

Legislation Details (With Text)

**File #:** 240063      **Version:** 0      **Name:**

**Type:** Bill      **Status:** HELD IN COMMITTEE

**File created:** 2/1/2024      **In control:** Committee on Rules

**On agenda:**      **Final action:**

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

**Sponsors:** Councilmember Jones, Councilmember Gilmore Richardson, Councilmember Driscoll, Councilmember Harrity, Councilmember Bass

**Indexes:** ZONING AND PLANNING

**Code sections:**

**Attachments:** 1. Bill No. 24006300

Date	Ver.	Action By	Action	Result	Tally
2/27/2024	0	Committee on Rules	HEARING NOTICES SENT		
2/27/2024	0	Committee on Rules	HEARING HELD		
2/27/2024	0	Committee on Rules	RECESSED		
2/1/2024	0	CITY COUNCIL	Introduced and Referred		

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

\* \* \*

CHAPTER 14-600. USE REGULATIONS

\* \* \*

§ 14-601. Use Categories.

\* \* \*

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

\* \* \*

*(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

\* \* \*

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

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A/R20	New	RSA	R8/9/10/10B/18/19	R11/11A/12/13	R14	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	RTA-1	RM-1	RM-2	RM-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 table are prohibited See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (table cells).																			
<b>Residential Use Category</b>																			
Household Living (as noted below)																			
Single-Family	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	N	Y	Y[1]	Y	Y	Y	Y	Y	Y		
Multi-Family	N	N	N	N	N	N	N	N	N	N	Y[1]	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		
Personal Care Home	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S		§ 14-603(11)

Single - Room Residence	N	N	N	N	N	N	N	N	N	N	N	S	S	S	S	S	S	S	
<b>Parks and Open Space Use Category</b>																			
Passive Recreation	Y	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	S	
<b>Public, Civic, and Institutional Use Category</b>																			
Adult Care	N	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	Y	§ 14-603 (5)
Group Child Care	N	N	N	N	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	Y	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	Y	Y	§ 14-603 (5)
Community Center	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Educational Facilities	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Fraternal Organization	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Hospital	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	
Libraries and Cultural Exhibits	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	S	

Religious Assembly	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Safety Services	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Transit Station	N	N	N	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	Y	Y	Y	
Utilities and Services, Basic	N	N	N	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S[2]	S	S	S	
Wireless Service Facility	N	N	N	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§ 14-603 (16); § 14-603 (17)
Alcohol and Substance Use Rehabilitation Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>Office Use Category</b>																		
Business and Professional	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y	
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	N	Y[3]	Y[4]	Y[5]
Drug Paraphernalia Stores	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	§ 14-603 (13)
Gun Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	§ 14-603 (13)
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, Pharmaceuticals, Convenience Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y[3]	Y[4]	Y[5]	
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]	
<b>Urban Agriculture Use Category</b>																		
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.