

Legislation Text

File #: 140831-A, Version: 2

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising regulations relating to home occupations, making conforming amendments to other provisions of Title 14, 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:

**Key:**

In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [ ].

TITLE 14. ZONING AND PLANNING

\* \* \*

CHAPTER 14-600. USE REGULATIONS

\* \* \*

§ 14-604. Accessory Uses and Structures.

\* \* \*

(10) Home Occupations.

\* \* \*

(b) Categories of Home Occupations.

Three categories of home occupations are recognized and are set forth in § 14-604(10)(b)(.1) through § 14-604(10)(b)(.3), below. Each category of home occupation is permitted in accordance with Table 14-604-1. Where a home occupation does not meet one of the categories provided in § 14-604(10)(b)(.1) through § 14-604(10)(b)(.3), below, it is prohibited by this Zoning Code in all zoning districts. All permitted home occupations shall comply with the standards provided in § 14-604(10)(d) (Standards).

(.1) Home office.

A home occupation conducted solely by the residents of the dwelling unit without the employment of other persons. All sales, services or work that requires the presence of a partner, employee, or customer shall take place off the premises. *Accessory signs are prohibited.*

\* \* \*

Table 14-604-1: Home Occupations Table

Home Occupation Category	RSD Districts	RSA Districts	RTA Districts	RM Districts	RMX Districts	All other districts
Y = Yes permitted as of right   S = Special exception approval required   N = Not allowed (expressly prohibited)						
Home office	Y	Y	Y	Y	Y	Y
Home business, professional	N	Y	Y	Y	Y	Y
Home business, general	N	{S}N	{S}N	S	S	Y

(c) Permitted Uses.

(.1) Permitted home occupations are restricted to the following uses:

- (.a) Business and professional offices;
- (.b) Sole medical, dental, and health practitioners;
- (.c) Business support services;
- (.d) Financial services;
- (.e) Personal services, limited to [personal] *individual instruction of music, and individual tutoring services* [and maintenance of fitness, health, and well-being]; and
- (.f) Artist studios and artisan industrial.

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**CHAPTER 14-900. SIGNS**

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**§ 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, RMX-1/2	
		Permitted Sign Types:	
		Wall	Freestanding
Standards	Maximum Number	N/A	N/A
	Maximum Area (sq. ft. per lot frontage)	Home Occupations ( <i>exc provided in § 14-604(10)</i> ) Non-Residential Uses: 1	Home Occupations: Prohibited Non-Residential Uses: 15
	Maximum Height	The lower of the roof line second floor window sill	7 ft.
	Additional Requirements	N/A	Prohibited in required setbacks
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	No	No
	Digital Display	No	No
	Mechanical Motion	No	No

		RSA-4/5 and RM-1	
		Permitted Sign Types:	
		Wall	Freestanding
Standards	Maximum Number	N/A	N/A
	Maximum Area (sq. ft. per lot frontage)	Home Occupations ( <i>exc provided in § 14-604(10)</i> ) Non-Residential Uses: 1	Home Occupations: Prohibited Non-Residential Uses: 15
	Maximum Height	The lower of the roof line second floor window sill	7 ft.
	Additional Requirements	N/A	Prohibited in required setbacks
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination	No	No
	Digital Display	No	No
	Mechanical Motion	No	No

		<b>RM-2/3/4 and RMX-3</b>	
		<b>Permitted Sign Types:</b>	
		<b>Wall, Projecting, and Marquee</b>	<b>Freestanding</b>
<b>Standards</b>	<b>Maximum Number</b>	N/A	N/A
	<b>Maximum Area (sq. ft. per lot frontage)</b>	Home Occupations ( <i>except provided in § 14-604(10)</i> ) Non-Residential Uses: 24	Home Occupations: Prohibited Non-Residential Uses: 15
	<b>Maximum Height</b>	The lower of the roof line second floor window sill	7 ft.
	<b>Additional Requirements</b>	N/A	Prohibited in required setbacks
<b>Permitted Sign Characteristics</b>	<b>Static Illumination</b>	Yes	Yes
	<b>Animated Illumination</b>	No	No
	<b>Digital Display</b>	No	No
	<b>Mechanical Motion</b>	No	No

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SECTION 2. This Ordinance shall become effective immediately.

**Explanation:**

*Italics* indicate new matter added.

{Brackets} indicate matter deleted.