

City of Philadelphia



(Bill No. 180169)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising Chapter 14-700, entitled “Development Standards,” by creating regulations for Semi-Detached Structures and making related 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:

Key:

1. In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [].

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS.

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

* * *

(b) Notes for Table 14-701-1.

[8] In the RSA-1, RSA-2, and RSA-3 districts, side yards for shall comply with the following:

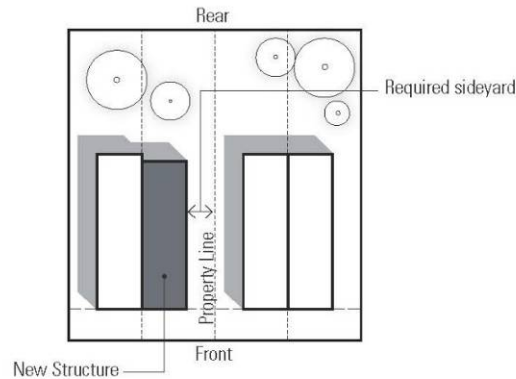
(.a) For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be

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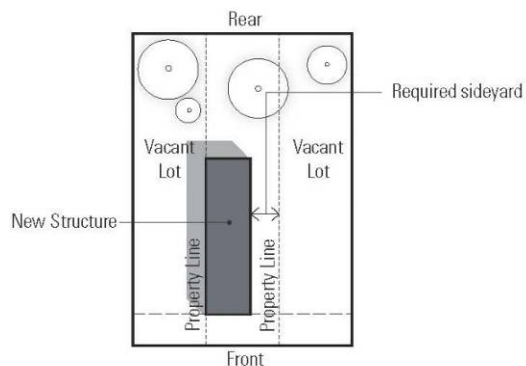
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constructed with a side yard that adjoins that side and that meets this minimum size.



(.b) For lots bounded on both sides by the side or rear yards of semi-detached or detached structures, a semi-detached structure is not permitted. A detached structure may be constructed as stated in § 14-701(2)(b)[9].

(.c) For lots that are not bounded on any side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that fully meets this minimum size on either side.



[9] For lots bounded on both sides by the side yard of a semi-detached structure, a detached structure may be constructed with a side yard on both sides, each with at least 50% of the minimum semi-detached side yard width required for permitted residential uses.

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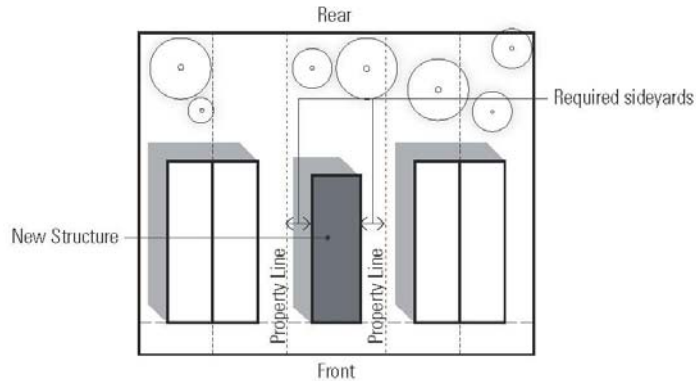


Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R5A
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RTA-1
See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
	Denotes building type not permitted or zoning requirements not applicable.								
Lot Dimensions									
* * *									
Minimum Side Yard Width [6], Permitted Residential Uses as set forth in § 14-602									
Detached, Intermediate Lot (ft.)	2/15 each	2/10 each	2/10 each, 25 total	2/10 each, 25 total[9]	2/8 each[9]	2/8 each[9]	2/8 each	2/5 each	2/8 each
Detached, Corner Lot (ft.)	15	10	7	7	6	8	6	5	8
Semi-Detached (ft.)				25[8]	16[8]	8[8]	8 [1]	5	8
Attached (ft.)							[1]		
Minimum Side Yard Width [6], Permitted Nonresidential Uses as set forth in § 14-602									
* * *									

SECTION 2. This Ordinance shall take effect immediately.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 19, 2018. The Bill was Signed by the Mayor on May 2, 2018.



Michael A. Decker
Chief Clerk of the City Council