



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 250952

Introduced October 30, 2025

Councilmember Bass for Council President Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-602 of The Philadelphia Code, entitled “Use Tables” by defining building types and clarifying uses permitted in the RTA-2, Residential Two-Family Attached base zoning district, 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

* * *

§ 14-602. Use Tables.

* * *

(3) Residential Districts.

* * *

Table 14-602-1.A: Building Types Allowed in Special Purpose Districts

City of Philadelphia

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Previous District Name	* * *	RSA	<i>New</i>	* * *
District Name	* * *	RTA-1	<i>RTA-2</i>	* * *
Y = Yes permitted as of right S = Special exception approval required N = Not Allowed (expressly prohibited)				
Detached	* * *	Y	<i>Y</i>	* * *
Semi-Detached	* * *	Y	<i>Y</i>	* * *
Attached	* * *	N	<i>Y</i>	* * *

* * *

Table 14-602-1: Uses Allowed in Residential Districts

Previous District Name	* * *	RSA	New	* * *
District Name	* * *	RTA-1	RTA-2	* * *
Y = Yes permitted as of right S = Special exception approval required N = Not Allowed (expressly prohibited) Uses not listed in this table are prohibited See § 14-602(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.				
* * *				
Retail Sales Use Category				
* * *				
Medical Marijuana Dispensary	* * *	N	<i>N</i>	* * *
* * *				
Commercial Services Use Category				
* * *				
Smoking Lounge	* * *	N	<i>N</i>	* * *
* * *				

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.