

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions relating to IRMX, Industrial Residential Mixed Use district.

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.

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CHAPTER 14-600. USE REGULATIONS.

§14-602. Use Tables.

* * *

(5) Industrial Districts.

Principal uses are allowed in Industrial districts in accordance with Table 14-602-3. Uses classified as accessory uses, such as home occupations, are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

(a) Notes for Table 14-602-3.

* * *

[3] In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground floor area of all buildings on the lot.

[4] In the IRMX district, retail sales uses are prohibited on any floor other than the ground floor of a building.

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Table 14-602-3: Uses Allowed in Allowed in Industrial Districts

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited							
Residential Use Category							
* * *							
Group Living	Y	N	N	N	N	N	§ 14-603(11)
* * *							
Retail Sales Use Category [4]							
* * *							
Pets and Pet Supplies	{N} Y	Y	N	N	N	N	
* * *							
Commercial Services Use Category							
* * *							
Eating and Drinking Establishments (except as noted below)	Y	Y	N	N	N	N	{§ 14-603(6)}
Take-Out Restaurant	S	Y	N	N	N	N	§ 14-603(6)
* * *							
Parking, Non-Accessory	S {N}	S	Y	Y	Y	Y	§ 14-603(10)
* * *							
Vehicle and Vehicular Equipment Sales and Services Use Category							
* * *							
Commercial Vehicle Sales and Rental	{Y} N	S[1]	Y	Y	Y	Y	
* * *							
Wholesale, Distribution, and Storage Use Category							
Equipment and Materials Storage Yards and Buildings	{N}S	Y	N	Y	Y	Y	
* * *							
Wholesale Sales and Distribution (except as noted below)	{N}S	Y	Y	Y	Y	Y	
* * *							

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CHAPTER 14-700. DEVELOPMENT STANDARDS.

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§14-701. Dimensional Standards.

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(4) Industrial District Dimensional Table.

(a) Notes for Table 14-701-4.

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[4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.

[5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:

(a) The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or

(b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

Table 14-701-4: Dimensional Standards for Industrial Districts

Previous District Name	New District	L4/L5	L1/L2/L3	G1/G2	LR	PI
District Name	IRMX	ICMX	I-1 [1]	I-2	I-3	I-P [2]
See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.						
		Denotes zoning requirements not applicable				
Lot Dimensions						
Max. Occupied Area (% of lot)	{100} Intermediate: 75 Corner: 80 [5]	100	75	100	100	100
Yards						
Min. Front Yard Depth (ft.)	0 [3]	0 [3]	50 if abutting a Residential or SP-PO district [3]; otherwise 20	0 [3]	0 [3]	0 [3]
Min. Side Yard Width, Each (ft.)	{8 if used} 0 [3]	8 if used [3]	Two yards, each: 50 if abutting a Residential or SP-PO district [3]; otherwise 12	6 if used [3]	If used: Buildings ≤ 4 stories = 6; Others = 8 [3]	0 [3]
Min. Rear Yard Depth (ft.)	{8 if used} 0 [3]	8 if used [3]	50 if abutting a Residential or SP-PO district [3]; otherwise 12	8 if used [3]	8 [3]	0 [3]

Height						
Max. Height (ft.)	60 [4]/[5] 60	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit	
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CHAPTER 14-800. PARKING AND LOADING.

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§14-802. Motor Vehicle Parking Ratios

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Table 14-802-3: Required Parking in Industrial Districts

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	IRMX	{IRMX} ICMX I-1	I-2/3 I-P
Residential Use Category (as noted below)			
Household Living (except as noted below)	3/10 units	1/2 units	1/2 units
Multi-Family Building	3/10 units	1/2 units	1/2 units
Caretaker Quarters	0	1/unit	0
Group Living (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)			
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.	1/300 sq. ft.	1/500 sq. ft.
Hospital	1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity
Libraries and Cultural Exhibits	None for the first 4,000 sq. ft., then 1/1,000 sq. ft.	1/1000 sq. ft.	None for the first 4,000 sq. ft., 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 the first 400 seats then 1/10 seats or (b) none for the 10,000 sq. 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	1/1,000 sq. ft.	1/1,000 sq. ft.
Retail Sales Use Category (as noted below)			
Adult-Oriented Merchandise	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Building Supplies and Equipment	1/1,000 sq. ft.	3/2,000 sq. ft.	3/2,000 sq. ft.
All Other Retail Sales Uses	0	1/1,000 sq. ft.	None for first 2,500 sq. ft. then 1/1,000 sq. ft.
Commercial Services Use Category (as noted below)			
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 the first 200 seats then 1/1,000 sq. ft. then 1/1,000 sq. ft. then 1/1,000 sq. ft.
Eating and Drinking Establishments	0	5/1,000 sq. ft.	5/2,000 sq. ft.
Parking, Non-Accessory	0	0	0
Personal Services	0	1/1,000 sq. ft.	None for first 2,500 sq. ft. then 1/1,000 sq. ft.
Visitor Accommodations	1/3 rooms	1/3 rooms	1/3 rooms
All other Commercial Services Uses	0	1/1,000 sq. ft.	1/1,000 sq. ft.
Vehicle and Vehicular Equipment Sales Services Use Category (as noted below)			
Commercial Vehicle Repair and Maintenance	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater
Personal Vehicle Repair and Maintenance	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater
All Other Vehicle and Vehicular Equipment Sales and Services	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Wholesale, Distribution, and Storage Use Category (as noted below)			
All Wholesale, Distribution, and Storage Uses	1/2,000 sq. ft.	1/1,500 sq. ft.	1/2,000 sq. ft.
Industrial Use Category (as noted below)			
All Industrial Uses (except as noted below)	1/800 sq. ft.	1/300 sq. ft.	1/800 sq. ft.
Artist Studios and Artisan Manufacturing	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	1/300 sq. ft.	1/800 sq. ft.
Research and Development	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	1/300 sq. ft.	1/800 sq. ft.
Limited Industrial	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	1/300 sq. ft.	1/800 sq. ft.
Urban Agriculture Use Category (as noted below)			
Horticulture Nurseries and Greenhouses	1/ 4,000 sq. ft.	1/ 4,000 sq. ft.	None for the first 2,000 sq. ft. then 1/4,000 sq. ft.

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§14-806. Off-Street Loading.

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Table 14-806-1: Off-Street Loading

Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
* * *		
Industrial Districts <i>except IRMX</i>		
* * *		
<i>IRMX</i>		
<i>Office, Hospital, Public, Civic, and Institutional, Visitor Accommodation, or Residential</i>	<i>100,000 - 150,000</i>	<i>1</i>
	<i>150,001 - 400,000</i>	<i>2</i>
	<i>400,001 - 660,000</i>	<i>3</i>
	<i>660,001 - 970,000</i>	<i>4</i>
	<i>970,001 - 1,300,000</i>	<i>5</i>
	<i>Over 1,300,000</i>	<i>1 additional space per each additional 350,000 sq. ft.</i>
<i>All other permitted uses</i>	<i>20,000 - 40,000</i>	<i>1</i>
	<i>40,001 - 60,000</i>	<i>2</i>
	<i>60,001 - 80,000</i>	<i>3</i>
	<i>80,001 - 100,000</i>	<i>4</i>
	<i>100,001 - 120,000</i>	<i>5</i>
	<i>Over 120,000</i>	<i>1 additional space per each additional 50,000 sq. ft.</i>

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.