

City of Philadelphia



(Bill No. 210449)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising a table within Section 14-701, Dimensional Standards, 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: In Tables and Table Notes, deletions shall be denoted by {squiggly brackets}, and not by [square brackets].

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

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Table 14-701-2: Dimensional Standards for Higher Density Residential Districts

Previous District Name	R8/9/10/10B/ 18/19	R11/11A/ 12/13	R14	R15/R16	RC-6	WRD /ITD	RC-4
District Name	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3
See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
							Denotes building type not permitted or zoning requirements not applicable.
District and Lot Dimensions							
Max. Occupied Area (% lot area, except as otherwise provided)	Intermediate: 75; Corner: 80 [2]		50	Intermediate: 75; Corner: 80	[3][4]	75% of district area [4]	Buildings ≤ 5 stories with 1 or more dwelling units: {10}90; Others: {0}100

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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 June 24, 2021. The Bill was Signed by the Mayor on July 1, 2021.



Michael A. Decker
Chief Clerk of the City Council