

Legislation Details (With Text)

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On agenda: **Final action:**

Title: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for limited expansion of single-room residence, under certain terms and conditions.

Sponsors: Councilmember Green

Indexes: ZONING AND PLANNING

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result	Tally
5/19/2022	0	CITY COUNCIL	Introduced		

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for limited expansion of single-room residence, 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

* * *

§ 14-601. Use Categories.

* * *

(2) Residential Use Category.

* * *

(b) Group Living.

* * *

(.2) Single-Room Residence.

A building containing rooms rented as living quarters without private *kitchens*.

[bathrooms.] Examples include dormitories, rooming houses, and supported independent living.

* * *

§ 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).

* * *

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

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A/R20	RSA	R8/9/10/10B/18/19	R11/11A/12/13	R14	R15/16	RC-6	WRD/ITD	RC-4	
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RTA-1	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-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																	
Residential Use Category																	
Household Living (as noted below)																	

Single-Room Residence	N	N	N	N	N	N	N	N	N	{S} Y	{S} Y	{S} Y	{S} Y	{S} Y	{S} Y	{S} Y	§ 14-603 (21)

* * *

(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	
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District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	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									
Residential Use Category									
Household Living (as noted below)									
* * *									
Single-Room Residence	N	{N} Y	{N} Y	Y	Y	Y	N	N	§ 14-603(21)
* * *									

(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
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited							
Residential Use Category							
Household Living (as noted below)							
* * *							
Single-Room Residence	Y	Y	N	N	N	N	§ 14-603(21)
* * *							

* * *

§ 14-603. Use-Specific Standards.

* * *

(21) Single-Room Residence.

(a) Regulations and Standards.

(1) Separation Requirements.

No single-room residence use may be located within 500 ft. of the nearest lot line of a lot containing any single-room residence.

* * *

SECTION 2. This Ordinance shall take effect immediately.