

## Legislation Text

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**File #:** 170818, **Version:** 0

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Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-600, entitled “Use Regulations,” by amending the green roof calculations; 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 this Ordinance, deletions are indicated by { } rather than [ ].

### TITLE 14. ZONING AND PLANNING.

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### CHAPTER 14-600. USE REGULATIONS.

§ 14-602. Use Tables.

\* \* \*

#### (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).

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

\* \* \*

[8] In the CMX-2.5 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

(.a) A minimum of 360 sq. ft. of lot area is required per dwelling unit for buildings less than or equal to 45 ft. in height.

(.b) A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height.

(.c) *Provided that if the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements,*

*applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (.a) and (.b), above, shall not apply.*

\* \* \*

(7) Exception to Use Tables for Green Roofs.

The green roof conditions necessary to satisfy the density exceptions for {RM-1 and CMX-2} *RM-1, CMX-2, and CMX-2.5* districts, set forth in Table Note [1] of Table 14-602-1, {and} Table Note [2] of Table 14-602-2, *Table Note [8], and for the East Falls /NCA overlay district, set forth at § 14-503(2)(f)(.5)(.a)*, are as follows:

\* \* \*

SECTION 2. This Ordinance shall take effect immediately.