# City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

## Legislation Details (With Text)

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|---|---|---|---|---|---|
| **File #:** | 120656-AA | **Version:** | 3 | **Name:** | |
| **Type:** | Bill | | | **Status:** | ENACTED |
| **File created:** | 9/13/2012 | | | **In control:** | CITY COUNCIL |
| **On agenda:** | | | | **Final action:** | 1/24/2013 |

**Title:** Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising lot area and parking requirements in certain districts, and making technical changes, all under certain terms and conditions.

**Sponsors:** Councilmember O'Neill

**Indexes:** ZONING AND PLANNING

**Code sections:** Title 14 - ZONING AND PLANNING

**Attachments:** 1. Bill No. 120656-AA03, As Amended on Floor.pdf, 2. CertifiedCopy120656-AA03.pdf

| Date | Ver. | Action By | Action | Result | Tally |
|---|---|---|---|---|---|
| 2/6/2013 | 3 | MAYOR | SIGNED | | |
| 1/24/2013 | 3 | CITY COUNCIL | READ AND PASSED | Pass | 17:0 |
| 12/13/2012 | 2 | CITY COUNCIL | RECONSIDERED | Pass | 17:0 |
| 12/13/2012 | 2 | CITY COUNCIL | READ | | |
| 12/13/2012 | 3 | CITY COUNCIL | AMENDED | | |
| 12/13/2012 | 3 | CITY COUNCIL | ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING. | | |
| 12/6/2012 | 2 | CITY COUNCIL | READ AND PASSED | Pass | 17:0 |
| 11/29/2012 | 2 | CITY COUNCIL | AMENDED | | |
| 11/29/2012 | 2 | CITY COUNCIL | ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING. | | |
| 11/29/2012 | 1 | CITY COUNCIL | READ | | |
| 11/1/2012 | 1 | CITY COUNCIL | SUSPEND THE RULES OF THE COUNCIL | Pass | |
| 11/1/2012 | 1 | CITY COUNCIL | ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR | | |
| 11/1/2012 | 1 | CITY COUNCIL | ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR | | |
| 10/31/2012 | 0 | Committee on Rules | HEARING NOTICES SENT | | |
| 10/31/2012 | 0 | Committee on Rules | HEARING HELD | | |
| 10/31/2012 | 0 | Committee on Rules | AMENDED | | |
| 10/31/2012 | 1 | Committee on Rules | REPORTED FAVORABLY, RULE SUSPENSION REQUESTED | | |
| 9/13/2012 | 0 | CITY COUNCIL | Introduced and Referred | Pass | |

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising lot area and parking



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requirements in certain districts, and making technical changes, 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 14-500. USE REGULATIONS

* * *

§ 14-506. /NCP, North Central Philadelphia Overlay District.

* * *

*(3) Subarea C.*

*(a) District Boundaries.*

*The Subarea C /NCP district regulations apply to all RM-1 lots within the area bounded by 20th Street, Margie Street, Glenwood Avenue, 20th Street, Ridge Avenue, College Avenue, 20th Street, Girard Avenue, Ninth Street, and Lehigh Avenue, as shown on the following map for illustrative purposes only.*

*(b) Permitted Number of Dwelling Units.*

*A minimum 425 sq. ft. of lot area is required per dwelling unit. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.*

*(c) Required Parking.*

*Parking shall not be required for the first three dwelling units, and thereafter, shall be required at a ratio of three parking spaces for every ten dwelling units.*

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§14-602 Use Tables.

* * *

(3) Residential Districts.

* * *



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(a) Notes for Table 14-602-1.

[1] A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

* * *

(4) Commercial Districts

* * *

(a) Notes for Table 14-602-2.

* * *

[2] A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft of lot area~~.~~ *, and* ~~A~~ *a* minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

* * *

## CHAPTER 14-800. PARKING AND LOADING

* * *

### §14-802. Motor Vehicle Parking Ratios.

* * *

**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 RSA-1/2/3 RT RMX-1** | **RSA-4/5 RM-1** | **RM-2/3/4 RMX-2/3** |
| **Residential Use Category (as noted below)** | | | |
| Household Living (as noted below) | | | |
| Single-Family | 1/unit | 0 | 0 |
| Two-Family | 1/unit | 0 | 1/2 units |
| Multi-Family | 1/unit | 0 | 3/10 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 |
| **Public, Civic, and Institutional Use Category (as noted below)** | | | |


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| | | | |
|---|---|---|---|
| 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 |
| **Commercial Services Use Category (as noted below)** | | | |
| 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. th 1/1,000 sq. ft. | The greater of (a) none for first 200 seats then 1/10 sea (b) none for first 4,000 sq. f then 1/1,000 sq. ft. |
| **Urban Agriculture Use Category (as noted below)** | | | |
| 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 |
| **All Other Uses** | | | |
| 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. |

* * *

## 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/be | | |
|---|---|---|---|
| | **CMX-2/2.5** | **CMX-3** | **CMX-4/5** |
| **Residential Use Category** (as noted below) | | | |
| Household Living (except as noted below) | 0 | 3/10 units | 0 |
| Multi-Family | 0 | 3/10 units | 3/10 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 |
| **Public, Civic, and Institutional Use Category** (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. | 1/500 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. then 1/1,000 sq. ft. | None for the first 10,000 sq 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 sea (b) none for the first 10,000 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 |
| **Office Use Category** (as noted below) | | | |
| All Office Uses | 0 | 0 | 0 |
| **Retail Sales Use Category** (as noted below) | | | |


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| | | | |
|---|---|---|---|
| All Retail Sales Uses | 0 | 0 | 0 |
| **Commercial Services** (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 sea (b) none for the first 10,000 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 |
| **Vehicle and Vehicular Equipment Sales and Services Use Category** (as noted below) | | | |
| Commercial Vehicle Repair and Maintenance | 2 / repair bay or 300 sq. ft. repair space, whichever is greater | 2 / repair bay or 300 sq. ft. repair space, whichever is greater | 0 |
| Personal Vehicle Repair and Maintenance | 2 / repair bay or 300 sq. ft. repair space, whichever is greater | 2 / repair bay or 300 sq. ft. 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 |
| **Wholesale, Distribution, and Storage Use Category** (as noted below) | | | |
| Moving and Storage Facilities | 1/1,500 sq. ft. | 1/2,000 sq. ft. | 1/3,000 sq. ft. |
| **Industrial Use Category** (as noted below) | | | |
| Artist Studios and Artisan Manufacturing | 1/300 sq. ft. | 1/800 sq. ft. | None for the first 7,500 sq. then 1/2,000 sq. ft. |
| Research and Development | 1/300 sq. ft. | 1/800 sq. ft. | None for the first 7,500 sq. then 1/2,000 sq. ft. |
| **Urban Agriculture Use Category** (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 |

* * *

§14-803. Motor Vehicle Parking Standards.

(1) Accessory Parking Standards.

* * *

(c) Additional Regulations for RSA-5, RM-1, CMX-2, and CMX-2.5 Districts.



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Notwithstanding the provision of this Zoning Code, accessory parking in the RSA-5, RM -1, CMX-2, and CMX-2.5 districts shall comply with the following:

(.1) Except as provided in § 14-803(1)(c)(.2), below, off-street parking *in excess of the minimum number of spaces required* for any single-family, two- family, or multi-family use in an attached building or on a lot less than 20 ft. wide shall require special exception approval, unless the parking is accessed by a rear street, rear shared driveway, or rear alley.

* * *

SECTION 2. This Ordinance shall be effective immediately.

**Explanation:**

~~Strikethroughs~~ indicate matter deleted.
*Italics* indicate new matter added.


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