

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/bed)		
	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>			
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 for nine or fewer units, ten or more units: 3/10	[3/10 units] RM-2/3: 6/10 units RM-4, RMX-2/3: 3/10 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
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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
Residential Use Category (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 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
Residential Use Category (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	1/10 permanent	1/10 permanent
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.

Explanation:

[brackets] indicate matter deleted

Italics indicate new matter added