Legislation Details (With Text)

File #:	240427-AA	**Version:**	2	**Name:**	
Type:	Bill			**Status:**	IN COUNCIL - SUSPENSION CALENDAR
File created:	5/9/2024			**In control:**	Committee on Rules
On agenda:				**Final action:**	

Title: Amending Section 14-305 of the Philadelphia Code entitled “Nonconformities,” by providing further provisions on changes from non-conforming uses; all under certain terms and conditions.

Sponsors: Councilmember Young

Indexes: ZONING AND PLANNING

Code sections: Title 14 - ZONING AND PLANNING

Attachments: 1. Bill No. 24042700, 2. Bill No. 240427-A01, As Amended on the Floor, 3. Bill No. 240427-AA02, As Amended on the Floor

Date	Ver.	Action By	Action	Result	Tally
4/10/2025	2	CITY COUNCIL	ORDER THE BILL PLACED ON NEXT WEEK'S SUSPENSION CALENDAR		
4/3/2025	2	CITY COUNCIL	RECONSIDERED		
4/3/2025	2	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK`S SECOND READING CALENDAR		
3/20/2025	1	CITY COUNCIL	READ AND PASSED	Pass	15:2
3/13/2025	1	CITY COUNCIL	AMENDED		
2/27/2025	0	CITY COUNCIL	AMENDED		
6/6/2024	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/6/2024	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/6/2024	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/4/2024	0	Committee on Rules			
6/4/2024	0	Committee on Rules			
6/4/2024	0	Committee on Rules			
5/9/2024	0	CITY COUNCIL	Introduced and Referred		

Amending Section 14-305 of the Philadelphia Code entitled “Nonconformities,” by providing further provisions on changes from non-conforming uses; 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

powered by Legistar™

* * *

CHAPTER 14-100. GENERAL PROVISIONS

* * *

§ 14-305. Nonconformities.

* * *

(1) Purpose. This section recognizes that many land uses, buildings, parking areas, lots, signs, non-accessory signs, and site improvements in the City do not conform with the requirements of this Zoning Code either because (a) they were established before the adoption of zoning, or (b) they were legal when established but have become nonconforming due to later zoning amendments. It is the purpose of this section to [regulate these nonconformities and to allow for the continued existence, use, modification, and expansion of these uses, buildings, parking areas, lots, signs, and site improvements] *regulate these nonconformities and to allow for the continued existence, use, modification, and expansion of these uses, buildings, parking areas, lots, signs, and site improvements,* subject to the limitations set forth in this section.

* * *

(5) Nonconforming Uses.

* * *

(b) Replacement.

* * *

(.4) Change from Nonconforming Uses.

* * *

(.a) A non-conforming use shall be deemed abandoned whenever such use is discontinued and a new use established, without the grant of a zoning permit, and shall not be reinstated except by zoning variance as prescribed under § 14-303(8).

(.b) This provision shall apply only to the 5th, 8th, and 10th councilmanic districts.

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:
[Brackets] indicate matter deleted.
Italics indicate new matter added.

powered by Legistar™