City of Philadelphia

(Bill No. 250952)

AN ORDINANCE

Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by defining building types and clarifying uses permitted in the RTA-2, Residential Two-Family Attached base zoning district, 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

* * *

§ 14-602. Use Tables.

* * *

(3) Residential Districts.

* * *

Table 14-602-1.A: Building Types Allowed in Special Purpose 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)				
Detached	* * *	Y	*Y*	* * *
Semi-Detached	* * *	Y	*Y*	* * *
Attached	* * *	N	*Y*	* * *

* * *

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.				
* * *				
Retail Sales Use Category				
* * *				
Medical Marijuana Dispensary	* * *	N	*N*	* * *
* * *				
Commercial Services Use Category				
* * *				
Smoking Lounge	* * *	N	*N*	* * *
* * *				

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:
Italics indicate new matter added.

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 11, 2025. The Bill was Signed by the Mayor on December 17, 2025.



Elizabeth McCollum
Chief Clerk of the City Council