



City of Philadelphia

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

BILL NO. 120656
(As Amended, 10/31/12)

Introduced September 13, 2012

Councilmember O'Neill

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising lot area and parking requirements in certain districts, and making technical 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

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CHAPTER 14-600. USE REGULATIONS

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§14-602 Use Tables.

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(3) Residential Districts.

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(a) Notes for Table 14-602-1.

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[1] A minimum ~~360~~ 480 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. ~~A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.~~ Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

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(4) Commercial Districts

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(a) Notes for Table 14-602-2.

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[2] *For the CMX-1 and CMX-2 districts, A a minimum of 480 sq. ft. of lot area is required per dwelling unit. For the CMX-2.5 district, a minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft of lot area, and A a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.* Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

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CHAPTER 14-800. PARKING AND LOADING

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§14-802. Motor Vehicle Parking Ratios.

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Table 14-802-1: Required Parking in Residential Districts

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats)		
	RSD-1/2/3 RSA-1/2/3 RTA-1 RMX-1	RSA-4/5 RM-1	RM-2/3/4 RMX-2/3
Residential Use Category (as noted below)			

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	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats)		
	RSD-1/2/3 RSA-1/2/3 RTA-1 RMX-1	RSA-4/5 RM-1	RM-2/3/4 RMX-2/3
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 first 3 units, 3/10 units thereafter</i>	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
Public, Civic, and Institutional Use Category (as noted below)			
Religious Assembly	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater
Wireless Service Facility	0	0	2
Commercial Services Use Category (as noted below)			
Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft., whichever is greater	The greater of (a) none for first 100 seats then 1/10 seats or (b) none for first 2,500 sq. ft. then 1/1,000 sq. ft.	The greater of (a) none for the first 200 seats then 1/10 seats or (b) none for first 4,000 sq. ft. then 1/1,000 sq. ft.
Urban Agriculture Use Category (as noted below)			
Market or Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2
All Other Uses			
All Other Uses	1/1,000 sq. ft.	None for first 2,500 sq. ft., then 1/1,000 sq. ft.	None for first 4,000 sq. ft., then 1/1,000 sq. ft.

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Table 14-802-2: Required Parking in Commercial Districts (Except CMX-1, CA-1, and CA-2)¹

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	CMX-2/2.5	CMX-3	CMX-4/5
Residential Use Category (as noted below)			
Household Living (except as noted below)	0	3/10 units	0
Multi-Family	<i>0 for first 3 units, 3/10 units thereafter</i>	3/10 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
Public, Civic, and Institutional Use Category (as noted below)			
Detention and Correctional Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Educational Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Fraternal Organization	1/300 sq. ft.	1/500 sq. ft.	1/1,000 sq. ft.
Hospital	1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity
Libraries and Cultural Exhibits	1/1000 sq. ft.	None for the first 4,000 sq. ft., then 1/1,000 sq. ft.	None for the first 10,000 sq. ft., then 1/1,000 sq. ft.
Religious Assembly	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater	The greater of (a) none for the first 400 seats then 1/10 seats or (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Safety Services	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Transit Station	0	0	0
Utilities and Services, Basic	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Utilities and Services, Major	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Wireless Service Facility	0	0	0
Office Use Category (as noted below)			
All Office Uses	0	0	0
Retail Sales Use Category (as noted below)			
All Retail Sales Uses	0	0	0
Commercial Services (as noted below)			
Adult-Oriented Service	0	0	0
Animal Services	0	0	0
Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater	The greater of (a) none for the first 400 seats then 1/10 seats or (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Building Services	0	0	0
Business Support	0	0	0
Day Care	0	0	0
Eating and Drinking Establishments	0	0	0
Financial Services	0	0	0
Funeral and Mortuary Services	0	0	0
Maintenance and Repair of Consumer Goods	0	0	0

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	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	CMX-2/2.5	CMX-3	CMX-4/5
Personal Services	0	0	0
Radio, Television, and Recording Services	0	0	0
Visitor Accommodations	<i>03/10 units</i>	0	0
Vehicle and Vehicular Equipment Sales and Services Use Category (as noted below)			
Commercial Vehicle Repair and Maintenance	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	0
Personal Vehicle Repair and Maintenance	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	2 / repair bay or 300 sq. ft. of repair space, whichever is greater	0
All Other Vehicle and Vehicular Equipment Sales and Services Uses	1/2,000 sq. ft.	1/2,000 sq. ft.	0
Wholesale, Distribution, and Storage Use Category (as noted below)			
Moving and Storage Facilities	1/1,500 sq. ft.	1/2,000 sq. ft.	1/3,000 sq. ft.
Industrial Use Category (as noted below)			
Artist Studios and Artisan Manufacturing	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
Research and Development	1/300 sq. ft.	1/800 sq. ft.	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.
Urban Agriculture Use Category (as noted below)			
Market and Community-Supported Farm	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2	None if lot area is less than 5,000 sq. ft., otherwise 2

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(7) Regulations Applicable to Specific Areas.

The following additional parking regulations are applicable to specific areas of the City. When the regulations of Chapter 14-800 (Parking and Loading) are inconsistent with the requirements of this § 14-802(7) (Regulations Applicable to Specific Areas), the requirements of this § 14-802(7) shall control.

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(d) Parking Controls for North Central Philadelphia.

Parking for the area bounded by Ninth Street, Girard Avenue, 20th Street and Lehigh Avenue shall be required at a ratio of one parking space for every two dwelling units.

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SECTION 2. This Ordinance shall be effective immediately.

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Explanation:

~~Strikethroughs~~ indicate matter deleted.
Italics indicate new matter added.