooms. No guest room shall be accessed from the street, parking lot, or other outside area.
- (.3) Detention and correctional facilities shall be prohibited, including holding facilities or facilities to which any person may be sent by a Court as a result of a criminal charge, or because the person may pose a danger to himself or the community. For the purposes of this § 14-503(9) (Hunting Park), this prohibition shall include juvenile facilities to which persons considered juveniles under Pennsylvania law are sent or committed, such as but not limited to the Philadelphia Youth Study Center.
- (.4) Casinos shall be prohibited as a principal or accessory use.

(c) Sunset Provision.

The provisions of this § 14-503(9) (Hunting Park) shall expire six months after the effective date of this Zoning Code.]

* * *

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[(11) Center City East.

(a) District Boundaries.

The requirements of this Center City East /NCA Overlay district apply to all properties in the area bounded by the Delaware River, Spring Garden Street, Broad Street and Spruce Street.

(b) Use Regulations.

Reserved.]

* * *

§ 14-515. /NE, Northeast Overlay District

* * *

(2) Regulations.

(a) Medical Dental and Health Practitioner (Solo Practitioner and Group Practitioner) uses are prohibited in CMX-1, CMX-2, CMX-2.5, CMX-3, CMX-4, CMX-5, CA-1, CA-2, IRMX, ICMX, I-1, and I-2 districts.

(b) *The standards of this 14-515(2)(b) apply to lots zoned I-1 and located in the area described in § 14-515(1)(a).*

(.1) Equipment and materials storage yards and buildings uses are prohibited.

(.2) The maximum occupied area shall be 75% of the lot.

(.3) The maximum floor area ratio shall be 225% of the lot area.

(.4) The minimum requirements for front yards, side yards, and rear yards shall be the larger of either those required for any abutting residential district on the abutting side of the lot or the following requirements.

(.a) The minimum front yard depth shall be 50 ft. if abutting a residential or SP-PO district, otherwise the minimum front yard depth shall be 20 ft.

(.b) Two side yards shall be provided with a minimum width of 50 ft. each if abutting a residential or SP-PO district, otherwise the minimum width of each side yard shall be 12 ft.

(.c) The minimum rear yard depth shall be 50 ft. if abutting a residential or SP-PO district, otherwise the minimum rear yard depth shall be at least 12 ft.

* * *

§ 14-518. /WWA, West Washington Avenue Overlay District.

(1) Boundaries.

[This] *The /WWA, West Washington Avenue Overlay district [overlay] shall apply to the area bounded by Broad Street, Carpenter Street, 19th Street, Kimball Street, 23rd Street, Carpenter Street, 24th Street, Kimball Street, 25th Street, Ellsworth Street, 24th Street, Alter Street, 19th Street, Ellsworth Street, 18th Street, Alter Street, 17th Street, Ellsworth Street, 16th Street, Alter Street, 15th Street, and Ellsworth Street.*

(2) Use Regulations.

[(a)] The following uses are prohibited in addition to those prohibited by the base zoning district within the /WWA Overlay[.] district:

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- [(.1)] (a) Detention and Correctional Facilities;
- [(.2)] (b) Re-Entry Facility;
- [(.3)] (c) Adult-Oriented Service;
- [(.4)] (d) Personal Credit Establishment;
- [(.5)] (e) Non-Accessory Parking;
- [(.6)] (f) All uses in the Vehicle and Vehicular Equipment Sales and Services Use Category (see § 14-601(8));
- [(.7)] (g) Moving and Storage Facilities;
- [(.8)] (h) Junk and Salvage Yards and Buildings; *and*
- [(.9)] (i) Trucking and Transportation Terminal.

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-602. Use Tables.

* * *

(3) Residential Districts

Building types are permitted in Residential districts in accordance with Table 14-602-1.A. Principal uses are allowed in Residential districts in accordance with Table 14-602-1. Uses classified as accessory uses, such as home occupations, are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

* * *

(a) Notes for Table 14-602-1.

* * *

[5] In the RMX-3 district, retail sales and commercial service uses may not exceed 25% of the total gross floor area. Retail sales uses must be located on the ground floor of a building{, except that, in the area bounded by Cherry Street, 23rd Street, John F. Kennedy Boulevard and the right-of-way of CSX Railroad, retail sales uses may be located above the ground floor provided that such retail sales uses have a direct entrance or entrances from the ground floor}. Commercial service uses may be located on any floor of a building.

* * *

(4) Commercial Districts.

Principal uses are allowed in Commercial districts in accordance with Table 14-602-2. Uses classified as accessory uses, such as home occupations, are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

* * *

Table 14-602-2: Uses Allowed in Commercial Districts

Previous District Name	C-1	C-2/RC-2	(/NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards

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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(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
Residential Use Category									
Household Living (as noted below)	{[1][2]}	{Y[2][3]}	{Y[2][4]}	{Y}	{Y}	{Y}	{N}	{N}	
Single-Family	[1]	Y [3]	Y [4]	Y	N	N	N	N	
Two-Family	[1]	Y [3]	Y [4]	Y	N	N	N	N	
Multi-Family	[1][2]	Y[2][3]	Y[2][4]	Y	Y	Y	N	N	
* * *									
Commercial Services Use Category									
* * *									
Assembly and Entertainment (except as noted below)	N	S	S	{Y}S	Y	Y	S	Y	
Amusement Arcade	N	N	N	N	N	N	N	N	§ 14-603(13)
Casino	N	N	N	N	N	N	N	N	
Nightclubs and Private Clubs	N	S	N	{Y}S	Y	Y	N	Y	§ 14-603(18)
Pool or Billiards Room	N	N	N	N	N	N	N	N	§ 14-603(13)
* * *									
Eating and Drinking Establishments (as noted below)									
Prepared Food Shop	S[5]	Y	Y	Y	Y	Y	Y	Y	
Take-Out Restaurant	N	S	{N}S	Y	Y	Y	S	Y	§ 14-603(6)
Sit Down Restaurant	N	Y	Y	Y	Y	Y	Y	Y	
* * *									
Parking, Non-Accessory (as noted below)									
Surface Parking	N	S	{S}N	S	N	N	S	Y	§ 14-603(10)
Structured Parking	N	S	S	Y	[6]	[6]	S	Y	§ 14-603(10)
* * *									
Vehicle and Vehicular Equipment Sales and Services Use Category									
* * *									
Vehicle Fueling Station	N	N	N	{Y}S	{Y}N	{Y}N	S	Y	§ 14-603(8)
* * *									
Wholesale, Distribution, and Storage Use Category									
Moving and Storage Facilities	N	{S}N	{S}N	{Y}N	{Y}N	{Y}N	N	Y	
* * *									

* * *

(5) Industrial Districts.

Principal uses are allowed in Industrial districts in accordance with Table 14-602-3. Uses classified as accessory uses, such as home occupations, are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

* * *

Table 14-602-3: Uses Allowed in Industrial Districts

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards

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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(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							

Wholesale, Distribution, and Storage Use Category							
Equipment and Materials Storage Yards and Buildings	S	Y	{N} Y	Y	Y	Y	

* * *

§ 14-603. Use-Specific Standards.

* * *

(13) Regulated Uses.

* * *

(a) Designation of Regulated Uses.

The following uses are designated as regulated uses:

* * *

(.8) Pool or billiards rooms[, except as provided in § 14-603(13)(a)(.10), below].

* * *

[(.10) In the area bounded by Chestnut Street, 12th Street, 13th Street, and Sansom Street, a pool or billiards room establishment regulated by the Pennsylvania Liquor Control Board shall not be considered a regulated use if the pool and billiard tables are not coin-operated. This provision shall expire six months after the effective date of this Zoning Code.]

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS.

* * *

§14-701. Dimensional Standards.

(1) General Provisions.

* * *

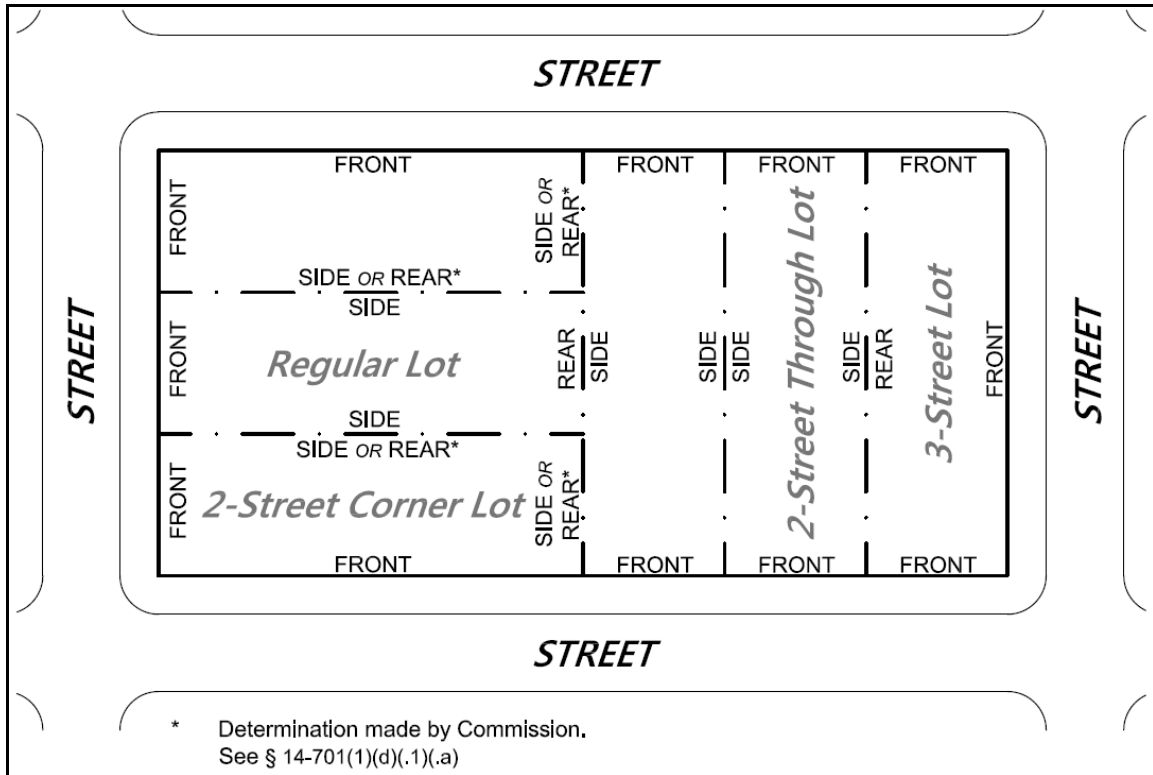
(d) *Multiple Street Frontage Yard Requirements.*

For a lot fronting on more than one street, each street frontage shall be considered a front. The front yard requirements of the zoning district shall apply to those street frontages and the following side and rear yard requirements shall apply (See figure below for illustrative purposes only).

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(.1) Properties Bounded by Two Streets.

When a property is bounded by two streets:

(.a) Which constitute a corner, the Commission shall determine one of the remaining lot lines to be a side and the other remaining lot line to be a rear based on the orientation of the lot, orientation of the primary structure, orientation of the structures on adjacent lots, or any additional criteria stated in the regulations of the Commission for the purposes of clarifying or implementing this determination. The required side yard and rear yard requirements of the zoning district apply thereto, except for:

(.i) Semi-detached buildings, where a side yard is not required but the requirements for lot coverage and open space remain the same; and

(.ii) Attached buildings, where a rear yard and side yard are not required but the requirements for lot coverage and open space remain the same.

(.b) Which are opposite each other, the remaining two property lines shall be considered sides and the side yard requirements of the zoning district shall apply to the remaining lot lines. The rear yard requirements of the zoning district shall not apply. Requirements for lot coverage and open space remain the same.

(.2) Properties Bounded by Three or More Streets

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When the property is bounded by three or more streets, the remaining lot line shall be considered a rear, to which the rear yard requirements of the zoning district shall apply to that lot line, except for attached buildings or semi-detached buildings, where a rear yard is not required but the requirements for lot coverage and open space remain the same. The side yard requirements of the zoning district shall not apply.

(.3) *Properties Completely Surrounded By Streets*

When a property is completely surrounded by streets, only the front yard requirements of the zoning district shall apply. Requirements for lot coverage and open space remain the same.

(e) Using the Dimensional Tables.

All primary and accessory structures are subject to the dimensional standards set forth in the following tables.

* * *

(2) Residential District Dimensional Tables.

* * *

[(a.1) Multi-Street Frontage and Yard Requirements.

In the RSA-5 and RM-1 districts, for a lot fronting on more than one street, each street frontage shall be considered a front, and the front yard requirements of the zoning district shall apply to those street frontages, and side and rear yard requirements shall apply as follows:

(.1) When the property is bounded by two streets:

(a) which constitute a corner, the property owner/applicant shall elect to consider one of the remaining lot lines a side and the remaining lot line a rear. The required side yard and rear yard requirements of the zoning district apply thereto.

(b) which are opposite each other, then the remaining two property lines shall be considered sides and the side yard requirements of the zoning district shall apply to the remaining lot lines. The rear yard requirements of the zoning district shall not apply.

(.2) When the property is bounded by three streets, the remaining lot line shall be considered a rear, to which the rear yard requirements of the zoning district shall apply to that lot line. The side yard requirements of the zoning district shall not apply.

(.3) When a property is bounded by four or more streets, or is completely surrounded by streets, only the front yard requirements of the zoning district shall apply. Requirements for lot coverage and open space remain the same.]

* * *

(b) Notes for Table 14-701-1.

* * *

[5] *In the RSA-5 district, front setbacks shall comply with the following:*

(.a) The front setback shall be no further from the street than the furthest front facade of the principal building on either of the two immediately

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abutting lots *with street frontage on the same street*, and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots *with street frontage on the same street*.

(.b) If both of the immediately abutting lots *with street frontage on the same street* are vacant, then the setback range shall be based on the building that is: (1) closest to the subject property and (2) on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall be set at the street line.

(.c) *If the property fronts on two or more streets which constitute a corner, only the street frontage opposite the rear lot line shall be subject to the front setback requirements of (.a) and (.b) above.*

* * *

(c) Notes for Table 14-701-2.

* * *

[6] *In the RM-1 district, front setbacks shall comply with the following:*

(.a) The front setback shall be no further from the street than the furthest front facade of the principal building on either of the two immediately abutting lots *with street frontage on the same street*, and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots *with street frontage on the same street*.

(.b) If both of the immediately abutting lots *with street frontage on the same street* are vacant, then the setback range shall be based on the building that is: (1) closest to the subject property and (2) on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall be set at the street line.

(.c) *If the property fronts on two or more streets which constitute a corner, only the street frontage opposite the rear lot line shall be subject to the front setback requirements of (.a) and (.b) above.*

* * *

Table 14-701-2: Dimensional Standards for Higher Density Residential Districts

Previous District Name	R8/9/10/10B/ 18/19	R11/11A/ 12/13	R14	R15/R16	RC-6	WRD /ITD	RC-4
District Name	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3
See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div> Denotes building type not permitted or zoning requirements not applicable.							
* * *							
Minimum Side Yard Width [8], Permitted Nonresidential Uses as set forth in § 14-602							
Intermediate Lot (ft.)	2/12 each	[7]	2/8 each	5			If used: Buildings

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Previous District Name	R8/9/10/10B/ 18/19	R11/11A/ 12/13	R14	R15/R16	RC-6	WRD /ITD	RC-4
District Name	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3
See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div> Denotes building type not permitted or zoning requirements not applicable.							
* * *							
Corner Lot (ft.) [1]	12	[7]	{2/8 each}8	5			≤ 4 stories with three or fewer dwelling units = 5; Others = 8
* * *							

* * *

(3) Commercial District Dimensional Table.

(a) Notes for Table 14-701-3

* * *

{[3] The maximum floor area ratio for lots zoned CMX-4 located within an area bounded by 38th Street, Ludlow Street, Chestnut Street and a line parallel to and 201 feet east of 38th Street shall be seven hundred and fifty percent (750%) of the area of the lot. Within this area, no floor area bonuses pursuant to § 14-702 shall be available.}

Table 14-701-3: Dimensional Standards for Commercial Districts

Previous District Name	C1	C2/RC2	Commercial Corridor Overlays	C3/RC3	C4 C5	C7/NSC	ASC
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4/CMX-5	CA-1	CA-2
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div> Denotes zoning requirements not applicable							
* * *							
Floor Area Ratio							
Max. Floor Area (% of lot area)	[1]			500	CMX-4: 500 {[3]} CMX-5: 1200 [2] See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)		

* * *

(4) Industrial District Dimensional Table.

(a) Notes for Table 14-701-4

[1] {For a building located on a corner lot, the applicant shall designate one yard as a front yard and one yard as a side yard for setback measurement purposes.} *Reserved.*

* * *

Table 14-701-4 Industrial District Dimensional Table.

Previous District Name	New District	L4/L5	L1/L2/L3	G1/G2	LR	PI
District Name	IRMX	ICMX	I-1 {[1]}	I-2	I-3	I-P [2]
See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.						
<div style="background-color: black; width: 100px; height: 15px; display: inline-block;"></div> Denotes zoning requirements not applicable						
Lot Dimensions						

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Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80 [5]	100	{75} 100	100	100	100
Yards						
Min. Front Yard Depth (ft.)	0 [3]	0 [3]	{50 if abutting a Residential or SP-PO district [3]; otherwise 20} 0 [3]	0 [3]	0 [3]	0 [3]
Min. Side Yard Width, Each (ft.)	0 [3]	8 if used [3]	{Two yards, each: 50 if abutting a Residential or SP-PO district [3]; otherwise 12} 8 if used [3]	6 if used [3]	If used: Buildings ≤ 4 stories = 6; Others = 8 [3]	0 [3]
Min. Rear Yard Depth (ft.)	0 [3]	8 if used [3]	{50 if abutting a Residential or SP-PO district [3]; otherwise 12} 8 if used [3]	8 if used [3]	8 if used [3]	0 [3]
* * *						
Floor Area Ratio (FAR)						
Max. Floor Area Ratio (FAR) (% of lot area)	500	500	{225} 500	500	500	

(5) CMX-4 and CMX-5 Bulk and Massing Controls.

* * *

(c) Option B: Open Area, Building Width, Spacing, Height Controls.

* * *

(.4) Chestnut Street Regulations.

* * *

(b) Except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street, the maximum building height shall be 50 ft. This height limit may be increased to a maximum height of 320 ft.[:

(i) By] *by* increasing the height one foot for each foot the building sets back (i.e. along a 45 degree recession plane) from the street [line; or

(ii) On lots located between 12th Street and 13th Street. This subsection (.ii) shall expire six months after the effective date of this Zoning Code.] *line*.

* * *

(.6) Walnut Street Regulations.

* * *

(c) On the south side of Walnut Street, except within 130 ft. east of the east side of Broad Street or within 230 ft. west of the west side of Broad Street, the maximum building height shall be 50 ft. This height limit may be increased to a maximum height of 260 ft.[:

(i) By] *by* increasing the height one foot for each foot the building sets back (i.e. along a 45 degree recession plane) from the street [line; or

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(ii) On lots located between 8th Street and 9th Street. This subsection (ii) shall expire six months after the effective date of this Zoning Code.] *line.*

* * *

§ 14-705. Landscape and Trees.

(1) On-Site Landscape and Tree Requirements.

* * *

(e) Preservation of Heritage Trees.

Heritage trees may be not be removed from any property unless the applicant *meets the standards of 14-705(1)(e)(.1) or obtains a special exception approval in accordance with 14-705(1)(e)(.2).* [The Zoning Board shall grant a special exception to remove a heritage tree if:]

(.1) A heritage tree may be removed from a property without a special exception approval, provided:

[(.1)] *(.a) the applicant replaces the removed heritage tree in accordance with § 14-705(1)(f) (Tree Replacement Requirements); and*

[(.2)] *it determines that the criteria of § 14-303(7) (Special Exception Approval) have been met; and*

[(.3)] *it confirms one or more of the following:]*

(.b) One or both of the following applies to the heritage tree:

[(.a)] *(.i) a certified arborist has determined that the tree is dead, damaged, diseased, or a threat to public health or safety; or*

[(.b)] *(.ii) the Streets Department has determined that the tree interferes with the provision of public services or constitutes a hazard to traffic, bicyclists, or [pedestrians; or*

(.c) the applicant has demonstrated that the proposed development cannot be practically redesigned to protect the heritage tree.] pedestrians.

(.2) If the standards of § 14-705(1)(e)(.1) are not met, a heritage tree may be not be removed from any property unless the applicant obtains a special exception approval. The Zoning Board shall grant a special exception to remove a heritage tree if:

(.a) The applicant replaces the removed heritage tree in accordance with § 14-705(1)(f) (Tree Replacement Requirements);

(.b) It determines that the criteria of § 14-303(7) (Special Exception Approval) have been met; and

(.c) The applicant has demonstrated that the proposed development cannot be practically redesigned to protect the heritage tree.

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-801. Purpose, Applicability, and General Standards.

* * *

(5) Rules of Parking Measurement.

* * *

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(a) Unless otherwise expressly stated, all area-based parking standards must be computed on the basis of gross floor area *and all parking standards must be computed by using the given parking standard as a ratio. No minimum number of sq. ft., unit, beds, seats, or other criterion must be met for the required parking standard to be applied.*

* * *

§14-802. Motor Vehicle Parking Ratios.

* * *

(3) Required Parking in Commercial Districts.

Table 14-802-2 lists the parking requirements for Commercial districts, except CMX-1, CA-1, and CA-2. The CMX-1 parking requirements are set forth in § 14-802(7)(a) (CMX-1 Parking). The CA-1 and CA-2 parking requirements are set forth in § 14-802(7)(b) (CA-1 and CA-2 Parking).

* * *

[(a) Notes for Table 14-802-2]

* * *

{[1] For lots zoned CMX-4 within the area bounded by 38th Street, Ludlow Street, Chestnut Street and a line parallel to and 201 feet east of 38th Street: One and one-half (1.5) parking spaces for every ten (10) units.}

Table 14-802-2: Required Parking in Commercial Districts (Except CMX-1, CA-1, and CA-2)

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	CMX-2/2.5	CMX-3	CMX-4/5
Residential Use Category (as noted below)			
Household Living (except as noted below)	0	3/10 units	0
Multi-Family	0	3/10 units	3/10 units {[1]}
* * *			

(4) Required Parking in Industrial Districts.

Table 14-802-3 lists the parking requirements for Industrial districts.

Table 14-802-3: Required Parking in Industrial Districts

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	IRMX	ICMX I-1	I-2/3 I-P
* * *			
Retail Sales Use Category (as noted below)			
Adult-Oriented Merchandise	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Building Supplies and Equipment	1/1,000 sq. ft.	[3/2,000] 1/1,000 sq. ft.	3/2,000 sq. ft.
* * *			
Wholesale, Distribution, and Storage Use Category (as noted below)			
All Wholesale, Distribution, and Storage Uses	1/2,000 sq. ft.	[1/1,500] 1/2,000 sq. ft.	1/2,000 sq. ft.
Industrial Use Category (as noted below)			
All Industrial Uses (except as noted below)	1/800 sq. ft.	1/800 sq. ft.	1/800 sq. ft.

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	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	IRMX	ICMX I-1	I-2/3 I-P
Artist Studios and Artisan Manufacturing	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	[1/300] None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Research and Development	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	[1/300] None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Limited Industrial	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	[1/300] None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
* * *			

* * *

(8) Adjustments and Alternatives.

The minimum parking requirements listed in this Chapter 14-800 may be adjusted as follows:

* * *

(a) Sharing of Parking Spaces.

(.1) Where two land uses listed in separate use categories in § 14-601 (Use Categories) share a parking lot, parking lots, or structure, the total off-street parking required for those uses may be reduced by the factors shown in Table 14-802-6. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 14-802-6. For example, where a development includes both (a) public, civic, and institutional uses and (b) retail sales uses, the amount of parking required is the sum of the parking required for the two uses divided by 1.3.

(.2) Only those use categories shown in Table 14-802-6 shall be eligible for a reduction under § 14-802(8)(a)(.1).

(.3) Where more than two land uses shown in Table 14-802-6 share a parking lot, parking lots, or structure, only the two uses with the greatest off-street parking requirement shall be eligible for a reduction under § 14-802(8)(a)(.1).

* * *

(9) Off-Site Parking.

Required accessory parking in [a] an RMX-3, CMX-3, CMX-4, or CMX-5 zoning district may be provided on a lot separate from the lot on which the principal use is located; provided that the parking complies with all of the following standards.

* * *

§14-803. Motor Vehicle Parking Standards.

* * *

(1) Accessory Parking Standards.

* * *

(c) Additional Regulations for RSA-5, RM-1, CMX-2, and CMX-2.5 Districts.

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Notwithstanding the provisions of this Zoning Code, accessory parking for any single-family, two-family or multi-family use in an attached *or semi-detached* building in the RSA-5, RM-1, CMX-2, and CMX-2.5 districts shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street.

* * *

(c.1) Additional Regulations for the CMX-3 District.

Notwithstanding the provisions of this Zoning Code, in the CMX-3 district, the vehicular entryways of private residence parking garages and carports shall be prohibited from fronting on any legally opened street.

* * *

(d) Additional Regulations for RMX-3, CMX-4, and CMX-5 Districts.

In the RMX-3, CMX-4, and CMX-5 districts, special exception approval is required for the following:

* * *

(.3) New accessory parking areas. [and additions to existing accessory parking areas.]

(.4) *Additions to existing accessory parking areas.*

* * *

(2) Parking Space, Drive Aisle, and Reservoir Space Standards.

The standards of this section apply to all accessory and non-accessory parking areas, regardless of whether such parking is provided to meet minimum off-street parking requirements.

* * *

(b) Parking Space and Drive Aisle Dimensions.

Off-street parking spaces shall comply with the dimensional standards shown in Table 14-803-1 based on the angle of parking and/or parking space type.

Table 14-803-1: Dimensional Standards for Parking Spaces and Aisles

Parking Angle/Type	Min. Stall Width (ft.) [1]	Min. Stall Depth (ft.) [2]	Minimum Aisle Width (ft.) [5]
* * *			
Regular Space – 90 degrees	8.5	18	24 ft. {[6]}
* * *			
Table Notes: * * * {[6] For lots zoned CMX-4 located within an area bounded by 38th Street, Ludlow Street, Chestnut Street and a line parallel to and 201 feet east of 38th Street, the minimum aisle width shall be 22 feet.}			

* * *

(4) Parking Design Standards.

* * *

(a) Design Requirements for Surface Parking Lots.

Surface parking lots, except those accessory to single-family and two-family uses, shall comply with the requirements of this § 14-803(4)(a) (Design Requirements for Surface Parking Lots).

* * *

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(.5) Vehicle Access Points.

Along any street frontage in a Residential district, a surface parking lot shall have no more than one curb cut for both ingress and egress, the maximum width of which shall not exceed 24 ft., or two one-way curb cuts the maximum width of which shall not exceed 12 ft., provided that the curb cuts shall not occupy more than 50% of the street frontage[, further provided, that these limitations shall not be applicable in the area bounded by Thompson Street, 9th Street, Girard Avenue and Hutchinson Street].

* * *

(b) Design Standards for Garage Structures [in RMX-3 and Commercial Districts].

Accessory and non-accessory parking in garage structures *on lots in or adjacent to any Residential* [the RMX-3] district or any Commercial district, except *private residence parking garages* or those accessory to single-family and two-family uses, shall meet the following standards.

* * *

(.3) Ground Floor Use.

* * *

(b) Uses in the office, retail sales, commercial services, or public, civic, and institutional use category, except the regulated uses that are listed in § 14-603(13) (Regulated Uses), are allowed as accessory uses in parking garages that are subject to the ground floor use provisions of [this subsection] § 14-802(4)(b)(.3)(.a).

(.4) Parking Garage[s in RMX-3, CMX-4, and CMX-5 Districts.] *Review.*

Parking garages in the RMX-3, CMX-3, CMX-4, and CMX-5 districts and parking garages of at least 250 parking spaces on lots in or adjacent to any other residential or commercial district, shall be subject to the following review:

* * *

(5) Parking Landscape and Screening.

All parking lots, except those accessory to single-family and two-family uses, shall comply with all applicable requirements of this § 14-803(5) (Parking Landscape and Screening).

(e) Interior Landscape Requirements for Parking Lots.

* * *

(.1) A minimum of 10% of the interior surface parking lot in all districts and off-street loading areas in all districts except I-2, I-3, and I-P, calculated as the total of area in all surface parking spaces and surface drive aisles, shall be planted with landscape[, provided, that in the area bounded by Thompson Street, 9th Street, Girard Avenue and Hutchinson Street, not less than 5% of that area shall be planted with landscape].

* * *

§ 14-805. Drive-Throughs and Vehicle Stacking Areas.

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(1) General Standards.

* * *

(e) Unless otherwise provided by this Zoning Code, drive-throughs shall:

(.1) Be prohibited in all residential districts and the CMX-1, CMX-2.5, CMX-4, CMX-5, and IRMX districts.

(.2) Require special exception approval in the CMX-2 and CMX-3 districts in accordance with § 14-303(7) (Special Exception Approval).

* * *

§ 14-806. Off-Street Loading.

All development shall comply with the off-street loading standards in this section. *Uses that are not permitted in a particular zoning district shall provide off-street loading in accordance with the zoning district in Table 14-806-1 that has the strictest requirements for that use at the gross floor area occupied by that use.* In the case of mixed-use buildings or developments, off-street loading requirements shall be calculated by determining the required loading spaces for the cumulative gross floor area occupied by each group of uses listed in each row of Table 14-806-1 or Table 14-806-2, as applicable, and then taking the highest result of these calculations.

* * *

(1) General Requirement for All Districts Except RMX-3, CMX-4, and CMX-5.

Every building on a property that is abutting two or more streets shall provide off-street loading spaces in accordance with Table 14-806-1.

Table 14-806-1: Off-Street Loading

Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
Residential Districts except RMX-3		
Office, Hospital, Public, Civic, and Institutional, [or] Visitor Accommodation, <i>or Residential.</i>	100,000 - 150,000	1
	150,001 - 400,000	2
	400,001 - 660,000	3
	660,001 - 970,000	4
	970,001 - 1,300,000	5
	Over 1,300,000	1 additional space per each additional 350,000 sq. ft.
* * *		

(2) RMX-3, CMX-4, and CMX-5 Districts.

Off-street loading in RMX-3, CMX-4, and CMX-5 districts shall be provided in accordance with Table 14-806-2, provided, that for lots designated “CMX-5” located within the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street, 1 loading space shall be provided for every 450,000 square feet of gross floor area.

Table 14-806-2: Off-Street Loading in RMX-3, CMX-4, and CMX-5

Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
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Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
* * *		
Residential	{50,000-150,000} 100,000-200,000	1
	{150,001} 200,001-500,000	2
	Over 500,000	3
* * *		

* * *

CHAPTER 14-900. SIGNS

* * *

§14-904. Accessory Sign Controls.

* * *

(1) Controls That Apply in All Zoning Districts

* * *

(a.1) Animated Sign Illumination.

(.1) Signs with animated illumination are permitted in base zoning districts as set forth in Table 14-904-1.

(.2) Signs with animated illumination are prohibited within 200 ft. of any intersection of any two or more streets.

(.3) Signs with animated illumination are prohibited within 150 ft. of a residential district or facing any residential district within 300 ft. of the sign with animated illumination

(b) Digital Display.

(.1) Location.

(a) Digital displays are permitted in base zoning districts as set forth in Table 14-904-1.

(b) Digital displays are prohibited within 200 ft. of any intersection of any two or more streets.

(c) Digital displays are prohibited within 150 ft. of a residential district or facing any residential district within 300 ft. of the digital display.

* * *

(d.1) Menu Board Sign.

In addition to other permitted signage, a take-out restaurant with drive-through service may have up to two free-standing menu board signs; each shall be no larger than 55 sq. ft. Each menu board sign shall also adhere to all applicable provisions under §14-805 (Drive-Throughs and Vehicle Stacking Areas).

* * *

(2) Controls Applicable to Specific Zoning Districts.

(a) Sign Controls Table 14-904-1.

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Additional sign regulations applicable to specific zoning districts are shown in the following tables, collectively labeled Table 14-904-1.

* * *

[(.4) Special Provisions Relating to CMX-3.

Notwithstanding the provisions of Table 14-904-1, in the area bounded by Thompson Street, 9th Street, Girard Avenue and Hutchinson Street, regardless the number of buildings: the maximum number of free standing signs shall be one; the maximum area of the free standing sign shall be 200 sq. ft. per face, up to 2 faces; and the maximum height of the free standing sign shall be 27 feet.

(.5) Special Provisions relating to CMX-2.5.

Notwithstanding the provisions of Table 14-904-1, in the CMX-2.5, Neighborhood Commercial Mixed-Use district, located within the area bounded by Juniper Street, East Passyunk Avenue, and Mifflin Street, one accessory cabinet sign, with static internal illumination, shall be permitted to extend above the roofline of a building, provided that the property upon which the building is located has at least two street frontages, the sign does not extend more than 9 feet above the roofline of the building and the applicant provides L&I with documentation showing that the sign was installed prior to March 5, 2015. However, if such accessory sign is altered or moved, after this subsection becomes effective, the sign shall comply with the requirements of Table 14-904-1.

If the provisions of this subsection (2)(a)(.5) conflict with any other provisions of this Zoning Code, the provisions of this subsection shall govern.]

* * *

Table 14-904-1: Accessory Sign Controls for Specific Zoning Districts

* * *

		CMX-3	
		Permitted Sign Types:	
		Wall, Projecting, and Marquee	Freestanding
* * *			
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	No	No
	Digital Display	No	[Yes, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign] <i>No</i>

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	Mechanical Motion	Yes	Yes
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* * *

CMX-4/5	
Permitted Sign Types:	
Wall, Projecting, and Marquee	Freestanding

* * *

Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	[No] <i>Wall: Yes</i> <i>Others: No</i>	[No] <i>Yes</i>
	Digital Display	<i>Wall: Yes</i> <i>Others: No</i>	Yes
	Mechanical Motion	Yes	Yes

CA-1

CA-1	
Permitted Sign Types:	
Wall, Projecting, and Marquee	Freestanding

* * *

Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	No	No
	Digital Display	<i>Wall: Yes</i> [, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign] <i>Others: No</i>	<i>Yes</i> [, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign]
	Mechanical Motion	Yes	Yes

CA-2

CA-2	
Permitted Sign Types:	
Wall, Projecting, and Marquee	Freestanding

* * *

Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	[No] <i>Wall: Yes; Others: No</i>	[No] <i>Yes</i>

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	Digital Display	Wall: Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign] Others: No	Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign]
	Mechanical Motion	Yes	Yes

IRMX and ICMX	
Permitted Sign Types:	
Wall, Projecting, and Marquee	Freestanding

* * *			
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	[No] <i>Wall: Yes</i> <i>Others: No</i>	[No] <i>Yes</i>
	Digital Display	Wall: Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign] Others: No	Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign]
	Mechanical Motion	Yes	Yes

I-1	
Permitted Sign Types:	
Wall, Projecting, and Marquee	Freestanding

* * *			
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	[No] <i>Wall: Yes</i> <i>Others: No</i>	[No] <i>Yes</i>
	Digital Display	Wall: Yes Others: No	Yes
	Mechanical Motion	Yes	Yes

I-2/I-3/I-P	
Permitted Sign Types:	

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		Wall, Projecting, and Marquee	Freestanding
* * *			
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign]	Yes[, but not within 150 ft. of a Residential District or facing any Residential District within 300 ft. of sign]
	Digital Display	Yes	Yes
	Mechanical Motion	Yes	Yes

* * *

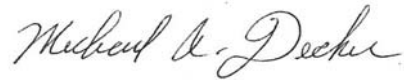
SECTION 2. This Ordinance shall take effect immediately.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 3, 2015. The Bill was Signed by the Mayor on December 8, 2015.



Michael A. Decker
Chief Clerk of the City Council