



Legislation Text

File #: 190612, Version: 1

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-600, entitled “Use Regulations,” by amending standards for accessory dwelling units 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 14-600. USE REGULATIONS

\* \* \*

§ 14-604. Accessory Uses and Structures.

\* \* \*

(11) Accessory Dwelling Units.

\* \* \*

(c) Where Allowed.

Accessory dwelling units are allowed only on lots occupied by a single-family use contained in a detached or semi-detached building in the permitted areas described in § 14-604(11)(d) (Permitted [Areas].) *Areas*, except within historic structures (as described in subsection (d)(1) below), where accessory dwelling units are also permitted on lots occupied by a single-family use contained in an attached building. Accessory dwelling units must be located within the interior of the principal building or within the interior of a detached accessory building, such as detached garages, that are in existence as of the effective date of this Zoning Code.

(d) Permitted Areas.

*(1) Historic Structures.*

*Accessory Dwelling Units are permitted within any building or structure that, pursuant to Chapter 14-1000, has been designated as historic; or that is located in a district that has been designated as historic and that contributes, in the Historical Commission's opinion, to the character of such district.*

(.2) {Reserved}

\* \* \*

(i) Size.

The floor area of an accessory dwelling unit may not exceed 800 sq. [ft.] *ft.*, *except in historic structures (as described in subsection (d)(.1) above).*

SECTION 2. This Ordinance shall become effective January 1, 2020.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.