



Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending parking requirements in certain districts, 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.

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CHAPTER 14-800. PARKING AND LOADING.

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§14-802. Motor Vehicle Parking Ratios.

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(2) **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/be		
	RSD-1/2/3 RMX-1	RSA-1/2/3 RT RSA-4/5 RM-1	RM-2/3/4 RMX-2/3
Residential Use Category (as noted below)			
Household Living (as noted below)			
Single-Family	1/unit	0	0
Two-Family	1/unit	0	1/2 units
Multi-Family	1/unit	0	[3]6/10 units
Group Living (except 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)			
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	1/10 seats or 1/1,000 sq. ft. whichever is greater
Wireless Service Facility	0	0	2
Commercial Services Use Category (as noted below)			

Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft. whichever is greater	The greater of (a) none for 100 seats then 1/10 seats or none for first 2,500 sq. ft. then 1/1,000 sq. ft.	The greater of (a) none for first 200 seats then 1/10 seats or (b) none for first 4,000 sq. ft. then 1/1,000 sq. ft.
Urban Agriculture Use Category (as noted below)			
Market or Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2
All Other Uses			
All Other Uses	1/1,000 sq. ft.	None for first 2,500 sq. ft., 1/1,000 sq. ft.	None for first 4,000 sq. ft., 1/1,000 sq. ft.

(3) Required Parking in Commercial Districts.

Table 14-802-2 lists the parking requirements for Commercial districts, except CMX-1, CA-1, and CA-2. The CMX-1 parking requirements are set forth in § 14-802(7)(a) (CMX-1 Parking). The CA-1 and CA-2 parking requirements are set forth in § 14-802(7)(b) (CA-1 and CA-2 Parking).

(a) Notes for Table 14-802-2.

[1] In CMX-2 and CMX-2.5 districts, if the green roof bonus set forth at § 14-602(7) and the Fresh Food Market bonus set forth in Subsection 14-603(7) both apply, the parking ratio shall be 6/10 units.

Table 14-802-2: Required Parking in Commercial Districts (Except CMX-1, CA-1, and CA-2)

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/bed)		
	CMX-2/2.5	CMX-3	CMX-4/5
Residential Use Category (as noted below)			
Household Living (except as noted below)	0	[3]6/10 units	0
Multi-Family	0 [1]	[3]6/10 units	[3]6/10 units
Caretaker Quarters	0	0	0
Group Living (except as noted below)	1/10 permanent beds	1/10 permanent beds	0
Single-Room Residence	1/20 units + 1; min. 2	1/20 units + 1; min. 2	0
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.	1/500 sq. ft.	1/1,000 sq. ft.
Hospital	1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity
Libraries and Cultural Exhibits	1/1000 sq. ft.	None for the first 4,000 sq. ft. then 1/1,000 sq. ft.	None for the first 10,000 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 first 400 seats then 1/10 seats or (b) none for the first 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	0	0
Retail Sales Use Category (as noted below)			
All Retail Sales Uses	0	0	0
Commercial Services (as noted below)			
Adult-Oriented Service	0	0	0
Animal Services	0	0	0
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 first 400 seats then 1/10 seat (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Building Services	0	0	0
Business Support	0	0	0
Day Care	0	0	0
Eating and Drinking Establishments	0	0	0
Financial Services	0	0	0
Funeral and Mortuary Services	0	0	0
Maintenance and Repair of Consumer Goods	0	0	0
Personal Services	0	0	0
Radio, Television, and Recording Services	0	0	0
Visitor Accommodations	0	0	0
Vehicle and Vehicular Equipment Sales and Services Use Category (as noted below)			
Commercial Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. or repair space, whichever is greater	2/repair bay or 300 sq. ft. or repair space, whichever is greater	0
Personal Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. or repair space, whichever is greater	2/repair bay or 300 sq. ft. or repair space, whichever is greater	0
All Other Vehicle and Vehicular Equipment Sales and Services Uses	1/2,000 sq. ft.	1/2,000 sq. ft.	0
Wholesale, Distribution, and Storage Use Category (as noted below)			
Moving and Storage Facilities	1/1,500 sq. ft.	1/2,000 sq. ft.	1/3,000 sq. ft.
Industrial Use Category (as noted below)			
Artist Studios and Artisan Manufacturing	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
Research and Development	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
Urban Agriculture Use Category (as noted below)			
Market and Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2

(4) Required Parking in Industrial Districts.

Table 14-802-3 lists the parking requirements for Industrial districts.

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

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/bed)		
	IRMX	ICMX I-1	I-2/3 I-P
Residential Use Category (as noted below)			
Household Living (except as noted below)	[3]6/10 units	1/2 units	1/2 units
Multi-Family Building	[3]6/10 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 first 400 seats then 1/10 seats (b) none for the first 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.	1/1,000 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., 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 first 200 seats then 1/10 seats (b) none for the first 4,000 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., 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.	1/2,000 sq. ft.	1/2,000 sq. ft.
Industrial Use Category (as noted below)			
All Industrial Uses (except as noted below)	1/800 sq. ft.	1/800 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.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Research and Development	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Limited Industrial	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	None for the first 5,000 sq. ft. then 1/1,000 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.

SECTION 2. This Ordinance shall take effect 90 days after its enactment.

Explanation:

[brackets] indicate matter deleted
Italics indicate new matter added