



City of Philadelphia

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

**BILL NO. 120917
(As Amended, 12/13/12)**

Introduced November 15, 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 certain provisions relating to allowed uses and dimensional standards in commercial 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.

* * *

(4) Commercial Districts.

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City of Philadelphia

BILL NO. 120917, as amended continued

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

[1] When the proposed use is in an attached or semi-detached building, the household living use regulations of the *residential* district to which it is attached apply. Otherwise, the residential use regulations of the most restrictive adjacent *residential* district apply.

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Table 14-602-2: Uses Allowed in Commercial Districts

City of Philadelphia

BILL NO. 120917, as amended continued

District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards
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(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
Residential Use Category									
Household Living	[1][2]	Y[1][2][3]	Y [2][4]	Y	Y	Y	N	N	
Group Living (except as noted below)	N	{S}N	{Y[4]}N	Y	Y	Y	N	N	
Personal Care Home	N	{Y}N	{Y[4]}N	Y	Y	Y	Y	N	§ 14-603(11)
Single-Room Residence	N	{S}N	{Y[4]}N	Y	Y	Y	N	N	
Parks and Open Space Use Category									
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	Y	Y	Y	Y	Y	
Public, Civic, and Institutional Use Category									
Day Care (as noted below)									
Family Day Care	Y	Y	Y	Y	Y	Y	N	N	
Group Day Care	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Day Care Center	S	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Educational Facilities	N	Y	N	Y	Y	Y	N	Y	
Fraternal Organization	N	Y	S	Y	Y	Y	N	Y	
Hospital	N	Y	Y	Y	Y	Y	N	Y	
Libraries and Cultural Exhibits	Y	Y	Y	Y	Y	Y	Y	Y	
Religious Assembly	Y	Y	S	Y	Y	Y	N	Y	
Safety Services	Y	Y	Y	Y	Y	Y	Y	Y	
Transit Station	Y	{Y}S	{Y}S	Y	Y	Y	S	Y	
Utilities and Services, Basic	Y	Y	N	Y	Y	Y	Y	Y	
Wireless Service Facility (as noted below)									
Freestanding Tower	S	S	S	Y	Y	Y	S	Y	§ 14-603(16)
Building or Tower-Mounted Antenna	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(17)
Office Use Category									
Business and Professional	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Medical, Dental, Health Practitioner (as noted below)									
Sole Practitioner	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Group Practitioner	S[5]	S	S	Y	Y	Y	Y	Y	
Government	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Retail Sales Use Category									
Building Supplies and Equipment	Y[5]	Y	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)									
Drug Paraphernalia Sales	N	N	N	N	N	N	N	N	§ 14-603(13)
Gun Shop	N	N	N	N	N	N	N	N	§ 14-603(13)
Food, Beverages, and Groceries	Y[5]	Y	Y	Y	Y	Y	Y	Y	§ 14-603(7)
Pets and Pet Supplies	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Wearing Apparel and Accessories	Y[5]	Y	Y	Y	Y	Y	Y	Y	

City of Philadelphia

BILL NO. 120917, as amended continued

Previous District Name	C-1	C-2/RC-2	(/NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards
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(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
Commercial Services Use Category									
Animal Services (except as noted below)	Y[5]	{Y}N	{Y}S	Y	Y	Y	Y	Y	
Stables	N	N	N	N	N	N	N	N	§14-603(14)
Assembly and Entertainment (except as noted below)	N	S	S	Y	Y	Y	S	Y	
Amusement Arcade	N	N	N	N	N	N	N	N	§14-603(13)
Casino	N	N	N	N	N	N	N	N	
Nightclubs and Private Clubs	N	S	N	Y	Y	Y	N	Y	§14-603(18)
Pool or Billiards Room	N	N	N	N	N	N	N	N	§14-603(13)
Building Services	N	N	N	Y	Y	Y	N	Y	
Business Support	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Eating and Drinking Establishments (as noted below)									
Prepared Food Shop	S[5]	Y	Y	Y	Y	Y	Y	Y	
Take-Out Restaurant	N	S	N	Y	Y	Y	S	Y	§14-603(6)
Sit Down Restaurant	N	Y	Y	Y	Y	Y	Y	Y	
Financial Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	N	N	N	N	N	N	N	§14-603(13)
Funeral and Mortuary Services	S[5]	Y	N	Y	Y	Y	Y	Y	
Maintenance and Repair of Consumer Goods (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
On-Premise Dry Cleaning	Y[5]	Y	{S}Y	Y	Y	Y	Y	Y	
Parking, Non-Accessory (as noted below)									
Surface Parking	N	S	S	S	N	N	S	Y	§14-603(10)
Structured Parking	N	{Y}S	{Y}S	Y	[6]	[6]	S	Y	§14-603(10)
Personal Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Body Art Service	N	N	N	N	N	N	N	N	§14-603(2); §14-603(13)
Fortune Telling Service	N	N	N	Y	Y	Y	Y	Y	
Radio, Television, and Recording Services	N	Y	Y	Y	Y	Y	Y	Y	
Visitor Accommodations	N	{Y}N	{Y}N	Y	Y	Y	N	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category									
Commercial Vehicle Sales and Rental	N	N	N	N	N	N	N	Y	
Personal Vehicle Repair and Maintenance	N	{Y}N	N	Y	Y	Y	S	Y	
Personal Vehicle Sales and Rental	N	{Y}N	N	Y	Y	Y	N	Y	
Gasoline Station	N	{Y}N	N	Y	Y	Y	S	Y	§14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	Y	N	Y	Y	Y	S	Y	
Wholesale, Distribution, and Storage Use Category									
Moving and Storage Facilities	N	{Y}S	{N}S	Y	Y	Y	N	Y	
Wholesale Sales and Distribution	N	N	N	N	N	N	N	Y	§14-603(1)
Industrial Use Category									
Artist Studios and Artisan Industrial	N	Y	Y	Y	Y	Y	N	Y	
Research and Development	N	Y	Y	Y	Y	Y	Y	Y	
Urban Agriculture Use Category									
Community Garden	Y	{Y}S	{Y}S	Y	Y	Y	Y	Y	§14-603(15)
Market or Community-Supported Farm	Y	{Y}S	{Y}S	Y	N	N	Y	Y	§14-603(15)

City of Philadelphia

BILL NO. 120917, as amended continued

CHAPTER 14-700. DEVELOPMENT STANDARDS

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§ 14-701. Dimensional Standards.

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(3) Commercial Districts Dimensional Table.

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Table 14-701-3: Dimensional Standards for Commercial Districts

City of Philadelphia

BILL NO. 120917, as amended continued

Previous District Name	C1	C2/RC2	Commercial Corridor Overlays	C3	C4 C5	C7/NSC	ASC
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4/CMX-5	CA-1	CA-2
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.							
			Denotes zoning requirements not applicable				
District and Lot Dimensions							
Min. District Area (sq. ft.)							80,000
Min. Street Frontage (ft.)	[1]					50	100
Min. Lot Area (sq. ft.)	[1]					5,000	15,000
Max. Occupied Area (% of lot)	[1]	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Buildings :- 5 stories with 1 or more dwelling units: 90; Others: 100	60	100
Yards							
Min. Front Yard Depth (ft.)	[1]		Must be built to front lot line				
Min. Side Yard Width, Each (ft.)	[1]	5 if used	5 if used	8 if used for buildings containing dwelling units	If used: Buildings :- 4 stories with three or fewer dwelling units=5; Others= 8	5 if used	
Min. Rear Yard Depth (ft.)	[1]	The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth			5 if used	
Height							
Max. Height (ft.)	[1]	38	55			38	38
Min. Cornice Height (ft.)	[1]		25				
Floor Area Ratio							
Max. Floor Area (% of lot area)	[1]			500	CMX-4: 500 CMX-5: 1200 [2] See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)		

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Explanation:

[Brackets] indicate matter deleted, except in Tables with bracketed table notes, then deletions are indicated by { } rather than [].
Italics indicate new matter added.