

## Legislation Text

**File #: 160710, Version: 1**

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
<i>Bracketed numbers refer to notes immediately preceding the table</i>			
<b>Residential Use Category (as noted below)</b>			
Household Living (as noted below)			
Single-Family	1/unit	0	0
Two-Family	1/unit	0	1/2 units
Multi-Family	1/unit	<i>0 for nine or fewer units, te more units: 3/10</i>	<i>[3/10 units] RM-2/3: 6/10 u RM-4, RMX-2/3: 3/10 units</i>
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
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#### (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).

**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
<b>Residential Use Category</b> (as noted below)			
Household Living (except as noted below)	0	[3/10]5/10 units	0
Multi-Family	0 for nine or fewer units, 3/10 for more units: 3/10	[3/10]5/10 units	3/10 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
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(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		
	IRMX	ICMX I-1	I-2/3 I-P
<b>Residential Use Category</b> (as noted below)			
Household Living (except as noted below)	[3/10]5/10	1/2 units	1/2 units
Multi-Family Building	[3/10]5/10	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	1/20 units	1/20 units
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§ 14-803. Motor Vehicle Parking Standards.

(1) Accessory Parking Standards.

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(c) Additional Regulations for RSA-5, RM-1, CMX-2, and CMX-2.5 Districts.

The regulations of this § 14-803(1)(c) apply to the specified zoning districts. Should these regulations conflict with any other standard of this § 14-803, the stricter provision shall apply.

(.1) Additional Regulations for RSA-5, RM-1, and CMX-2 Districts.

In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street. *The Commission shall determine the rear street if necessary to fulfil the requirements of this Section.*

(.2) Additional Regulations for the CMX-2.5 District.

In the CMX-2.5 district:

(.a) Accessory parking for any single-family, two-family, or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street. *The Commission shall determine the rear street if necessary to fulfil the requirements of this Section.*

(.b) Accessory parking is not permitted between the building line and the street line.

SECTION 2. This Ordinance shall take effect immediately after its enactment.

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**Explanation:**

[brackets] indicate matter deleted

*Italics* indicate new matter added