City of Philadelphia

(Bill No. 250525)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning, for the creation of a new zoning district entitled "RTA-2, Residential Two-Family Attached", 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:

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TITLE 14. ZONING AND PLANNING

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CHAPTER 14-400. Base Zoning Districts

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§ 14-401. Residential Districts

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Table 14-401-1: Residential Districts

Map Symbol	District Name	Previously Known As
* * *		
RTA-1	Residential Two-Family – Attached 1	R5A
RTA-2	*Residential Two-Family – Attached 2*	*NA (new district)*

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CHAPTER 14-600. USE REGULATIONS

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§ 14-602. Use Tables

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Table 14-602-1: Uses Allowed in Residential Districts.

Previous District Name	* * *	RSA	*New*	* * *
District Name	* * *	RTA-1	*RTA-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(3)(a) (Notes for Table 14-602-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.				
Residential Use Category				
Household Living (as noted below)				
Single-Family	* * *	Y	*Y*	* * *
Two-Family	* * *	Y	*Y*	* * *
Multi-Family	* * *	N	*N*	* * *
Group Living (except as noted below)	* * *	S	*S*	* * *
Personal Care Home	* * *	S	*S*	* * *
Single-Room Residence	* * *	N	*S*	* * *
Parks and Open Space Use Category				
Passive Recreation	* * *	Y	*Y*	* * *
Active Recreation	* * *	S	*S*	* * *
Public, Civic, and Institutional Use Category				
Adult Care	* * *	Y	*Y*	* * *
Child Care (as noted below)				
Family Child Care	* * *	Y	*Y*	* * *
Group Child Care	* * *	S[2]	*S[2]*	* * *
Child Care Center	* * *	N	*N*	* * *

Community Center	* * *	N	*Y*	* * *
Educational Facilities	* * *	S[2]	*S[2]*	* * *
Fraternal Organization	* * *	S[2]	*S[2]*	* * *
Hospital	* * *	S[2]	*S[2]*	* * *
Libraries and Cultural Exhibits	* * *	S[2]	*S[2]*	* * *
Religious Assembly	* * *	Y[2]	*Y[2]*	* * *
Safety Services	* * *	Y[2]	*Y[2]*	* * *
Transit Station	* * *	Y[2]	*Y[2]*	* * *
Utilities and Services, Basic	* * *	S[2]	*S[2]*	* * *
Wireless Service Facility	* * *	S	*S*	* * *
Office Use Category				
Business and Professional	* * *	N	*N*	* * *
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	* * *	N	*N*	* * *
Group Practitioner	* * *	N	*N*	* * *
Retail Sales Use Category				
Consumer Goods (except as noted below)	* * *	N	*N*	* * *
Drug Paraphernalia Stores	* * *	N	*N*	* * *
Gun Shop	* * *	N	*N*	* * *
Food, Beverages, and Groceries	* * *	N	*N*	* * *
Sundries, Pharmaceuticals, Convenience Sales	* * *	N	*N*	* * *
Wearing Apparel and Accessories	* * *	N	*N*	* * *
Commercial Services Use Category				
Business Support	* * *	N	*N*	* * *
Eating and Drinking Establishment	* * *	N	*N*	* * *
Personal Services	* * *	N	*N*	* * *
Visitor Accommodations	* * *	N	*N*	* * *

Commissaries and Catering Services	* * *	N	*N*	* * *
Urban Agriculture Use Category				
Community Garden	* * *	Y	*Y*	* * *
Market or Community-Supported Farm	* * *	Y	*Y*	* * *

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CHAPTER 14-700. DEVELOPMENT STANDARDS

§ 14-701. Dimensional Standards.

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(2) Residential District Dimensional Tables.

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

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[5] In the [RSA-5 and] *RSA-5,* RSA-6, *and RTA-2* districts*,* front facades shall comply with the following:

* * *

[11] In the RTA-2 district, the maximum number of stories is three.

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

Previous District Name	* * *	R5A	*New*
District Name	* * *	RTA-1	*RTA-2*
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			
Min. Lot Width (ft.)	* * *	25	*16*
Min. Street Frontage as taken from the front lot line (ft.)	* * *		

Min. District Area (acres)	* * *		
Min. Lot Area (sq. ft.)	* * *	2,250	*1,080*
Max. Occupied Area (% of lot)	* * *	50	*Intermediate 75; Corner 80*
Front Yard Depth			
Minimum (ft)	* * *	8	*[4][5]*
Minimum Side Yard Width [6], Permitted Residential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	*2/5 each*
Detached, Corner Lot (ft.)	* * *	8	*5*
Semi-Detached (ft.)	* * *	8	*5*
Attached (ft.)	* * *		
Minimum Side Yard Width [6], Permitted Nonresidential Uses as set forth in § 14-602			
Detached, Intermediate Lot (ft.)	* * *	2/8 each	*2/8 each*
Detached, Corner Lot (ft.)	* * *	8	*8*
Rear Yard			
Min. Depth (ft.)	* * *	Single- Family 15; Other 20	*7*
Height			
Maximum (ft.)	* * *	38	*35 [11]*

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CHAPTER 14-800. PARKING AND LOADING

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§ 14-802. Motor Vehicle Parking Ratios.

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(1) Required Parking in Residential Districts.

Table 14-802-1 lists the parking requirements for Residential districts.

Table 14-802-1: Required Parking in Residential Districts

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats)		
	RSD-1/2/3 RSA-1/2/3 RTA-1 RMX-1	RSA-4/5/6 *RTA-2* RM-1	RM-2/3/4 RMX-2/3
*	*	*	

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CHAPTER 14-900. SIGNS

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§ 14-904. Accessory Sign Controls.

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Table 14-904-1: Accessory Sign Controls for Specific Zoning Districts

		RSD-1/2/3, RSA-1/2/3, RTA-1, *RTA-2*, RMX-1/2	
		Permitted Sign Types:	
		Wall	Freestanding
Standards	Maximum Number	N/A	N/A
	Maximum Area (sq. ft. for each lot frontage)	Home Occupations (except as provided in § 14-604(10)(b)(.1)): 1 Non-Residential Uses: 15	Home Occupations: Prohibited Non-Residential Uses: 15
	Maximum Height	The lower of the roof line or second floor window sill	7 ft.
	Additional Requirements	N/A	Prohibited in required setbacks
Permitted Sign Characteristics	Static Illumination	Yes	Yes
	Animated Illumination (all)	No	No
	Mechanical Motion	No	No

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SECTION 2. This Ordinance shall take effect immediately

Explanation:
Italics indicate new matter added.
[Brackets] indicate matter deleted.

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 12, 2025. The Bill was Signed by the Mayor on June 13, 2025.



Elizabeth McCollum
Chief Clerk of the City Council