

City of Philadelphia



(Bill No. 120917-AA)

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

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-601. Use Categories.

* * *

(7) Commercial Services Use Category.

This category includes uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment. The commercial services subcategories are:

* * *

(b) Animal Services.

Uses that provide for the treatment, care, maintenance, or keeping of animals. [Any of the following: (1) grooming of dogs, cats, and similar small animals, including dog bathing and clipping salons and pet grooming shops; (2) animal shelters, care services, and kennel services for dogs, cats and small animals, including boarding kennels, pet resorts/hotels, dog training centers, and animal rescue

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shelters; (3) animal hospitals or veterinary services; (4) household pet crematory services; or (5) taxidermy services.] The following is an animal services specific use type:

(.1) [Stables.] *Boarding and Other Services*

Boarding facilities for horses and similar animals, including public and commercial stables as defined by § 10-100 19.1 of The Philadelphia Code [(Animals).]; *(Animals); animal shelters; kennel services for dogs, cats and small animals, including boarding kennels, and pet resorts/hotels; dog training centers; animal hospitals; household pet crematory services; or taxidermy services.*

* * *

§ 14-602. Use Tables.

* * *

(4) Commercial Districts.

* * *

(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.

[2] [A minimum 360 sq. ft. of lot area is required per dwelling unit] *A maximum of two dwelling units are permitted for lots less than [the first] 1,440 sq. ft. [of lot] in area. A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 [1,440] sq. ft. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the*

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number of permitted dwelling units shall be rounded down to the nearest whole number.

- [3] In order to promote active uses at the street level, an attached building in the CMX-2 district *must contain a non-residential use along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.* [may not be used solely for residential purposes.]

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

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 [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}S	{Y[4]}S[4]	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	

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Previous District Name	C-1	C-2/RC-2	(NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	Use-Specific Standards
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-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(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}S	{Y}S	Y	Y	Y	Y	Y	
[Stables] <i>Boarding and Other Services</i>	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	Y	Y	Y	Y	Y	Y	§14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	Y	Y	§14-603(15)

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Table 14-602-3: Uses Allowed in Industrial Districts

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
* * *							
Commercial Services Use Category							
Adult-Oriented Service	N	S	N	S	Y	N	§ 14-603(13)
Animal Services (except as noted below)	Y	Y	Y	Y	Y	N	
[Stables] <i>Boarding and Other Services</i>	N	N	S	S	N	N	§ 14-603(14)

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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.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 14, 2013. The Bill was Signed by the Mayor on April 2, 2013.



Michael A. Decker
Chief Clerk of the City Council