

Legislation Text

File #: 160716, Version: 0

Amending Chapter 14-600 of The Philadelphia Code, entitled "Use Regulations," by modifying certain standards for ground floor uses in the CMX-2 and CMX-2.5 districts.

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.

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CHAPTER 14-600. USE REGULATIONS.

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§ 14-602. Use Tables.

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(4) Commercial Districts.

Principal uses are allowed in Commercial districts in accordance with Table 14-602-2. 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).

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

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[3] *In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, {an attached building in the CMX-2 districts} buildings must contain a {non-residential} use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.*

[4] *{Residential uses are prohibited along the ground floor frontage of buildings within the CMX-2.5 district.} Reserved.*

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Table 14-602-2: Uses Allowed in Commercial Districts

| Previous District Name | C-1 | C-2/RC-2 (NCC) | C-3/RC-3 | C-4 | C-5 | C-7/NSC | ASC | | |
|---|--------|----------------|---------------|-------|-------|---------|------|------|------------------------|
| District Name | CMX-1 | CMX-2 | CMX-2.5 | CMX-3 | CMX-4 | CMX-5 | CA-1 | CA-2 | 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 | | | | | | | | | |
| Household Living (as noted below) | | | | | | | | | |
| Single-Family | [1] | Y[3] | Y{[4]}/[3] | N | N | N | N | N | |
| Two-Family | [1] | Y[3] | Y{[4]}/[3] | Y[7] | N | N | N | N | |
| Multi-Family | [1][2] | Y[2][3] | Y[2]{[4]}/[3] | Y | Y | Y | N | N | |
| Group Living (except as noted below) | | | | | | | | | |
| Personal Care Home | N | S[3] | S{[4]}/[3] | Y | Y | Y | Y | N | § 14-603(11) |
| Single-Room Residence | N | N | N | Y | Y | Y | N | N | |
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SECTION 2. This Ordinance shall become effective immediately.