City of Philadelphia

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

Legislation Details (With Text)

File #:	250525	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	5/15/2025			**In control:**	Committee on Rules
On agenda:				**Final action:**	6/12/2025
Title:	Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning, for the creation of a new zoning district entitled “RTA-2, Residential Two-Family Attached”, all under certain terms and conditions.				
Sponsors:	Council President Johnson, Councilmember Gauthier				
Indexes:	ZONING AND PLANNING				
Code sections:					
Attachments:	1. Bill No. 25052500, 2. CertifiedCopy25052500				

Date	Ver.	Action By	Action	Result	Tally
6/13/2025	0	MAYOR	SIGNED		
6/12/2025	0	CITY COUNCIL	READ AND PASSED	Pass	16:0
6/5/2025	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/5/2025	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/5/2025	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/5/2025	0	Committee on Rules			
6/5/2025	0	Committee on Rules			
6/5/2025	0	Committee on Rules			
6/4/2025	0	Committee on Rules			
6/4/2025	0	Committee on Rules			
6/4/2025	0	Committee on Rules			
5/15/2025	0	CITY COUNCIL	Introduced and Referred		

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning, for the creation of a new zoning district entitled “RTA-2, Residential Two-Family Attached”, 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 14-400. Base Zoning Districts

* * *

§ 14-401. Residential Districts

* * *

Table 14-401-1: Residential Districts

Map Symbol	District Name	Previously Known As
* * *		
RTA-1	Residential Two-Family - Attached 1	R5A
RTA-2	*Residential Two-Family - Attached 2*	*NA (new district)*

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-602. Use Tables

* * *

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

Previous District Name	* * *	RSA	*New*	* * *
District Name	* * *	RTA-1	*RTA-2*	* * *
Y = Yes permitted as of right | S = Special exception approval required N = prohibited) | Uses not listed in this table are prohibited See § 14-602(3)(a) (N information pertaining to bracketed numbers (e.g., "[2]") in table cells.				
Residential Use Category				
Household Living (as noted below)				
Single-Family	* * *	Y	*Y*	* * *
Two-Family	* * *	Y	*Y*	* * *
Multi-Family	* * *	N	*N*	* * *
Group Living (except as noted below)	* * *	S	*S*	* * *
Personal Care Home	* * *	S	*S*	* * *
Single-Room Residence	* * *	N	*S*	* * *
Parks and Open Space Use Category				
Passive Recreation	* * *	Y	*Y*	* * *
Active Recreation	* * *	S	*S*	* * *
Public, Civic, and Institutional Use Category				

powered by Legistar™

Adult Care	* * *	Y	*Y*	* * *
Child Care (as noted below)				
Family Child Care	* * *	Y	*Y*	* * *
Group Child Care	* * *	S[2]	*S[2]*	* * *
Child Care Center	* * *	N	*N*	* * *
Community Center	* * *	N	*Y*	* * *
Educational Facilities	* * *	S[2]	*S[2]*	* * *
Fraternal Organization	* * *	S[2]	*S[2]*	* * *
Hospital	* * *	S[2]	*S[2]*	* * *
Libraries and Cultural Exhibits	* * *	S[2]	*S[2]*	* * *
Religious Assembly	* * *	Y[2]	*Y[2]*	* * *
Safety Services	* * *	Y[2]	*Y[2]*	* * *
Transit Station	* * *	Y[2]	*Y[2]*	* * *
Utilities and Services, Basic	* * *	S[2]	*S[2]*	* * *
Wireless Service Facility	* * *	S	*S*	* * *
Office Use Category				
Business and Professional	* * *	N	*N*	* * *
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	* * *	N	*N*	* * *
Group Practitioner	* * *	N	*N*	* * *
Retail Sales Use Category				
Consumer Goods (except as noted below)	* * *	N	*N*	* * *
Drug Paraphernalia Stores	* * *	N	*N*	* * *
Gun Shop	* * *	N	*N*	* * *
Food, Beverages, and Groceries	* * *	N	*N*	* * *
Sundries, Pharmaceuticals, Convenience Sales	* * *	N	*N*	* * *
Wearing Apparel and Accessories	* * *	N	*N*	* * *
Commercial Services Use Category				
Business Support	* * *	N	*N*	* * *
Eating and Drinking Establishment	* * *	N	*N*	* * *
Personal Services	* * *	N	*N*	* * *
Visitor Accommodations	* * *	N	*N*	* * *
Commissaries and Catering Services	* * *	N	*N*	* * *
Urban Agriculture Use Category				

powered by Legistar™

Community Garden	* * *	Y	*Y*	* * *
Market or Community-Supported Farm	* * *	Y	*Y*	* * *

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

* * *

(b) Notes for Table 14-701-1.

* * *

[5] In the [RSA-5 and] *RSA-5,* RSA-6, *and RTA-2* districts, front facades shall comply with the following:

* * *

[11] In the RTA-2 district, the maximum number of stories is three.

Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Previous District Name	* * *	R5A	*New*
District Name	* * *	RTA-1	*RTA-2*
See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., “			
		Denotes building type not permitted or zoning require	
Lot Dimensions			
Min. Lot Width (ft.)	* * *	25	*16*
Min. Street Frontage as taken from the front lot line (ft.)	* * *		
Min. District Area (acres)	* * *		
Min. Lot Area (sq. ft.)	* * *	2,250	*1,080*
Max. Occupied Area (% of lot)	* * *	50	*Intermediate 75; Corner 80*
Front Yard Depth			
Minimum (ft)	* * *	8	*[4][5]*
Minimum Side Yard Width [6], Permitted Residential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	*2/5 each*
Detached, Corner Lot (ft.)	* * *	8	*5*
Semi-Detached (ft.)	* * *	8	*5*

powered by Legistar™

Attached (ft.)	* * *		
Minimum Side Yard Width [6], Permitted Nonresidential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	*2/8 each*
Detached, Corner Lot (ft.)	* * *	8	*8*
Rear Yard			
Min. Depth (ft.)	* * *	Single- Family 15; Other 20	*7*
Height			
Maximum (ft.)	* * *	38	*35 [11]*

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-802. Motor Vehicle Parking Ratios.

* * *

(1) 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/beds/s		
	RSD-1/2/3 RSA-1/2/3 RTA RMX-1	RSA-4/5/6 *RTA-2* RM-1	RM-2/3/4 RMX-2/3
* * *			

* * *

CHAPTER 14-900. SIGNS

* * *

§ 14-904. Accessory Sign Controls.

* * *

Table 14-904-1: Accessory Sign Controls for Specific Zoning Districts

		RSD-1/2/3, RSA-1/2/3, RTA-1, *RTA-2*, RMX-1/2	
		Permitted Sign Types:	
		Wall	Freestanding
Standards	Maximum Number	N/A	N/A

powered by Legistar™

	Maximum Area (sq. ft. for each lot frontage)	Home Occupations (except provided in § 14-604(10)(b Non-Residential Uses: 15	Home Occupations: Prohib Residential Uses: 15
	Maximum Height	The lower of the roof line o floor window sill	7 ft.
	Additional Requirements	N/A	Prohibited in required setba
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination (all)	No	No
	Mechanical Motion	No	No

* * *

SECTION 2. This Ordinance shall take effect immediately

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

powered by Legistar™