



Legislation Text

File #: 020078, Version: 0

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending Chapter 14-200 entitled “Residential Districts” by amending Section 14-204 entitled “R-3 Residential District,” by amending the uses permitted, and by amending Chapter 14-1400 entitled “Parking and Loading Facilities” by amending Section 14-1402 entitled “Parking in Residential Districts” by making certain technical amendments, 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 by amending Section 14-204 entitled “R-3 Residential District,” by amending the uses permitted and by amending Section 14-1402 entitled “Parking in Residential Districts,” by making certain technical amendments to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-200. RESIDENTIAL DISTRICTS

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§14-204. “R-3” Residential District.

(1) Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings and/or land for:

* * *

(k) The following non-residential uses shall be permitted only if a Board of Adjustment certificate is obtained:

* * *

(.6) The parking of motor vehicles as a main use, provided that the parking lot is a surface open-air lot, of no less than 1.5 acres, and provided that the parking lot shall conform to the requirements of Section 14-1402(9), regarding driveways, aisles, walkways, screening, landscaping and lighting for parking in residential districts.

CHAPTER 14-1400. PARKING AND LOADING FACILITIES

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§14-1402. Parking in Residential Districts.

* * *

(8) Parking As A Principal Use.

(a) Except as provided for below *and as provided in Section 14-204 (1) (k) (.6)*, parking of motor vehicles as a main or principal use shall not be permitted in any residential district. Parking of motor vehicles under no circumstances shall constitute a reason for permitting the erection of a public garage or other building nor for the establishment of a trailer camp or the institution of any other use;

* * *

(9) Driveways, Aisles, Walkways, Screening, Landscaping and Lighting

* * *

(a) Parking facilities accessory to multi-family buildings and permitted non-residential uses *and parking lots permitted under Section 14-204(1)(k)(. 6)* shall comply with the following requirements:

* * *

SECTION 2. This Ordinance shall take effect immediately.