

Legislation Text

File #: 240063, **Version:** 0

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

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CHAPTER 14-600. USE REGULATIONS

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§ 14-601. Use Categories.

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

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(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

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

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A/20	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	RMX-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).																		
Residential Use Category																		
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	S	S	S	S	S	S	S	
Parks and Open Space Use Category																		
Passive Recreation	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	
Public, Civic, and Institutional Use Category																		
Adult Care	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	

Child Care (as noted below)																		
Famil y Child Care	N	N	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	§ 14-603 (5)
Child Care Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	§ 14-603 (5)
Com munit y Center	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	
Educa tional Facilit ies	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	
Frater nal Organ ization	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	
Hospit al	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	
Librar ies and Cultur al Exhibi ts	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	
Religi ous Asse mibly	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 Servic es	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 Statio n	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	
Utiliti es and Servic es, 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	
Office Use Category																		
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	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]	
Urban Agriculture Use Category																		

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.