

# City of Philadelphia



(Bill No. 140407)

## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by providing that zoning permits, issued as of right, be posted on the Department of Licenses and Inspections official website, that copies of such permits be provided to the district councilmember whose district includes the permit holder’s property, 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 14-300. ADMINISTRATION AND PROCEDURES.

\* \* \*

§ 14-303. Common Procedures and Requirements.

Procedures that are common to several types of applications for permits, approvals, or variances are provided for in this section.

\* \* \*

(6) Zoning Permits.

\* \* \*

(f) Posting of Permits.

(.1) Within five (5) business days of receipt of any permit under this Zoning Code, including any conditional zoning permit, the permit holder shall post a true copy of the permit on the subject property, along each street frontage (unless impractical) in a place and manner conspicuous to the public, for no less than thirty (30) days. If the City has listed the street address or an email address for one or more Registered Community Organization, as defined in § 14-303(11A) (Registered Community Organizations), on a

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City website page that lists all Registered Community Organizations, then a holder of a conditional zoning permit shall provide written notice to any Registered Community Organization whose registered boundaries include the subject property. Notice shall be sent via hand delivery or certified mail to the street address, or via email to the email address, of any such Registered Community Organization listed on such City website page within fifteen (15) days of receipt of the conditional zoning permit. A written notice containing the address of the subject property and a copy of the conditional zoning permit shall meet the notice obligation required hereby.

*(.2) Posting of As of Right Permits by L&I.*

*No later than 5:00 PM of the next business day following the date of issuance of any as of right zoning permit, L&I shall post the zoning permit on its official website, in searchable format, by date of issuance, name of permit holder, address of permitted property and council district. The failure to meet the requirements of this subsection 14-303(6)(f)(.2) in connection with issuance of any particular permit shall not extend the time period for filing an appeal of the issuance of the permit.*

\* \* \*

SECTION 2. This Ordinance shall become effective 18 months after it becomes law.

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**Explanation:**

*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 June 12, 2014. The Bill was Signed by the Mayor on September 10, 2014.



Michael A. Decker  
Chief Clerk of the City Council