



Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending parking requirements in certain districts, 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 14-800. PARKING AND LOADING.

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§14-802. Motor Vehicle Parking Ratios.

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(2) **Required Parking in Residential Districts.**

Table 14-802-1 lists the parking requirements for Residential districts.

**Table 14-802-1: Required Parking in Residential Districts**

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/be		
	RSD-1/2/3 RMX-1	RSA-1/2/3 RT	RSA-4/5 RM-1 RM-2/3/4 RMX-2/3
<b>Residential Use Category (as noted below)</b>			
Household Living (as noted below)			
Single-Family	1/unit	0	0
Two-Family	1/unit	0	1/2 units
Multi-Family	1/unit	0	[3]6/10 units
Group Living (except as noted below)	1/10 permanent beds	1/10 permanent beds	1/10 permanent beds
Single-Room Residence	1/20 units + 1; min. 2	1/20 units + 1; min. 2	1/20 units + 1; min. 2
<b>Public, Civic, and Institutional Use Category (as noted below)</b>			
Religious Assembly	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater
Wireless Service Facility	0	0	2
<b>Commercial Services Use Category (as noted below)</b>			

Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for 100 seats then 1/10 seats or none for first 2,500 sq. ft. then 1/1,000 sq. ft.	The greater of (a) none for first 200 seats then 1/10 seats or (b) none for first 4,000 sq. ft. then 1/1,000 sq. ft.
<b>Urban Agriculture Use Category (as noted below)</b>			
Market or Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2
<b>All Other Uses</b>			
All Other Uses	1/1,000 sq. ft.	None for first 2,500 sq. ft., 1/1,000 sq. ft.	None for first 4,000 sq. ft., 1/1,000 sq. ft.

**(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] In CMX-2 and CMX-2.5 districts, if the green roof bonus set forth at § 14-602(7) and the Fresh Food Market bonus set forth in Subsection 14-603(7) both apply, the parking ratio shall be 6/10 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/bed)		
	CMX-2/2.5	CMX-3	CMX-4/5
<b>Residential Use Category (as noted below)</b>			
Household Living (except as noted below)	0	[3]6/10 units	0
Multi-Family	0 [1]	[3]6/10 units	[3]6/10 units
Caretaker Quarters	0	0	0
Group Living (except as noted below)	1/10 permanent beds	1/10 permanent beds	0
Single-Room Residence	1/20 units + 1; min. 2	1/20 units + 1; min. 2	0
<b>Public, Civic, and Institutional Use Category (as noted below)</b>			
Detention and Correctional Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Educational Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Fraternal Organization	1/300 sq. ft.	1/500 sq. ft.	1/1,000 sq. ft.
Hospital	1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity
Libraries and Cultural Exhibits	1/1000 sq. ft.	None for the first 4,000 sq. ft. then 1/1,000 sq. ft.	None for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Religious Assembly	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for first 400 seats then 1/10 seats or (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Safety Services	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Transit Station	0	0	0
Utilities and Services, Basic	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Utilities and Services, Major	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.

Wireless Service Facility	0	0	0
<b>Office Use Category</b> (as noted below)			
All Office Uses	0	0	0
<b>Retail Sales Use Category</b> (as noted below)			
All Retail Sales Uses	0	0	0
<b>Commercial Services</b> (as noted below)			
Adult-Oriented Service	0	0	0
Animal Services	0	0	0
Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for first 400 seats then 1/10 seat (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Building Services	0	0	0
Business Support	0	0	0
Day Care	0	0	0
Eating and Drinking Establishments	0	0	0
Financial Services	0	0	0
Funeral and Mortuary Services	0	0	0
Maintenance and Repair of Consumer Goods	0	0	0
Personal Services	0	0	0
Radio, Television, and Recording Services	0	0	0
Visitor Accommodations	0	0	0
<b>Vehicle and Vehicular Equipment Sales and Services Use Category</b> (as noted below)			
Commercial Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	0
Personal Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	0
All Other Vehicle and Vehicular Equipment Sales and Services Uses	1/2,000 sq. ft.	1/2,000 sq. ft.	0
<b>Wholesale, Distribution, and Storage Use Category</b> (as noted below)			
Moving and Storage Facilities	1/1,500 sq. ft.	1/2,000 sq. ft.	1/3,000 sq. ft.
<b>Industrial Use Category</b> (as noted below)			
Artist Studios and Artisan Manufacturing	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
Research and Development	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
<b>Urban Agriculture Use Category</b> (as noted below)			
Market and Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2

**(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/bed)		
	IRMX	ICMX I-1	I-2/3 I-P
<b>Residential Use Category</b> (as noted below)			
Household Living (except as noted below)	[3]6/10 units	1/2 units	1/2 units
Multi-Family Building	[3]6/10 units	1/2 units	1/2 units
Caretaker Quarters	0	1/unit	0
Group Living (as noted below)	1/10 permanent beds	1/10 permanent beds	1/10 permanent beds
Single-Room Residence	1/20 units + 1; min. 2	1/20 units + 1; min. 2	1/20 units + 1; min. 2
<b>Public, Civic, and Institutional Use Category</b> (as noted below)			
Detention and Correctional Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Educational Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Fraternal Organization	1/300 sq. ft.	1/300 sq. ft.	1/500 sq. ft.
Hospital 1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity	
Libraries and Cultural Exhibits	None for the first 4,000 sq. ft. then 1/1,000 sq. ft.	1/1000 sq. ft.	None for the first 4,000 sq. ft. then 1/1,000 sq. ft.
Religious Assembly	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for first 400 seats then 1/10 seats (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Safety Services	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Transit Station	0	0	0
Utilities and Services, Basic	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Utilities and Services, Major	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Wireless Service Facility	0	0	0
<b>Office Use Category</b> (as noted below)			
All Office Uses	0	1/1,000 sq. ft.	1/1,000 sq. ft.
<b>Retail Sales Use Category</b> (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.	1/1,000 sq. ft.	3/2,000 sq. ft.
All Other Retail Sales Uses	0	1/1,000 sq. ft.	None for first 2,500 sq. ft., 1/1,000 sq. ft.
<b>Commercial Services Use Category</b> (as noted below)			
Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft. whichever is greater	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for first 200 seats then 1/10 seats (b) none for the first 4,000 sq. ft. then 1/1,000 sq. ft.
Eating and Drinking Establishments	0	5/1,000 sq. ft.	5/2,000 sq. ft.
Parking, Non-Accessory	0	0	0
Personal Services	0	1/1,000 sq. ft.	None for first 2,500 sq. ft., 1/1,000 sq. ft.
Visitor Accommodations	1/3 rooms	1/3 rooms	1/3 rooms
All other Commercial Services Uses	0	1/1,000 sq. ft.	1/1,000 sq. ft.

<b>Vehicle and Vehicular Equipment Sales Services Use Category</b> (as noted below)			
Commercial Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater
Personal Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater
All Other Vehicle and Vehicular Equipment Sales and Services	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
<b>Wholesale, Distribution, and Storage Use Category</b> (as noted below)			
All Wholesale, Distribution, and storage Uses	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
<b>Industrial Use Category</b> (as noted below)			
All Industrial Uses (except as noted below)	1/800 sq. ft.	1/800 sq. ft.	1/800 sq. ft.
Artist Studios and Artisan Manufacturing	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	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.	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.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
<b>Urban Agriculture Use Category</b> (as noted below)			
Horticulture Nurseries and Greenhouses	1/4,000 sq. ft.	1/4,000 sq. ft.	None for the first 2,000 sq. ft. then 1/4,000 sq. ft.

SECTION 2. This Ordinance shall take effect 90 days after its enactment.

**Explanation:**

[brackets] indicate matter deleted  
*Italics* indicate new matter added