

City of Philadelphia



(Bill No. 190612)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-600, entitled “Use Regulations,” by amending standards for accessory dwelling units and making related changes; 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 14-600. USE REGULATIONS

* * *

§ 14-604. Accessory Uses and Structures.

* * *

(11) Accessory Dwelling Units.

* * *

(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.] *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.

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(d) Permitted Areas.

(.1) Historic Structures.

Accessory Dwelling Units are permitted 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.

(.2) {Reserved}

* * *

(i) Size.

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

SECTION 2. This Ordinance shall become effective January 1, 2020.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 24, 2019. The Bill was Signed by the Mayor on November 6, 2019.



Michael A. Decker
Chief Clerk of the City Council