

Legislation Text

File #: 180908, **Version:** 1

Amending Section 14-523 of The Philadelphia Code, entitled "Overlay Zoning Districts," by adding a new subsection, entitled "/IMA, Industrial and Manufacturing Area Overlay District," and making related changes, 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

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§14-523. /IMA, Industrial and Manufacturing Area Overlay District.

(1) Purpose.

The /IMA, Industrial and Manufacturing Area Overlay district is intended to maintain and preserve an adequate supply of industrial land by protecting industrial areas from conversion to non-industrial related uses and encouraging industrial development.

(2) Applicability.

The requirements of /IMA, Industrial and Manufacturing Area Overlay district apply to all properties zoned I-1, I-2, or I-3, within the following areas:

(a) North Delaware Areas.

For the purpose of this Section designated properties in the North Delaware Areas shall include the properties identified on the documents attached as "Exhibit A," "Exhibit B," and "Exhibit C" to the ordinance that added this provision to the Code. The following maps are for illustrative purposes only;

(b) Reserved.

(3) Use Regulations.

Principal uses are allowed within the /IMA, Industrial and Manufacturing Area Overlay district in accordance with the use regulations of the underlying zoning district, except as provided in this subsection.

(a) The following uses shall be prohibited:

- (.1) Detention and Correctional Facilities;*
- (.2) Re-Entry Facilities;*
- (.3) Group or Solo Medical, Dental, and Health Practitioner;*
- (.4) Adult- Oriented Merchandise;*
- (.5) Drug Paraphernalia Stores;*
- (.6) Gun Shop;*
- (.7) Animal Services;*
- (.8) Amusement Arcade;*
- (.9) Pool or Billiards Room;*
- (.10) Financial Services;*
- (.11) Body Art Service;*
- (.12) Personal Vehicle Sales and Rental;*
- (.13) Junk and Salvage Yards and Buildings; and*
- (.14) Moving and Storage Facilities.*

(b) The following uses shall require special exception approval in accordance with § 14-303(7) (Special Exception Approval).

- (.1) Business and Professional;*
- (.2) Non-Accessory Parking;*
- (.3) Personal Vehicle Repair and Maintenance;*
- (.4) Vehicle Fueling Stations;*
- (.5) Vehicle Paint Finishing Shops;*
- (.6) General Industrial within the I-1 zoning district;*

(.7) Equipment and Materials Storage Yards and Buildings; and

(.8) Commercial Vehicle Sales and Rentals.

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.