



City of Philadelphia

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

BILL NO. 060582
(As Amended, 10/19/06)

Introduced June 15, 2006

Councilmember Reynolds Brown

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a definition and providing for day care in certain commercial districts and as an accessory use to churches and places of worship, 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.

* * *

§14-102. Definitions.

In Chapters 14-100 through 14-1800 inclusive, the following general definitions shall apply:

* * *

(36.1) Day Care. The provision of care to individuals under the age of 18 for periods less than twenty-four (24) consecutive hours, but not including schools, provided that such day care conforms to all applicable licensing and/or registration requirements of the Commonwealth of Pennsylvania and the City of Philadelphia;

* * *

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§14-203. Residential Related Uses, Non-Residential Uses and Other Permitted Uses.

(1) Residential Related Uses. Where the Chart at §14-205 provides for Residential Related Uses, the following uses shall be permitted:

* * *

(e) The following uses, in completely enclosed, detached buildings only, provided that any existing building which is proposed to be converted into one of the following uses shall comply with the area regulations and the off-street parking regulations of the district; and further provided that off-street parking shall not be located between the street line and the front wall of any existing building:

(.1) Churches, chapels, convents, monasteries, or other places of worship, [and] their adjunct residential dwellings, *and day care as an accessory use to churches and places of worship*;

* * *

§14-302. “C-1” Commercial District.

* * *

(b) The following uses in completely enclosed buildings dealing directly with the consumer and in no case above the first story of the building; provided, that for buildings erected after the effective date of this section, no single use, nor any combination thereof shall occupy more than 2,000 square feet of gross floor area:

* * *

(.4) Day care for twelve (12) or fewer children;

[(.4)] (.5) * * *

[(.5)] (.6) * * *

[(.6)] (.7) * * *

[(.7)] (.8) * * *

§14-307. “OC” Office-Commercial District.

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(1) Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings and/or land for the following uses, to be conducted wholly within a completely enclosed building:

* * *

(b) Day care;

[(b)](c) * * *

[(c)](d) * * *

[(d)](e) * * *

[(e)](f) * * *

[(f)](g) * * *

§14-308. Neighborhood Shopping Center District.

(1) Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings and/or land (subject to § 14-308(3) Required Conditions) for:

* * *

(e) Day care;

[(e)] (f) * * *

[(f)] (g) * * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:
[Brackets] indicate matter deleted.
Italics indicate new matter added.

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