

City of Philadelphia



(Bill No. 180463)

AN ORDINANCE

Amending Section 14-604 of The Philadelphia Code, entitled “Accessory Uses and Structures,” by making technical changes to the size and siting of Roof Deck Access Structures, 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.

* * *

§ 14-604. Accessory Uses and Structures.

* * *

(5) Roof Decks.

Roof decks are permitted for residential uses in all zoning districts. Roof decks for non-residential uses are prohibited, except in the CMX-3, CMX-4, or CMX-5 district, where special exception approval in accordance with the procedures of §14-303(7) is required. Roof decks are prohibited on accessory structures. Roof decks are subject to compliance with §14-604(5)(a) through 14-604(5)(c), below.

* * *

(c) Roof Deck Access Structures.

A roof deck access structure meeting the following requirements is considered a building appurtenance and is not subject to the building height limitations of the subject zoning district.

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- (.1) The roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access.
- (.2) Except in the RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX districts, the roof deck access structure may not exceed [90]125 sq. ft. in area[.], *however roof deck access structures that also contain an elevator are permitted an additional 40 sq. ft. of area.*
- (.3) The roof deck access structure may not exceed 10 ft. in height above the surface of the roof deck.
- (.4) Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck. *The roof deck access structure must be set back 5 ft. from the extreme rear building line.*
- (.5) *Zoning permits not required.*

Existing permits for roof deck access structures may be modified by the Department to allow for a different location on the roof, before building permits are obtained, as long as the roof deck access structure complies with the provisions of this §14-604(5). Such modifications will not require new zoning permits or Zoning Board of Adjustment hearings. This provision does not apply to any other modifications to a zoning permit.

- (.6) *For illustrative purposes only, the following diagrams show the permissible area for a pilot house:*

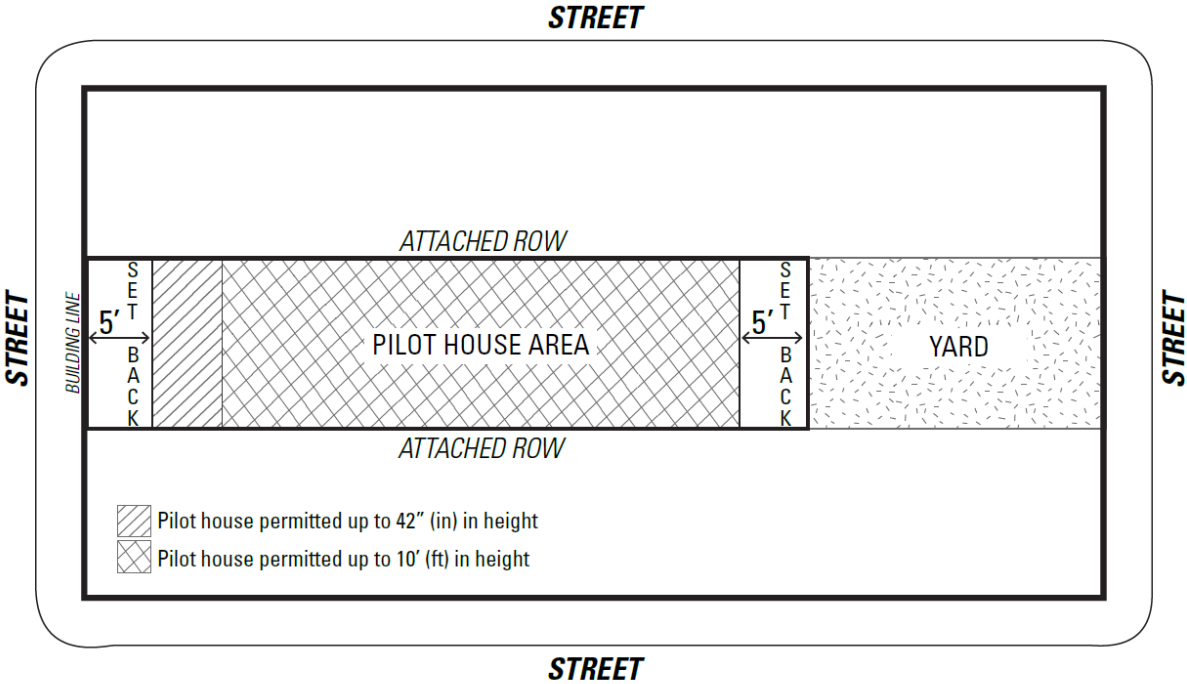
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Permitted Pilot House Area, Attached Dwelling:

PERMITTED PILOT HOUSE AREA



* Pilot house not to exceed 10' in height, or 125 sq. ft. (165 sq. ft. with elevator)

Note: Height limitation applies everywhere. Square footage limitation does not apply in RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX.

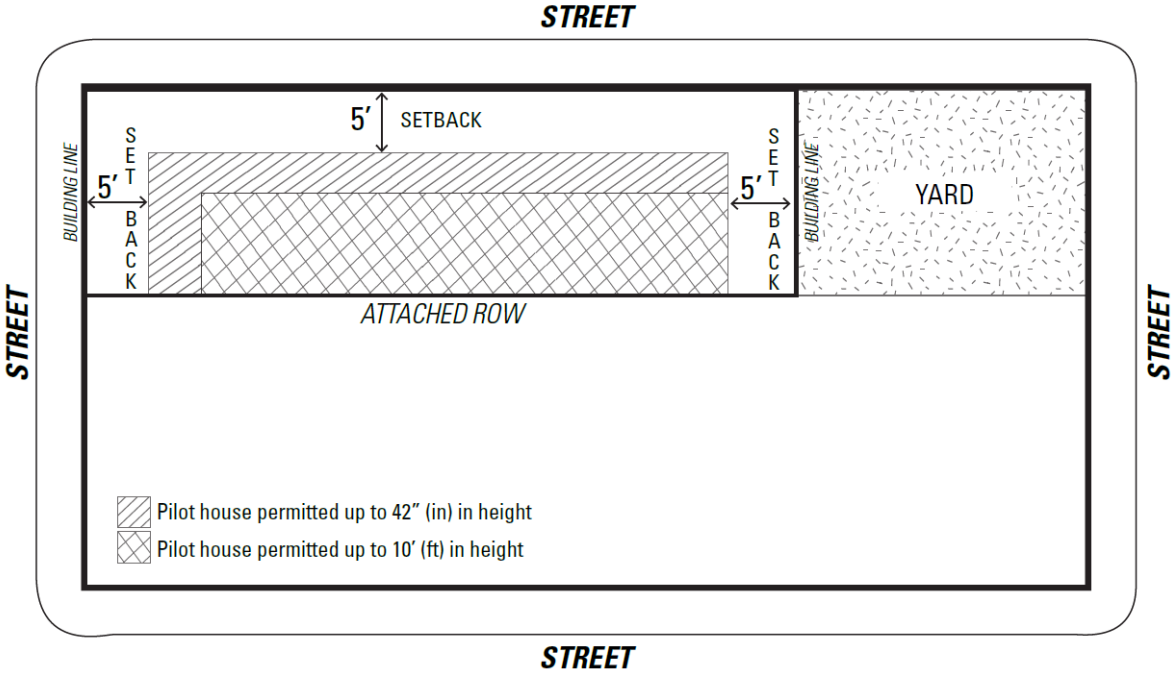
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Permitted Pilot House Area, Corner Lot:

PERMITTED PILOT HOUSE AREA



* Pilot house not to exceed 10' in height, or 125 sq. ft. (165 sq. ft. with elevator)

Note: Height limitation applies everywhere. Square footage limitation does not apply in RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.
 Italics indicate matter added.

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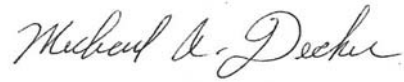
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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 21, 2018. The Bill was Signed by the Mayor on July 18, 2018.



Michael A. Decker
Chief Clerk of the City Council