

PHILADELPHIA CITY PLANNING COMMISSION

PHILADELPHIA ZONING CODE INFORMATION MANUAL: QUICK GUIDE



The Philadelphia Zoning Code Quick Reference Manual is intended as a general guide to users of Title 14 of The Philadelphia Code (the Zoning Code). It is not a substitute for any adopted ordinances or codes. The Philadelphia Zoning Code Quick Reference Manual provides additional details on use and dimensional standards. If these guides conflict with any adopted ordinance or code, including the Zoning Code, the latter shall govern.

Using this Guide:

The Zoning Code, contained in Title 14 of the Philadelphia Code, seeks to protect public health, safety and welfare by regulating the use of land and controlling the type, size, and height of structures. The Zoning Code includes land use regulations, building dimensional standards, and parking, signage and landscaping requirements.

This guide includes the general dimensional and use standards for base zoning districts. Notes for dimensional standards are included at the end of this guide. Consult Chapter 14-600 of the Philadelphia Code for complete information regarding use regulations. Complete information concerning development standards can be found in Chapter 14-700. Other zoning standards are not covered by this guide. Please see references below for more general information.

Quick References:

Zoning Permits:

There are three main paths to getting a zoning permit from the City: by right, by special exception, or by variance. In all of these cases, you must complete any applicable prerequisite reviews before the Department of Licenses and Inspections (L&I) can issue a decision on your zoning permit application

By Right / As-of-Right:

When the project proposal complies with all zoning provisions applicable to the property, an applicant can get a zoning permit from L&I “by-right” without any action by the Zoning Board, Planning Commission, or City Council. Certain large projects must go through an advisory Civic Design Review process.

By Special Exception:

The Zoning Code permits certain uses and development by special exception, which is granted by the Zoning Board if the project is compatible with the surrounding neighborhood.

By Variance:

Sometimes special circumstances prevent projects from conforming to the Zoning Code standards. In these instances, applicants must obtain a variance from the Zoning Board to deviate from the zoning standards. The Zoning Board will verify that there are special circumstances presenting an unnecessary hardship in complying with the Zoning Code.

Consult Chapter 14-300 of the Philadelphia Code for additional information about zoning permit procedures and requirements.

Nonconformities

Many land uses, buildings, parking areas, lots, signs, and site improvements in the City do not meet the requirements of the Zoning Code either because they were established before the adoption of zoning, or they were legal when established but have become nonconforming due to later zoning changes. The Zoning Code regulates the continued existence, use, modification, and expansion of these nonconformities. Consult Section 14-305 of the Philadelphia Code for additional information.

Other zoning standards are not covered by this guide: Please see references below for more information regarding:

Parking and Loading Requirements:

Consult Section 14-800

Sign Requirements:

Consult Section 14-900

Other Important Sections:

Open Space and Natural Resources

Consult Section 14-704

Landscape and Trees

Consult Section 14-705

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36		SP-AIR, Airport (Special Purpose) District - Intended to support the development of airport uses and complementary mix of uses, while minimizing impacts on surrounding areas

Overlays:

Consult Chapter 14-500 of the Philadelphia Code for information on Overlay Zoning Districts. If overlay districts conflict with other provisions of this Zoning Guide, the overlay district provisions shall govern regardless of whether such provisions are more restrictive or less restrictive than the conflicting provision.

If two or more overlay district provisions conflict, the stricter provision shall govern, unless otherwise specified.

The following overlay districts necessitate consultation of the Philadelphia Code to ensure that zoning and overlay regulations do not conflict:

/CTR - Center City Overlay District	to preserve the existing character and encourage the revitalization of the Center City area
/NCA - Neighborhood Commercial Area Overlay District	to preserve the integrity of neighborhood commercial areas; to promote and guide appropriate commercial development
/NCO - Neighborhood Conservation Overlay District	to encourage conservation through revitalization of unique physical environments of specific neighborhoods
/ENV - Environmental Preservation Overlay District	to preserve certain natural and scenic areas of the City for the benefits they provide to residents, visitors, and wildlife
/NCP - North Central Philadelphia Overlay District	to preserve and protect the area from the conversion of houses into multi-family buildings that have the potential to destabilize the area
/CDO - Central Delaware Riverfront Overlay District	to help guide appropriate economic development, support walkable neighborhoods, and promote environmentally sustainable practices while connecting the public and neighborhoods to the waterfront
/DRC - Delaware River Conservation Overlay District	to promote and protect a system of parks and trails along the North Delaware River
/CAO - City Avenue Overlay District	to support pedestrian-active and transit-friendly high density commercial, institutional, and residential uses
/WWO - Wissahickon Watershed Overlay District	to mitigate erosion, siltation, and channel enlargement of the Wissahickon Watershed
/AHC - Airport Hazard Control Overlay District	to prevent hazards to aircraft navigation
/TOD - Transit-Oriented Development Overlay District	to encourage compact urban growth patterns, opportunities for increased transportation mode choice, reduced reliance on the automobile, and a safe and pleasant pedestrian environment
/FNE - Far Northeast Overlay District	to ensure commercial vehicle repair and maintenance
/NE - Northeast Overlay District	to regulate sole and group practitioners in certain zoning districts
/WST - West Overlay District	to allow special parking garage and dimensional requirements in CMX-4 zoning properties
/UED - Urban Experiential Display Overlay Control District	to encourage the orderly development, placement, and usage of two and three-dimensional digital accessory, non-accessory and public service displays
/WWA - West Washington Avenue Overlay District	to prohibit certain uses in base zoning districts
/ECO - East Callowhill Overlay District	to help guide appropriate economic development, support walkable neighborhoods, and promote environmentally sustainable practices



RSD

RESIDENTIAL SINGLE-FAMILY DETACHED

Description: Intended to accommodate detached houses on individual lots

There are three residential single-family detached (RSD) districts. RSD districts are primarily intended for land use patterns characterized mostly by detached houses on individual lots, or where these land use patterns are desired in the future. RSD-1 requires the largest lot size and setbacks. These minimum lot and setback requirements generally decrease for RSD-2 and RSD-3 districts.

See page 38 for dimensional standard notes.

RSD-1



RSD-2



RSD-3



See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. Lot Width	75 ft.	65 ft.	50 ft.
Min. Lot Area	10,000 sq. ft.	7,800 sq. ft.	5,000 sq. ft.
Min. Open Area	65%	65%	70%
Min. Front Setback	35 ft.	35 ft.	25 ft.
Min. Side Yard Width [6]	15 ft.	10 ft.	Intermediate: 10 ft., 25 ft. total Corner: 7 ft.
Min. Rear Yard Depth	30 ft.	30 ft.	25 ft.
Max. Height	38 ft.	38 ft.	38 ft.

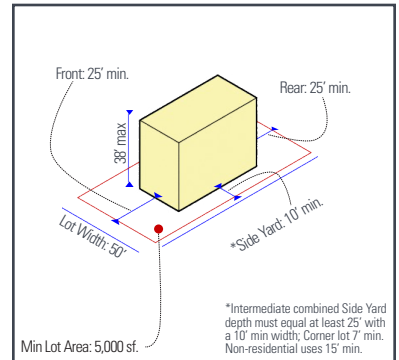
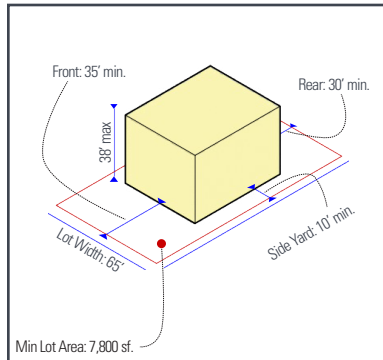
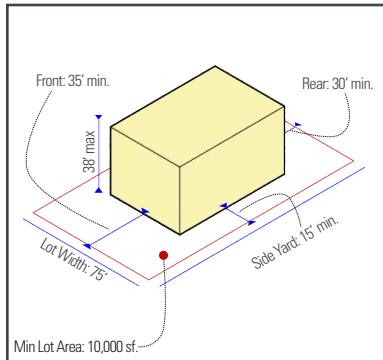


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	RSD-1	RSD-2	RSD-3	USE SPECIFIC STANDARDS
Residential Use Category				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	N	N	N	
Multi-Family	N	N	N	
Group Living (except as noted below)	N	N	N	
Personal Care Home	N	N	N	14-603(11)
Single-Room Residence	N	N	N	
Parks and Open Spaces Use Category				
Passive Recreation	Y	Y	Y	
Active Recreation	N	N	N	
Public, Civic, and Institutional Use Category				
Day Care (as noted below)				
Family Day Care	N	N	Y	14-603(5)
Group Day Care	N	N	N	14-603(5)
Day Care Center	N	N	N	14-603(5)
Educational Facilities	N	N	N	
Fraternal Organization	N	N	N	
Hospital	N	N	N	
Libraries and Cultural Exhibits	N	N	N	
Religious Assembly	N	N	N	
Safety Services	N	N	N	
Transit Station	N	N	N	
Utilities and Services, Basic	N	N	N	
Wireless Service Facility	N	N	N	14-603(16)(17)
Office Use Category				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
Retail Sales Use Category				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603(13)
Gun Shop	N	N	N	14-603(13)
Food, Beverages, and Groceries	N	N	N	14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
Commercial Services Use Category				
Business Support	N	N	N	
Eating and Drinking Establishment	N	N	N	14-603(6)
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
Urban Agriculture Use Category				
Community Garden	Y	Y	Y	14-603(15)
Market or Community-Supported Farm	S	S	S	14-603(15)



RSA | RESIDENTIAL SINGLE-FAMILY ATTACHED

Description: Intended to accommodate attached and semi-detached houses on individual lots

There are five residential single-family attached (RSA) districts. RSA districts are intended to accommodate attached and semi-detached houses on individual lots, but can be applied to a mix of housing types. RSA-1 requires the largest lot size and setbacks. These minimum lot and setback requirements decrease for RSA-3 and RSA-5 districts.

See page 38 for dimensional standard notes.

See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

RSA-1



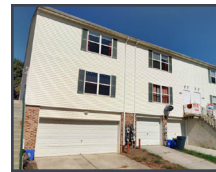
RSA-2



RSA-3



RSA-4

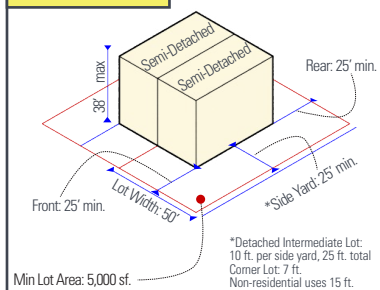


RSA-5

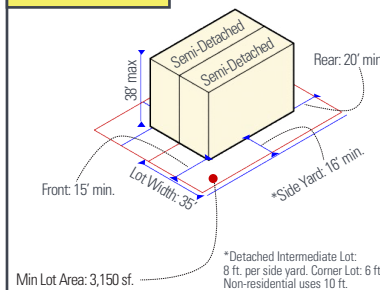


Min. Lot Width	50 ft.	35 ft.	25 ft.	Attached: 18 ft. [1] Semi-Detached: 30 ft.	16 ft.
Min. Lot Area	5,000 sq. ft.	3,150 sq. ft.	2,250 sq. ft.	Att: 1,620 sq. ft. [1] Semi-Det: 2,700 sq. ft.	1,440 sq. ft. [2]
Min. Open Area	70%	60%	50%	50%	Intermediate: 30% Corner: 20% [3]
Min. Front Setback	25 ft.	15 ft.	8 ft.	15 ft.	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached: 7 to 10 ft. Semi-Detached: 25 ft.	Detached: 6 to 8 ft. Semi-Detached: 16 ft.	8 ft.	Detached: 6 to 8 ft. Semi-Detached: 8 ft. [1]	5 ft.
Min. Rear Yard Depth	25 ft.	20 ft.	Single-Family: 15 ft. Other Use: 20 ft.	Single-Family: 20 ft. Other Use: 25 ft.	9 ft. [7]
Max. Height	38 ft.	38 ft.	38 ft.	38 ft.	38 ft.

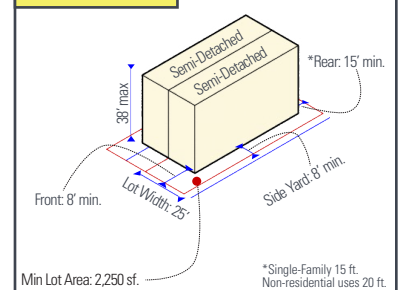
RSA-1



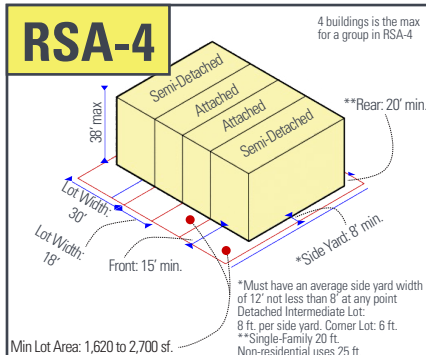
RSA-2



RSA-3



RSA-4



RSA-5

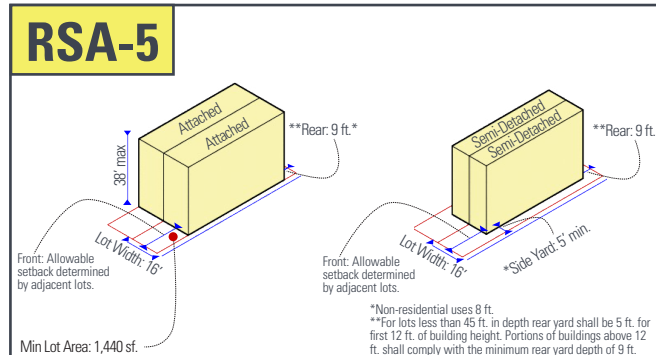


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	USE SPECIFIC STANDARDS
Residential Use Category						
Household Living (as noted below)						
Single-Family	Y	Y	Y	Y	Y	
Two-Family	N	N	N	N	N	
Multi-Family	N	N	N	N	N	
Group Living (except as noted below)	S	S	S	S	S	
Personal Care Home	S	S	S	S	S	14-603(11)
Single-Room Residence	N	N	N	N	N	
Parks and Open Spaces Use Category						
Passive Recreation	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	S	S	
Public, Civic, and Institutional Use Category						
Day Care (as noted below)						
Family Day Care	Y	Y	Y	Y	Y	14-603(5)
Group Day Care	N	N	N	N	S[2]	14-603(5)
Day Care Center	N	N	N	N	N	14-603(5)
Educational Facilities	S[2]	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	S	14-603(16)(17)
Office Use Category						
Business and Professional	N	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)						
Sole Practitioner	N	N	N	N	N	
Group Practitioner	N	N	N	N	N	
Retail Sales Use Category						
Consumer Goods (except as noted below)	N	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	N	14-603(13)
Gun Shop	N	N	N	N	N	14-603(13)
Food, Beverages, and Groceries	N	N	N	N	N	14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	N	
Commercial Services Use Category						
Business Support	N	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	N	14-603(6)
Personal Services	N	N	N	N	N	
Visitor Accommodations	N	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	N	
Urban Agriculture Use Category						
Community Garden	Y	Y	Y	Y	Y	14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	Y	14-603(15)

[2] Must be in a completely enclosed detached building



RTA

RESIDENTIAL TWO-FAMILY ATTACHED

Description: Intended to accommodate two-family, semi-detached houses on individual lots

There is one residential two-family attached (RTA) district. The minimum lot sizes, setbacks, and heights are identical to the residential single-family attached RSA-3 district, however the RTA district permits two-families, not just one, to reside in the dwelling.

See page 38 for dimensional standard notes.

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.

Min. Lot Width	25 ft.
Min. Lot Area	2,250 sq. ft.
Min. Open Area	50%
Min. Front Setback	8 ft.
Min. Side Yard Width [6]	8 ft.
Min. Rear Yard Depth	Single-Family: 15 ft. Other Use: 20 ft.
Max. Height	38 ft.

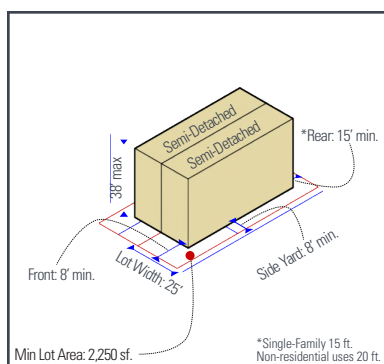


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.		RTA-1	USE SPECIFIC STANDARDS
Residential Use Category			
Household Living (as noted below)			
Single-Family	Y		
Two-Family	Y		
Multi-Family	N		
Group Living (except as noted below)	S		
Personal Care Home	S		14-603(11)
Single-Room Residence	N		
Parks and Open Spaces Use Category			
Passive Recreation	Y		
Active Recreation	S		
Public, Civic, and Institutional Use Category			
Day Care (as noted below)			
Family Day Care	Y		14-603(5)
Group Day Care	S[2]		14-603(5)
Day Care Center	N		14-603(5)
Educational Facilities	S[2]		
Fraternal Organization	S[2]		
Hospital	S[2]		
Libraries and Cultural Exhibits	S[2]		
Religious Assembly	Y[2]		
Safety Services	Y[2]		
Transit Station	Y[2]		
Utilities and Services, Basic	S[2]		
Wireless Service Facility	S		14-603(16)(17)
Office Use Category			
Business and Professional	N		
Medical, Dental, Health Practitioner (as noted below)			
Sole Practitioner	N		
Group Practitioner	N		
Retail Sales Use Category			
Consumer Goods (except as noted below)	N		
Drug Paraphernalia Sales	N		14-603(13)
Gun Shop	N		14-603(13)
Food, Beverages, and Groceries	N		14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	N		
Wearing Apparel and Accessories	N		
Commercial Services Use Category			
Business Support	N		
Eating and Drinking Establishment	N		14-603(6)
Personal Services	N		
Visitor Accommodations	N		
Commissaries and Catering Services	N		
Urban Agriculture Use Category			
Community Garden	Y		14-603(15)
Market or Community-Supported Farm	Y		14-603(15)

[2] Must be in a completely enclosed detached building



RM

RESIDENTIAL MULTI-FAMILY

Description: Intended to accommodate moderate- to high-density, multi-unit residential buildings

There are four residential multi-family (RM) districts. RM districts are intended to accommodate moderate to high-density multi-unit residential buildings. RM-1 is similar to residential single-family RSA-5 except it allows for multiple families. RM-2 through RM-4 utilize a different set of criteria to determine the building sizes, lot sizes, and setbacks.

See page 38 for dimensional standard notes.

See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

RM-1



RM-2



RM-3

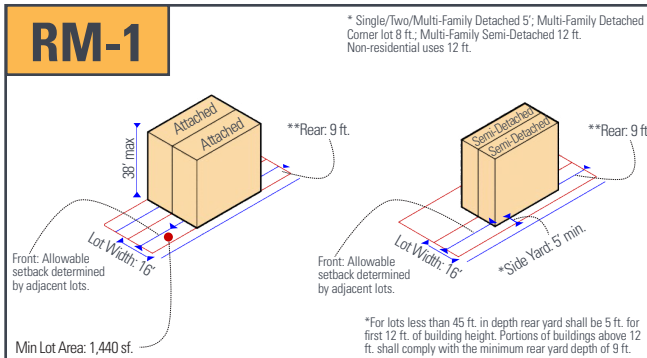


RM-4

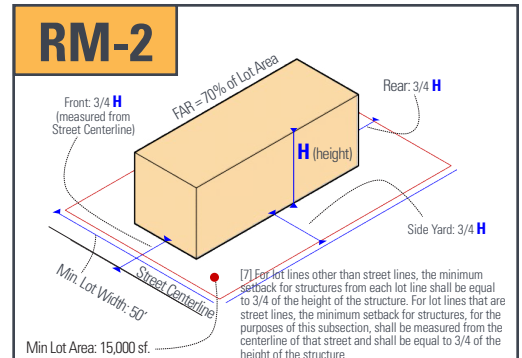


Min. Lot Width	16 ft.	50 ft.	50 ft.	50 ft.
Min. Lot Area	1,440 sq. ft. [1]	15,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Min. Open Area	Intermediate 30%; Corner 20% [2]	N/A	50%	Intermediate 30%; Corner 20%
Min. Front Setback	Based on adjacent [5,6]	Based on height [7]	20 ft.	20 ft.
Min. Side Yard Width [8]	Single/Two/Multi-Fam Det. 5'; Multi-Fam Det. Corner 8 ft.; Multi-Fam Semi-Det. 12 ft.	Based on height [7]	6 to 16' based on number of families (see diagram)	5 ft.
Min. Rear Yard Depth	9 ft. [9]	Based on height [7]	20 ft.	5 ft. if used
Max. Height / FAR (Floor Area Ratio)	38 ft. [5]	70% of Lot Area	150% of Lot Area	350% of Lot Area

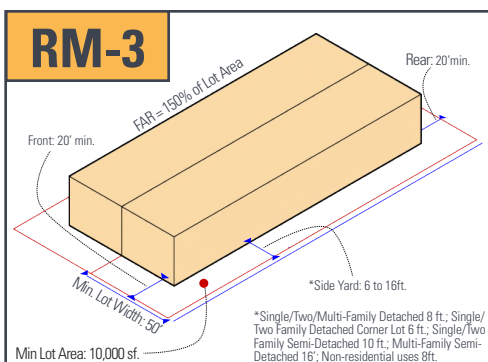
RM-1



RM-2



RM-3



RM-4

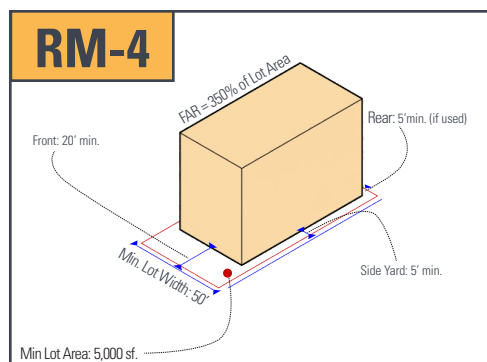


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	RM-1	RM-2	RM-3	RM-4	USE SPECIFIC STANDARDS
Residential Use Category					
Household Living (as noted below)					
Single-Family	Y	Y	Y	Y	
Two-Family	Y[1]	Y	Y	Y	
Multi-Family	Y[1]	Y	Y	Y	
Group Living (except as noted below)	S	S	S	S	
Personal Care Home	S	S	S	S	14-603(11)
Single-Room Residence	S	S	S	S	
Parks and Open Spaces Use Category					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	S	S	S	S	
Public, Civic, and Institutional Use Category					
Day Care (as noted below)					
Family Day Care	Y	Y	Y	Y	14-603(5)
Group Day Care	S[2]	S[2]	S[2]	S[2]	14-603(5)
Day Care Center	N	N	N	N	14-603(5)
Educational Facilities	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	14-603(16)(17)
Office Use Category					
Business and Professional	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	N	N	N	N	
Group Practitioner	N	N	N	N	
Retail Sales Use Category					
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	14-603(13)
Gun Shop	N	N	N	N	14-603(13)
Food, Beverages, and Groceries	N	N	N	N	14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
Commercial Services Use Category					
Business Support	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	14-603(6)
Personal Services	N	N	N	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
Urban Agriculture Use Category					
Community Garden	Y	Y	Y	Y	14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	14-603(15)

[1] A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

[2] Must be in a completely enclosed detached building

RMX RESIDENTIAL MIXED-USE

Description: Intended to accommodate residential and mixed- use development, including master plan development

There are three residential mixed-use (RMX) districts. RMX districts accommodate both residential and mixed-use development. RMX-1 and RMX-2 requires master plan approval. The RMX-1 district, in particular, is intended to conserve natural resources and preserve historically significant buildings, structures, and property. RMX-3 is intended for application primarily in higher density locations like Center City.

See page 38 for dimensional standard notes.

RMX-1



RMX-2



RMX-3

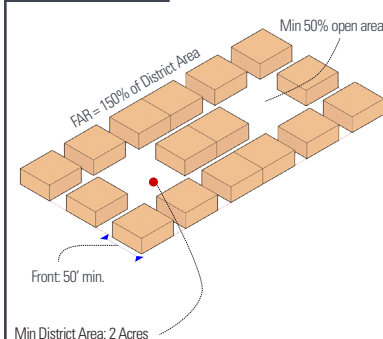


See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

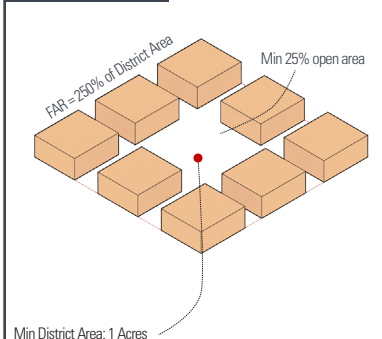
Min. Lot Width	N/A	N/A	N/A
Min. Street Frontage	50 ft.	N/A	N/A
Min. District Area	2 Acres	1 Acre	N/A
Min. Open Area	50% (or 25% for areas with historic structures) [3]	25% of district area [4]	Buildings ≤ 5 stories with 1 or more dwelling units: 10%; Others: 0
Max. Floor Area Ratio	150% of District Area (excluding streets)	250% of District Area (excluding streets)	500%; up to additional 100% with bonuses

Require Master Plan Approval

RMX-1



RMX-2



RMX-3

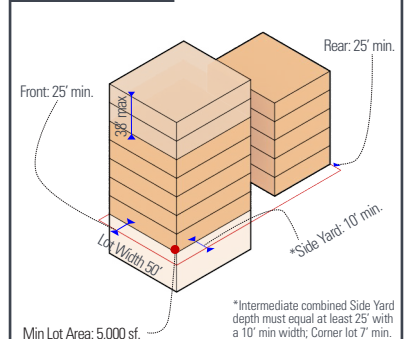


Table 14-602-1: Uses Allowed in Residential Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	RMX-1	RMX-2	RMX-3	USE SPECIFIC STANDARDS
Residential Use Category				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	Y	Y	Y	
Multi-Family	Y	Y	Y	
Group Living (except as noted below)	S	S	S	
Personal Care Home	S	S	S	14-603(11)
Single-Room Residence	S	S	S	
Parks and Open Spaces Use Category				
Passive Recreation	Y	Y	Y	
Active Recreation	S	S	S	
Public, Civic, and Institutional Use Category				
Day Care (as noted below)				
Family Day Care	Y	Y	Y	14-603(5)
Group Day Care	Y	Y	Y	14-603(5)
Day Care Center	Y	Y	Y	14-603(5)
Educational Facilities	S	S	S	
Fraternal Organization	S	S	S	
Hospital	S	S	S	
Libraries and Cultural Exhibits	S	S	S	
Religious Assembly	Y	Y	Y	
Safety Services	Y	Y	Y	
Transit Station	Y	Y	Y	
Utilities and Services, Basic	S	S	S	
Wireless Service Facility	S	S	S	14-603(16)(17)
Office Use Category				
Business and Professional	Y[3]	Y[4]	Y	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	Y[3]	Y[4]	Y	
Group Practitioner	Y[3]	Y[4]	Y	
Retail Sales Use Category				
Consumer Goods (except as noted below)	Y[3]	Y[4]	Y[5]	
Drug Paraphernalia Sales	N	N	N	14-603(13)
Gun Shop	N	N	N	14-603(13)
Food, Beverages, and Groceries	Y[3]	Y[4]	Y[5]	14-603(7)
Sundries, Pharmaceuticals, Convenience Sales	Y[3]	Y[4]	Y[5]	
Wearing Apparel and Accessories	Y[3]	Y[4]	Y[5]	
Commercial Services Use Category				
Business Support	Y[3]	Y[4]	Y[5]	
Eating and Drinking Establishment	Y[3]	Y[4]	Y[5]	14-603(6)
Personal Services	Y[3]	Y[4]	Y[5]	
Visitor Accommodations	N	Y[4]	Y[5]	
Commissaries and Catering Services	Y[3]	Y[4]	Y[5]	
Urban Agriculture Use Category				
Community Garden	Y	Y	Y	14-603(15)
Market or Community-Supported Farm	Y	Y	Y	14-603(15)

[3] In the RMX-1 district, a cumulative total of up to 50 sq. ft. of office, retail and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.

[4] In the RMX-2 district, a cumulative total of up to 100 sq. ft. of office, retail, and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.

[5] In the RMX-3 district, retail sales and commercial service uses may not exceed 25% of the total gross floor area. Retail sales uses must be located on the ground floor of a building. Commercial service uses may be located on any floor of a building. 201.2



CMX

NEIGHBORHOOD COMMERCIAL MIXED-USE

Description: Intended to accommodate neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

There are three neighborhood commercial mixed-use zoning districts. CMX-1 is intended for small-scale, low-impact, neighborhood-serving commercial uses. CMX-2 accommodates a wider range and size of commercial uses. CMX-2.5 is intended to accommodate commercial uses in a pedestrian-friendly environment in commercial nodes and along commercial corridors. CMX-1, CMX-2, and CMX-2.5 all accommodate residential uses, but CMX-2 and CMX-2.5 require a non-residential use on the ground floor.

See page 38 for dimensional standard notes.

CMX-1



CMX-2



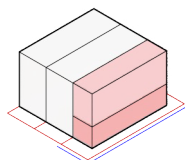
CMX-2.5



See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

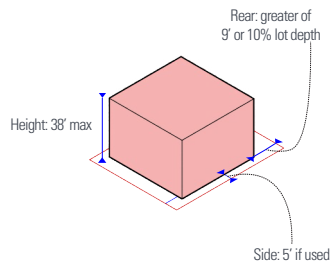
Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1]	Lot: Intermediate 75%; Corner 80%	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth		N/A	Must be built to front lot line
Min. Side Yard Width		5 ft. if used	5 ft. if used
Min. Rear Yard Depth		The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth
Max. Height		38 ft.	55 ft.

CMX-1



All dimensions based on residential adjacent zoning districts.

CMX-2



CMX-2.5

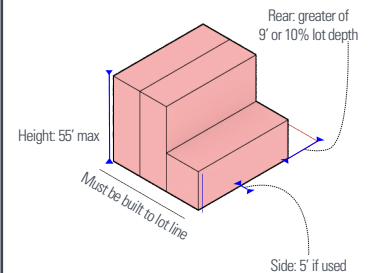


Table 14-602-2: Uses Allowed in Commercial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	CMX-1	CMX-2	CMX-2.5	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)				
	Single-family	[1]	Y[3]	Y[4]	
	Two-family	[1]	Y[3]	Y[4]	
	Multi-family	[1] [2]	Y[2] [3]	Y[2] [4]	
	Group Living (except as noted below)	N	N	N	
	Personal Care Home	N	S	S[4]	14-603 (11)
	Single-Room Residence	N	N	N	
Parks and Open Spaces Use Category	Passive Recreation	Y	Y	Y	
	Active Recreation	S	S	S	
Public, Civic, and Institutional Use Category	Day Care (as noted below)				
	Family Day Care	Y	Y	Y	14-603 (5)
	Group Day Care	Y	Y	Y	14-603 (5)
	Day Care Center	S	Y	Y	14-603 (5)
	Educational Facilities	N	Y	N	
	Fraternal Organization	N	Y	S	
	Hospital	N	Y	Y	
	Libraries and Cultural Exhibits	Y	Y	Y	
	Religious Assembly	Y	Y	S	
	Safety Services	Y	Y	Y	
	Transit Station	Y	S	S	
	Utilities and Services, Basic	S	S	N	
	Wireless Service Facility (as noted below)				
	Freestanding Tower	S	S	S	14-603 (16)
	Building or Tower-Mounted Antenna	Y	Y	Y	14-603 (17)
Office Use Category	Business and Professional	Y[5]	Y	Y	
	Medical, Dental, Health Practitioner (as noted below)				
	Sole Practitioner	Y[5]	Y	Y	
	Group Practitioner	S[5]	S	S	
Retail Sales Use Category	Government	Y[5]	Y	Y	
	Building Supplies and Equipment	Y[5]	Y	Y	14-603 (3)
	Consumer Goods (except as noted below)	Y[5]	Y	Y	
	Drug Paraphernalia Sales	N	N	N	14-603 (13)
	Gun Shop	N	N	N	14-603 (13)
	Food, Beverages, and Groceries	Y[5]	Y	Y	14-603 (7)
	Pets and Pet Supplies	Y[5]	Y	Y	
	Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	Y	Y	
	Wearing Apparel and Accessories	Y[5]	Y	Y	
Commercial Services Use Category	Animal Services (except as noted below)	Y[5]	S	S	
	Boarding and Other Services	N	N	N	14-603 (14)
	Assembly and Entertainment (except as noted below)	N	S	S	
	Amusement Arcade	N	N	N	14-603 (13)
	Casino	N	N	N	
	Nightclubs and Private Clubs	N	S	N	14-603 (18)
	Pool or Billiards Room	N	N	N	14-603 (13)
	Building Services	N	N	N	
	Business Support	Y[5]	Y	Y	
	Eating and Drinking Establishments (as noted below)				
	Prepared Food Shop	S[5]	Y	Y	
	Take-Out Restaurant	N	S	S	14-603 (6)
	Sit Down Restaurant	N	Y	Y	
	Financial Services (except as noted below)	Y[5]	Y	Y	
	Personal Credit Establishment	N	N	N	14-603 (13)
	Funeral and Mortuary Services	S[5]	Y	N	
	Maintenance & Repair of Consumer Goods (except as noted below)	Y[5]	Y	Y	
	On-Premise Dry Cleaning	Y[5]	Y	Y	
	Marina	N	N	N	
	Parking, Non-Accessory (as noted below)				
	Surface Parking	N	S	N	14-603 (10)
	Structured Parking	N	S	S	14-603 (10)
	Personal Services (except as noted below)	Y[5]	Y	Y	
	Body Art Service	N	N	N	14-603 (2)(13)
	Fortune Telling Service	N	N	N	
	Radio, Television, and Recording Services	N	Y	Y	
	Visitor Accommodations	N	N	N	
	Commissaries and Catering Services	N	Y	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commercial Vehicle Sales and Rental	N	N	N	
	Personal Vehicle Repair and Maintenance	N	N	N	
	Personal Vehicle Sales and Rental	N	N	N	
	Vehicle Fueling Station	N	N	N	14-603 (8)
	Vehicle Equipment and Supplies Sales and Rental	N	Y	N	
Wholesale, Distribution, and Storage	Moving and Storage Facilities	N	N	N	
	Wholesale Sales and Distribution	N	N	N	14-603 (1)
Industrial Use Category	Artist Studios and Artisan Industrial	N	Y	Y	
	Research and Development	N	Y	Y	
Urban Agriculture Use Category	Community Garden	Y	Y	Y	14-603 (15)
	Market or Community-Supported Farm	Y	Y	Y	14-603 (15)

See page 40 for use notes.

CMX

Community/Center City COMMERCIAL MIXED-USE

Description: Intended to accommodate community- and region-serving mixed use development, including retail and service uses

There is one community commercial mixed use (CMX-3) and two Center City commercial mixed-use (CMX-4 and CMX-5) zoning districts. These zoning districts accommodate larger-scale commercial uses and retail. These zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology. Additional zoning controls determine the overall bulk and shape of CMX-4 and CMX-5 buildings.

See page 38 for dimensional standard notes.

CMX-3



CMX-4



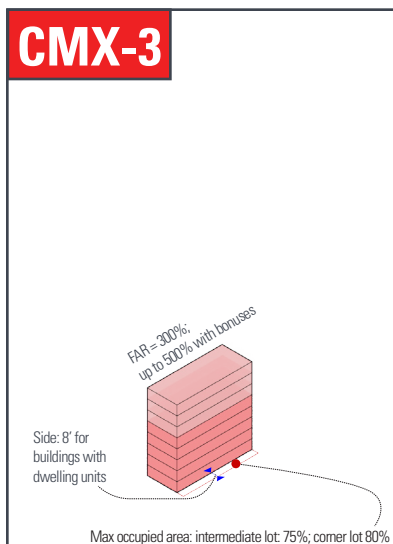
CMX-5



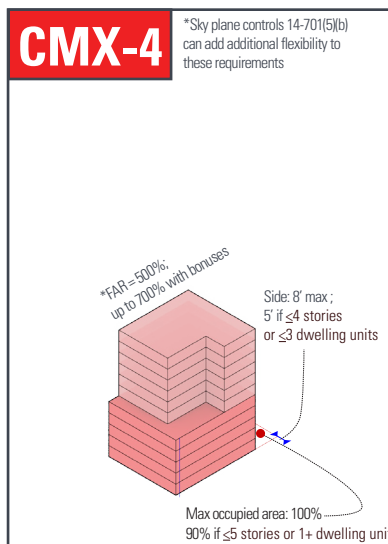
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ratio	500%; up to an additional 300% with bonuses	500%; up to an additional 700% with bonuses	1200%; 1600% for certain lots within Center City/University City FAR Map; up to an additional 800% with bonuses [2] See 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)

CMX-3



CMX-4



CMX-5

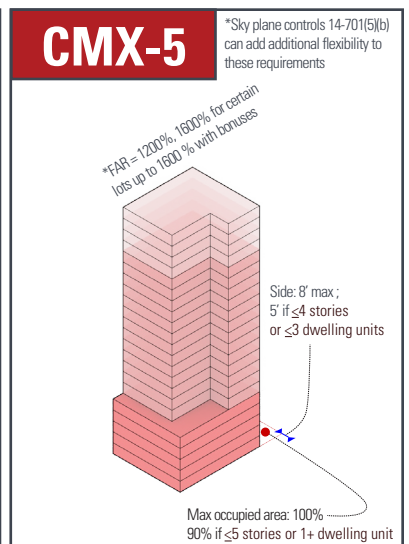


Table 14-602-2: Uses Allowed in Commercial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	CMX-3	CMX-4	CMX-5	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)				
	Single-Family	Y	N	N	
	Two-Family	Y	N	N	
	Multi-Family	Y	Y	Y	
	Group Living (except as noted below)	Y	Y	Y	
	Personal Care Home	Y	Y	Y	14-603 (11)
	Single-Room Residence	Y	Y	Y	
Parks and Open Spaces Use Category	Passive Recreation	Y	Y	Y	
	Active Recreation	Y	Y	Y	
Public, Civic, and Institutional Use Category	Day Care (as noted below)				
	Family Day Care	Y	Y	Y	14-603 (5)
	Group Day Care	Y	Y	Y	14-603 (5)
	Day Care Center	Y	Y	Y	14-603 (5)
	Educational Facilities	Y	Y	Y	
	Fraternal Organization	Y	Y	Y	
	Hospital	Y	Y	Y	
	Libraries and Cultural Exhibits	Y	Y	Y	
	Religious Assembly	Y	Y	Y	
	Safety Services	Y	Y	Y	
	Transit Station	Y	Y	Y	
	Utilities and Services, Basic	S	S	S	
	Wireless Service Facility (as noted below)				
	Freestanding Tower	Y	Y	Y	14-603 (16)
	Building or Tower-Mounted Antenna	Y	Y	Y	14-603 (17)
Office Use Category	Business and Professional	Y	Y	Y	
	Medical, Dental, Health Practitioner (as noted below)				
	Sole Practitioner	Y	Y	Y	
	Group Practitioner	Y	Y	Y	
Retail Sales Use Category	Government	Y	Y	Y	
	Building Supplies and Equipment	Y	Y	Y	14-603 (3)
	Consumer Goods (except as noted below)	Y	Y	Y	
	Drug Paraphernalia Sales	N	N	N	14-603 (13)
	Gun Shop	N	N	N	14-603 (13)
	Food, Beverages, and Groceries	Y	Y	Y	14-603 (7)
	Pets and Pet Supplies	Y	Y	Y	
	Sundries, Pharmaceuticals, Convenience Sales	Y	Y	Y	
	Wearing Apparel and Accessories	Y	Y	Y	
Commercial Services Use Category	Animal Services (except as noted below)	Y	Y	Y	
	Boarding and Other Services	N	N	N	14-603 (14)
	Assembly and Entertainment	S	Y	Y	
	Amusement Arcade	N	N	N	14-603 (13)
	Casino	N	N	N	
	Nightclubs and Private Clubs	S	Y	Y	14-603 (18)
	Pool or Billiards Room	N	N	N	14-603 (13)
	Building Services	Y	Y	Y	
	Business Support	Y	Y	Y	
	Eating and Drinking Establishments (as noted below)				
	Prepared Food Shop	Y	Y	Y	
	Take-Out Restaurant	Y	Y	Y	14-603 (6)
	Sit Down Restaurant	Y	Y	Y	
	Financial Services (except as noted below)	Y	Y	Y	
	Personal Credit Establishment	N	N	N	14-603 (13)
	Funeral and Mortuary Services	Y	Y	Y	
	Maintenance & Repair of Consumer Goods (except as noted below)	Y	Y	Y	
	On-Premise Dry Cleaning	Y	Y	Y	
	Marina	Y	Y	Y	
	Parking, Non-Accessory (as noted below)				
	Surface Parking	S	N	N	14-603 (10)
	Structured Parking	Y	[6]	[6]	14-603 (10)
	Personal Services (except as noted below)	Y	Y	Y	
	Body Art Service	N	N	N	14-603 (2)(13)
	Fortune Telling Service	Y	Y	Y	
	Radio, Television, and Recording Services	Y	Y	Y	
	Visitor Accommodations	Y	Y	Y	
	Commissaries and Catering Services	Y	Y	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commercial Vehicle Sales and Rental	N	N	N	
	Personal Vehicle Repair and Maintenance	Y	Y	Y	
	Personal Vehicle Sales and Rental	Y	Y	Y	
	Vehicle Fueling Station	S	N	N	14-603 (8)
	Vehicle Equipment and Supplies Sales and Rental	Y	Y	Y	
Wholesale, Distribution, and Storage	Moving and Storage Facilities	N	N	N	
	Wholesale Sales and Distribution	N	N	N	14-603 (1)
Industrial Use Category	Artist Studios and Artisan Industrial	Y	Y	Y	
	Research and Development	Y	Y	Y	
Urban Agriculture Use Category	Community Garden	Y	Y	Y	14-603 (15)
	Market or Community-Supported Farm	Y	N	N	14-603 (15)

See page 40 for use notes.

CA

AUTO-ORIENTED COMMERCIAL

Description: Intended to accommodate a range of uses, often in the form of shopping centers and other destination-oriented uses

There are two auto-oriented commercial districts. They are intended for shopping centers and destinations where a large percentage of customers will arrive by automobile. CA-1 is generally for smaller scale shopping areas. CA-2 is for large-scale shopping centers.

See page 38 for dimensional standard notes.

CA-1



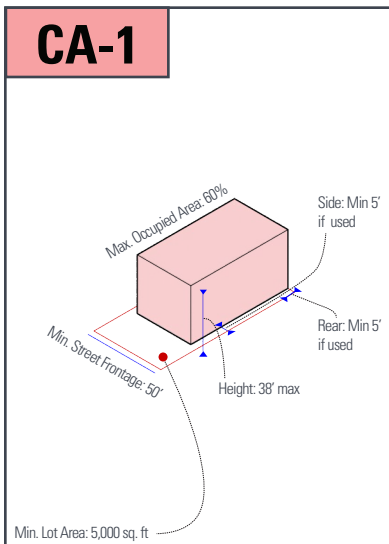
CA-2



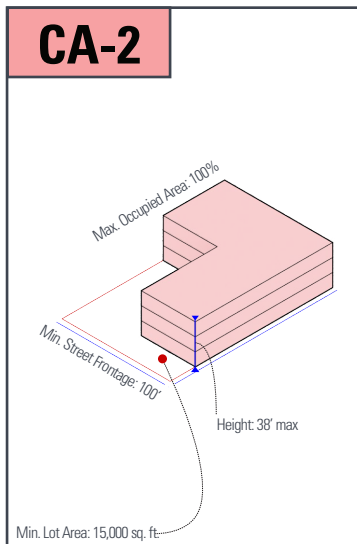
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. District Area	N/A	80,000 sq. ft.
Min. Street Frontage	50 ft.	100 ft.
Min. Lot Area	5,000 sq. ft.	15,000 sq. ft.
Max. Occupied Area	60%	100%
Min. Side Yard Width	5 ft. if used	N/A
Min. Rear Yard Depth	5 ft. if used	N/A
Max. Height	38 ft.	38 ft.

CA-1



CA-2



CA-2

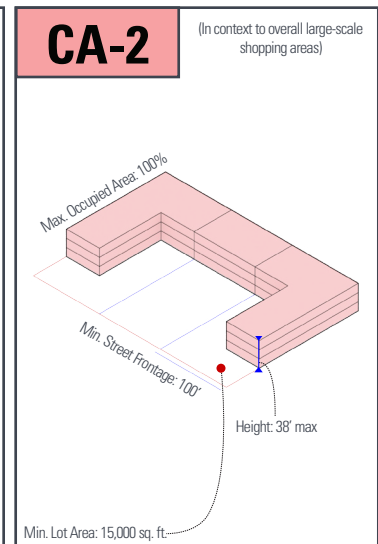


Table 14-602-2: Uses Allowed in Commercial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	CA-1	CA-2	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)			
	Single-family	N	N	
	Two-family	N	N	
	Multi-family	N	N	
	Group Living (except as noted below)	N	N	
	Personal Care Home	Y	N	14-603 (11)
	Single-Room Residence	N	N	
Parks and Open Spaces Use Category	Passive Recreation	Y	Y	
	Active Recreation	Y	Y	
Public, Civic, and Institutional Use Category	Day Care (as noted below)			
	Family Day Care	N	N	14-603 (5)
	Group Day Care	Y	Y	14-603 (5)
	Day Care Center	Y	Y	14-603 (5)
	Educational Facilities	N	Y	
	Fraternal Organization	N	Y	
	Hospital	N	Y	
	Libraries and Cultural Exhibits	Y	Y	
	Religious Assembly	N	Y	
	Safety Services	Y	Y	
	Transit Station	S	Y	
	Utilities and Services, Basic	S	S	
	Wireless Service Facility (as noted below)			
	Freestanding Tower	S	Y	14-603 (16)
	Building or Tower-Mounted Antenna	Y	Y	14-603 (17)
Office Use Category	Business and Professional	Y	Y	
	Medical, Dental, Health Practitioner (as noted below)			
	Sole Practitioner	Y	Y	
	Group Practitioner	Y	Y	
Retail Sales Use Category	Government	Y	Y	
	Building Supplies and Equipment	Y	Y	14-603 (3)
	Consumer Goods (except as noted below)	Y	Y	
	Drug Paraphernalia Sales	N	N	14-603 (13)
	Gun Shop	N	N	14-603 (13)
	Food, Beverages, and Groceries	Y	Y	14-603 (7)
	Pets and Pet Supplies	Y	Y	
	Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	
	Wearing Apparel and Accessories	Y	Y	
Commercial Services Use Category	Animal Services (except as noted below)	Y	Y	
	Boarding and Other Services	N	N	14-603 (14)
	Assembly and Entertainment (except as noted below)	S	Y	
	Amusement Arcade	N	N	14-603 (13)
	Casino	N	N	
	Nightclubs and Private Clubs	N	Y	14-603 (18)
	Pool or Billiards Room	N	N	14-603 (13)
	Building Services	N	Y	
	Business Support	Y	Y	
	Eating and Drinking Establishments (as noted below)			
	Prepared Food Shop	Y	Y	
	Take-Out Restaurant	S	Y	14-603 (6)
	Sit Down Restaurant	Y	Y	
	Financial Services (except as noted below)	Y	Y	
	Personal Credit Establishment	N	N	14-603 (13)
	Funeral and Mortuary Services	Y	Y	
	Maintenance & Repair of Consumer Goods (except as noted below)	Y	Y	
	On-Premise Dry Cleaning	Y	Y	
	Marina	N	N	
	Parking, Non-Accessory (as noted below)			
	Surface Parking	S	Y	14-603 (10)
	Structured Parking	S	Y	14-603 (10)
	Personal Services (except as noted below)	Y	Y	
	Body Art Service	N	N	14-603 (2)(13)
	Fortune Telling Service	Y	Y	
	Radio, Television, and Recording Services	Y	Y	
	Visitor Accommodations	N	Y	
	Commissaries and Catering Services	Y	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commercial Vehicle Sales and Rental	N	S	
	Personal Vehicle Repair and Maintenance	N	N	
	Personal Vehicle Sales and Rental	N	S	
	Vehicle Fueling Station	S	Y	14-603 (8)
	Vehicle Equipment and Supplies Sales and Rental	S	S	
Wholesale, Distribution, and Storage	Moving and Storage Facilities	N	Y	
	Wholesale Sales and Distribution	N	Y	14-603 (1)
Industrial Use Category	Artist Studios and Artisan Industrial	N	Y	
	Research and Development	Y	Y	
Urban Agriculture Use Category	Community Garden	Y	Y	14-603 (15)
	Market or Community-Supported Farm	Y	Y	14-603 (15)

See page 40 for use notes.



IRMX | INDUSTRIAL RESIDENTIAL MIXED-USE

Description: Intended to accommodate a mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses

There is one industrial residential mixed-use (IRMX) zoning district. IRMX is intended to provide for very low-impact industrial uses, including artists and artisan industry. A portion of a building in the IRMX district must contain a commercial or industrial use. An industrial use allows for a taller or larger building. Most industrial uses must receive special approval before they can be located in an IRMX district.

See page 38 for dimensional standard notes.

IRMX



See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
Max. Floor Area Ratio	500%

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

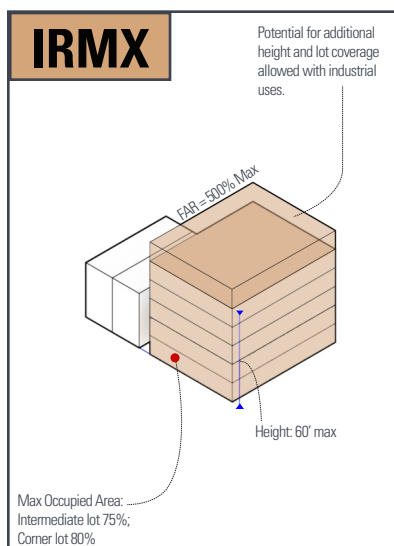


Table 14-602-3: Uses Allowed in Industrial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	IRMX	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)		
	Multi-Family	Y	
	Caretaker Quarters	Y	
	Group Living	Y	14-603(11)
Parks and Open Spaces Use Category	Passive Recreation	Y	
	Active Recreation	Y	
Public, Civic, and Institutional Use Category	Day Care	Y	14-603(5)
	Detention and Correctional Facilities	N	14-603(13)
	Educational Facilities	Y	
	Fraternal Organization	Y	
	Libraries and Cultural Exhibits	Y	
	Re-Entry Facility	N	14-603(12)
	Religious Assembly	Y	
	Safety Services	Y	
	Transit Station	Y	
	Utilities and Services, Basic	Y	
	Utilities and Services, Major	N	
	Wireless Service Facility	Y	14-603(16)(17)
Office Use Category	Business and Professional	Y	
	Medical, Dental, Health Practitioner (as noted below)		
	Sole Practitioner	Y	
	Group Practitioner	Y	
	Government	Y	
Retail Sales Use Category	Adult-Oriented Merchandise	N	14-603(13)
	Building Supplies and Equipment	Y	14-603(3)
	Consumer Goods (except as noted below)	Y	
	Drug Paraphernalia Sales	N	14-603(13)
	Gun Shop	N	14-603(13)
	Food, Beverages, and Groceries (except as noted below)	Y	
	Fresh Food Market	Y	14-603(7)
	Pets and Pet Supplies	Y	
	Sundries, Pharmaceuticals, Convenience Sales	Y	
	Wearing Apparel and Accessories	Y	
Commercial Services Use Category	Adult-Oriented Service	N	14-603(13)
	Animal Services (except as noted below)	Y	
	Boarding and Other Services	N	14-603(14)
	Assembly and Entertainment	S	14-603(18)
	Amusement Arcade	N	14-603(13)
	Casino	N	
	Pool or Billiards Room	N	14-603(13)
	Building Services	Y	
	Business Support	Y	
	Eating and Drinking Establishments (except as noted below)	Y	
	Take-Out Restaurant	S	14-603(6)
	Financial Services (except as noted below)	Y	
	Personal Credit Establishment	N	14-603(13)
	Funeral and Mortuary Services	Y	
	Maintenance & Repair of Consumer Goods	Y	
	Marina	N	
	Parking, Non-Accessory	S	14-603(10)
	Personal Services (except as noted below)	Y	
	Body Art Service	N	14-603(2)(13)
	Radio, Television, and Recording Services	Y	
	Visitor Accommodations	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commissaries and Catering Services	Y	
	Commercial Vehicle Repair and Maintenance	N	
	Commercial Vehicle Sales and Rental	N	
	Personal Vehicle Repair and Maintenance	N	
	Personal Vehicle Sales and Rental	N	
	Vehicle Fueling Station	N	14-603(8)
	Vehicle Equipment and Supplies Sales and Rental	N	
	Vehicle Paint Finishing Shop	N	
Wholesale, Distribution, and Storage	Equipment and Materials Storage Yards and Buildings	S	
	Moving and Storage Facilities	N	
	Warehouse	Y	
	Wholesale Sales and Distribution	S	
	Distributor of Malt or Brewed Beverages	Y	14-603(1)
Industrial Use Category	Artist Studios and Artisan Industrial	Y	
	Limited Industrial	S	
	General Industrial	N	
	Intensive Industrial	N	
	Junk and Salvage Yards and Buildings	N	14-603(9)
	Marine-Related Industrial	N	
	Mining/Quarrying	N	
	Research and Development	Y	
	Trucking and Transportation Terminals	N	
Urban Agriculture Use Category	Community Garden	Y	14-603(15)
	Market or Community-Supported Farm	Y	14-603(15)
	Animal Husbandry	N	14-603(15)
	Horticulture Nurseries and Greenhouses	Y	

See page 40 for
use notes.



ICMX | INDUSTRIAL COMMERCIAL MIXED-USE

Description: Intended to accommodate commercial and low-impact industrial uses

There is one industrial commercial mixed-use (ICMX) zoning district. Like IRMX, ICMX is intended to provide for light industrial uses and also accommodate commercial uses. Unlike the IRMX district, ICMX does not allow residential uses and light industrial does not need special approval before locating in an ICMX district.

See page 38 for dimensional standard notes.

ICMX



See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

ICMX

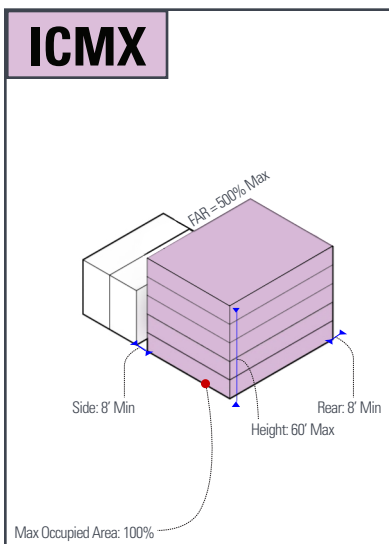


Table 14-602-3: Uses Allowed in Industrial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	ICMX	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)		
	Multi-Family	N	
	Caretaker Quarters	Y	
	Group Living	N	14-603(11)
Parks and Open Spaces Use Category	Passive Recreation	Y	
	Active Recreation	Y	
Public, Civic, and Institutional Use Category	Day Care	Y	14-603(5)
	Detention and Correctional Facilities	S	14-603(13)
	Educational Facilities	Y	
	Fraternal Organization	Y	
	Libraries and Cultural Exhibits	N	
	Re-Entry Facility	S	14-603(12)
	Religious Assembly	Y	
	Safety Services	Y	
	Transit Station	Y	
	Utilities and Services, Basic	Y	
	Utilities and Services, Major	N	
	Wireless Service Facility	Y	14-603(16)(17)
Office Use Category	Business and Professional	Y	
	Medical, Dental, Health Practitioner (as noted below)		
	Sole Practitioner	Y	
	Group Practitioner	Y	
	Government	Y	
Retail Sales Use Category	Adult-Oriented Merchandise	S	14-603(13)
	Building Supplies and Equipment	Y	14-603(3)
	Consumer Goods (except as noted below)	Y	
	Drug Paraphernalia Sales	S	14-603(13)
	Gun Shop	S	14-603(13)
	Food, Beverages, and Groceries (except as noted below)	Y	
	Fresh Food Market	Y	14-603(7)
	Pets and Pet Supplies	Y	
	Sundries, Pharmaceuticals, Convenience Sales	Y	
	Wearing Apparel and Accessories	Y	
Commercial Services Use Category	Adult-Oriented Service	S	14-603(13)
	Animal Services (except as noted below)	Y	
	Boarding and Other Services	N	14-603(14)
	Assembly and Entertainment	Y	14-603(18)
	Amusement Arcade	S	14-603(13)
	Casino	N	
	Pool or Billiards Room	S	14-603(13)
	Building Services	Y	
	Business Support	Y	
	Eating and Drinking Establishments (except as noted below)	Y	
	Take-Out Restaurant	Y	14-603(6)
	Financial Services (except as noted below)	Y	
	Personal Credit Establishment	S	14-603(13)
	Funeral and Mortuary Services	Y	
	Maintenance & Repair of Consumer Goods	Y	
	Marina	Y	
	Parking, Non-Accessory	S	14-603(10)
	Personal Services (except as noted below)	Y	
	Body Art Service	S	14-603(2)(13)
	Radio, Television, and Recording Services	Y	
	Visitor Accommodations	N	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commissaries and Catering Services	Y	
	Commercial Vehicle Repair and Maintenance	N	
	Commercial Vehicle Sales and Rental	S[1]	
	Personal Vehicle Repair and Maintenance	S[2]	
	Personal Vehicle Sales and Rental	S[1]	
	Vehicle Fueling Station	Y	14-603(8)
	Vehicle Equipment and Supplies Sales and Rental	S[1]	
	Vehicle Paint Finishing Shop	N	
Wholesale, Distribution, and Storage	Equipment and Materials Storage Yards and Buildings	Y	
	Moving and Storage Facilities	Y	
	Warehouse	Y	
	Wholesale Sales and Distribution	Y	
	Distributor of Malt or Brewed Beverages	Y	14-603(1)
Industrial Use Category	Artist Studios and Artisan Industrial	Y	
	Limited Industrial	Y	
	General Industrial	N	
	Intensive Industrial	N	
	Junk and Salvage Yards and Buildings	N	14-603(9)
	Marine-Related Industrial	N	
	Mining/Quarrying	N	
	Research and Development	Y	
	Trucking and Transportation Terminals	N	
Urban Agriculture Use Category	Community Garden	Y	14-603(15)
	Market or Community-Supported Farm	Y	14-603(15)
	Animal Husbandry	Y	14-603(15)
	Horticulture Nurseries and Greenhouses	Y	

See page 40 for
use notes.

I

INDUSTRIAL

Description: Intended to accommodate manufacturing, warehousing, wholesale, and industrial uses

There are four industrial zoning districts. The intensity of allowed industrial uses increases from low intensity in the I-1 district, to medium intensity in the I-2 district, and to high intensity in the I-3 district. I-P is intended to accommodate marine-related industrial like docks, wharves, piers, and related cargo facilities. All industrial uses require lot setbacks if they are located next to residential or park and open space districts.

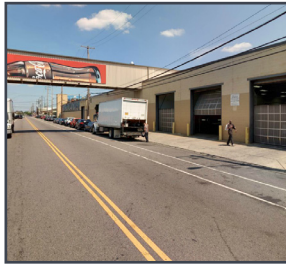
See page 38 for dimensional standard notes.

See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

I-1



I-2



I-3



I-P



Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 if abutting a Residential or SP-PO district; otherwise no limit;	60 if abutting a Residential or SP-PO district; otherwise no limit;	60 if abutting a Residential or SP-PO district; otherwise no limit;	60 if abutting a Residential or SP-PO district; otherwise no limit;
Max. Floor Area Ratio	500%	500%	500%	N/A

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

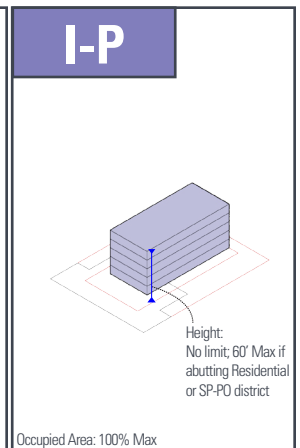
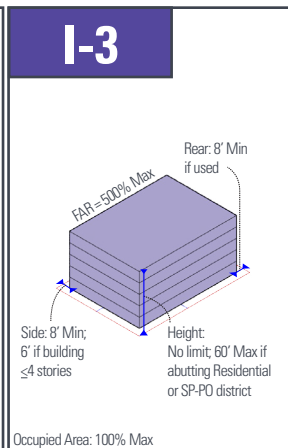
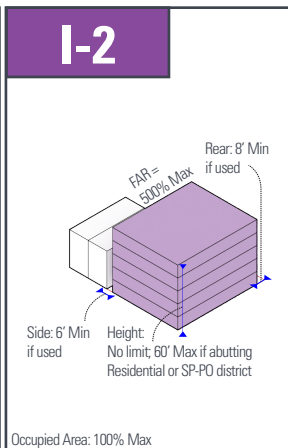
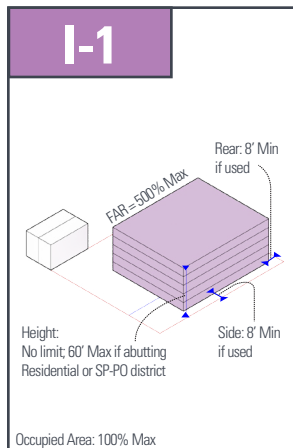


Table 14-602-3: Uses Allowed in Industrial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
Residential Use Category	Household Living (as noted below)					
	Multi-Family	N	N	N	N	
	Caretaker Quarters	Y	Y	Y	Y	
	Group Living	N	N	N	N	14-603(11)
Parks and Open Spaces Use Category	Passive Recreation	Y	Y	Y	Y	
	Active Recreation	N	N	N	N	
Public, Civic, and Institutional Use Category	Day Care	N	N	N	N	14-603(5)
	Detention and Correctional Facilities	N	S	Y	N	14-603(13)
	Educational Facilities	N	N	N	N	
	Fraternal Organization	N	N	N	N	
	Libraries and Cultural Exhibits	N	N	N	N	
	Re-Entry Facility	S	S	Y	S	14-603(12)
	Religious Assembly	N	N	N	N	
	Safety Services	Y	Y	Y	Y	
	Transit Station	Y	Y	Y	Y	
	Utilities and Services, Basic	Y	Y	Y	Y	
	Utilities and Services, Major	N	Y	Y	Y	
	Wireless Service Facility	Y	Y	Y	Y	14-603(16)(17)
Office Use Category	Business and Professional	Y	Y	N	N	
	Medical, Dental, Health Practitioner (as noted below)					
	Sole Practitioner	Y	N	N	N	
	Group Practitioner	Y	Y	Y	N	
Retail Sales Use Category	Government	Y	Y	N	N	
	Adult-Oriented Merchandise	N	S	Y	N	14-603(13)
	Building Supplies and Equipment	Y	Y	Y	Y	14-603(3)
	Consumer Goods (except as noted below)	N	N	N	N	
	Drug Paraphernalia Sales	N	S	Y	N	14-603(13)
	Gun Shop	N	S	Y	N	14-603(13)
	Food, Beverages, and Groceries (except as noted below)	N	N	N	N	
	Fresh Food Market	N	N	N	N	14-603(7)
	Pets and Pet Supplies	N	N	N	N	
	Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
	Wearing Apparel and Accessories	N	N	N	N	
Commercial Services Use Category	Adult-Oriented Service	N	S	Y	N	14-603(13)
	Animal Services (except as noted below)	Y	Y	Y	N	
	Boarding and Other Services	S	S	N	N	14-603(14)
	Assembly and Entertainment	N	N	N	N	14-603(18)
	Amusement Arcade	N	N	Y	N	14-603(13)
	Casino	N	N	N	N	
	Pool or Billiards Room	N	N	Y	N	14-603(13)
	Building Services	Y	Y	Y	N	
	Business Support	Y	Y	Y	N	
	Eating and Drinking Establishments (except as noted below)	N	N	N	N	
	Take-Out Restaurant	N	N	N	N	14-603(6)
	Financial Services (except as noted below)	Y	Y	Y	Y	
	Personal Credit Establishment	N	S	Y	N	14-603(13)
	Funeral and Mortuary Services	N	N	N	N	
	Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
	Marina	Y	Y	N	N	
	Parking, Non-Accessory	Y	Y	Y	Y	14-603(10)
	Personal Services (except as noted below)	N	N	N	N	
	Body Art Service	N	S	Y	N	14-603(2)(13)
	Radio, Television, and Recording Services	Y	Y	Y	N	
	Visitor Accommodations	N	N	N	N	
Vehicle and Vehicular Equipment Sales and Services Use Category	Commissaries and Catering Services	N	N	N	N	
	Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
	Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
	Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
	Personal Vehicle Sales and Rental	N	Y	Y	N	
	Vehicle Fueling Station	Y	Y	Y	N	14-603(8)
	Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
	Vehicle Paint Finishing Shop	Y	Y	Y	N	
Wholesale, Distribution, and Storage	Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
	Moving and Storage Facilities	Y	Y	Y	Y	
	Warehouse	Y	Y	Y	Y	
	Wholesale Sales and Distribution	Y	Y	Y	Y	
	Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603(1)
Industrial Use Category	Artist Studios and Artisan Industrial	Y	Y	Y	N	
	Limited Industrial	Y	Y	Y	N	
	General Industrial	N	Y	Y	N	
	Intensive Industrial	N	N	Y	N	
	Junk and Salvage Yards and Buildings	N	S	Y	N	14-603(9)
	Marine-Related Industrial	N	N	Y	Y	
	Mining/Quarrying	N	N	Y	N	
	Research and Development	Y	Y	Y	N	
	Trucking and Transportation Terminals	Y	Y	Y	Y	
Urban Agriculture Use Category	Community Garden	Y	Y	Y	N	14-603(15)
	Market or Community-Supported Farm	Y	Y	N	N	14-603(15)
	Animal Husbandry	Y	Y	Y	N	14-603(15)
	Horticulture Nurseries and Greenhouses	Y	Y	Y	N	



SP-INS | SPECIAL PURPOSE - INSTITUTIONAL

Description: Intended to encourage the development of institutional uses in accordance with an approved master plan

There is one special purpose institutional (SP-INS) district. Typically, a SP-INS district is designated for a larger-scale institutional purpose, like a university, college, or medical campus. The institution within the SP-INS district is responsible for developing a master plan, which must be approved by the City Council. Uses can vary, but are subject to limits on size, use, parking, and other criteria.

SP-INS



See § 14-404 for SP-INS,
Institutional (Special Purpose)
District Notes.

Min. Contiguous Area	5 Acres
Max. Gross Floor Area	400% (exclusive of streets)
Max. Occupied Area	70% (exclusive of streets)
Min. Yard Widths & Depths	N/A or requirements of a residential district if adjacent
Max. Height	N/A or 20 ft. above max. height of adjacent residential within 50 ft. of a residential district

Subject to an approved master plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	SP-INS	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	Y	14-603(11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Airport-Related Facilities	N	
Day Care	Y	14-603(5)
Educational Facilities	Y[3]	
Fraternal Organization	Y	
Hospital	Y[4]	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603(16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603(3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603(13)
Gun Shop	N	14-603(13)
Food, Beverages, and Groceries	Y	14-603(7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Boarding and Other Services	N	14-603(14)
Assembly and Entertainment	Y	14-603(18)
Amusement Arcade	N	14-603(13)
Casino	N	
Pool or Billiards Room	N	14-603(13)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603(6)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603(13)
Funeral and Mortuary Services	Y	
Marina	N	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603(10)
Personal Services	Y	14-603(2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603(1)
Industrial Use Category		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
Urban Agriculture Use Category		
Community Garden	Y	14-603(15)
Market or Community-Supported Farm	S	14-603(15)

[3] Adjunct residential dwellings (including dormitories), amusement arcades, and pool or billiards rooms are permitted.

[4] Adjunct residential dwellings (including dormitories) are permitted.



SP-ENT

SPECIAL PURPOSE - ENTERTAINMENT

Description: Intended to encourage development of major entertainment facilities in accordance with an approved master plan

There is one special purpose entertainment (SP-ENT) district type. The SP-ENT district is intended to encourage the orderly development of major entertainment facilities and other uses in accordance with a master plan, which must be approved by City Council. The master plan should also provide for reasonable, compatible relationships between buildings that are situated on the periphery of the district and abutting districts.

SP-ENT



See § 14-405 for SP-ENT, Entertainment (Special Purpose) District Notes.

Max. Gross Floor Area	400%; or 600% if located adjacent to SP-StA
Min. Open Area	10 to 30%
Min. Yard Widths & Depths	Waterfront setback and 25 ft. from residential for Parking areas
Max. Height	300 feet or 30 stories

Subject to an approved master plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	SP-ENT	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	Y	
Group Living	N	14-603(11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Airport-Related Facilities	N	
Day Care	N	14-603(5)
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	N	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603(16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603(3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603(13)
Gun Shop	N	14-603(13)
Food, Beverages, and Groceries	Y	14-603(7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Boarding and Other Services	N	14-603(14)
Assembly and Entertainment	Y	14-603(18)
Amusement Arcade	Y	14-603(13)
Casino	Y	
Pool or Billiards Room	Y	14-603(13)
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603(6)
Financial Services (except as noted below)	N	
Personal Credit Establishment	N	14-603(13)
Funeral and Mortuary Services	N	
Marina	Y	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603(10)
Personal Services	Y	14-603(2)
Radio, Television, and Recording Services	N	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603(1)
Industrial Use Category		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
Urban Agriculture Use Category		
Community Garden	Y	14-603(15)
Market or Community-Supported Farm	N	14-603(15)



SP-STA

SPECIAL PURPOSE - SPORTS STADIUM

Description: Intended accommodate large scale specialized sporting facilities, associated large capacity automobile parking areas

There is one special purpose sports stadium (SP-STA) district. The SP-STA district is intended to accommodate large scale specialized sporting facilities, associated large capacity parking areas, and related uses and facilities, while also promoting high quality design of the facilities and mitigating adverse impacts on surrounding communities.

SP-STA



See § 14-406 for SP-STA, Sports Stadium (Special Purpose) District Notes.

Min. Setbacks	300 ft. of residential; 150 ft. for parking
Max. Height	38 ft. to 150 ft. depending on use

Subject to an approved master plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	SP-STA	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	N	14-603(11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Airport-Related Facilities	N	
Day Care	Y	14-603(5)
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	Y	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603(16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	N	14-603(3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603(13)
Gun Shop	N	14-603(13)
Food, Beverages, and Groceries	N	14-603(7)
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Boarding and Other Services	N	14-603(14)
Assembly and Entertainment	Y	14-603(18)
Amusement Arcade	N	14-603(13)
Casino	N	
Pool or Billiards Room	N	14-603(13)
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	N	14-603(6)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603(13)
Funeral and Mortuary Services	N	
Marina	N	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603(10)
Personal Services	Y	14-603(2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603(1)
Industrial Use Category		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
Urban Agriculture Use Category		
Community Garden	Y	14-603(15)
Market or Community-Supported Farm	N	14-603(15)



SP-PO

SPECIAL PURPOSE - PARKS AND OPEN SPACE

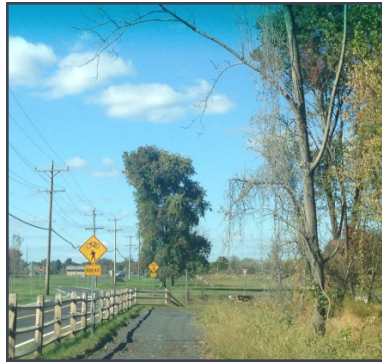
Description: Intended to help preserve and protect lands set aside for park and open space use

There are two special purpose parks and open space (SP-PO) districts. The special purpose parks and open space active (SP-PO-A) district includes public parks, recreational activities, and open space areas. The special purpose parks and open space passive (SP-PO-P) district includes passive parks and open space areas.

SP-PO-A



SP-PO-P



See § 14-407 for SP-PO,
Parks and Open Space
(Special Purpose) District Notes.

Dimensions can vary and range from a small neighborhood playground to a large park.

Dimensions can vary and range from a small neighborhood playground to a large park.

The size, location, and design of all buildings, structures, activity areas, and other improvements must comply with the dimensional regulations of the most restrictive adjacent zoning district.

The size, location, and design of all buildings, structures, activity areas, and other improvements must comply with the dimensional regulations of the most restrictive adjacent zoning district.

Table 14-602-4: Uses Allowed in Special Purpose Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	SP-PO-P	SP-PO-A	USE SPECIFIC STANDARDS
Residential Use Category			
Household Living	N	N	
Group Living	N	N	14-603(11)
Parks and Open Spaces Use Category			
Natural Resource Preservation	Y[1]	Y[1]	
Passive Recreation	Y[1]	Y[1]	
Active Recreation	N	Y[1]	
Public, Civic, and Institutional Use Category			
Airport-Related Facilities	N	N	
Day Care	N	N	14-603(5)
Educational Facilities	N	N	
Fraternal Organization	N	N	
Hospital	N	N	
Libraries and Cultural Exhibits	N	Y[1]	
Religious Assembly	N	N	
Safety Services	N	N	
Transit Station	N	N	
Utilities and Services, Basic	N	N	
Wireless Service Facility	N	N	14-603(16)(17)
Office Use Category			
Business and Professional	N	N	
Medical, Dental, Health Practitioner	N	N	
Government	N	N	
Retail Sales Use Category			
Building Supplies and Equipment	N	N	14-603(3)
Consumer Goods (except as noted below)	N	N	
Drug Paraphernalia Sales	N	N	14-603(13)
Gun Shop	N	N	14-603(13)
Food, Beverages, and Groceries	N	N	14-603(7)
Pets and Pet Supplies	N	N	
Sundries, Pharmaceuticals, Convenience Sales	N	N	
Wearing Apparel and Accessories	N	N	
Commercial Services Use Category			
Animal Services (except as noted below)	N	N	
Boarding and Other Services	N	N	14-603(14)
Assembly and Entertainment	N	N	14-603(18)
Amusement Arcade	N	N	14-603(13)
Casino	N	N	
Pool or Billiards Room	N	N	14-603(13)
Building Services	N	N	
Business Support	N	N	
Eating and Drinking Establishments (except as noted below)	N	N	
Take-Out Restaurant	N	N	14-603(6)
Financial Services (except as noted below)	N	N	
Personal Credit Establishment	N	N	14-603(13)
Funeral and Mortuary Services	N	N	
Marina	N	N	
Maintenance & Repair of Consumer Goods	N	N	
Parking, Non-Accessory	N	N	14-603(10)
Personal Services	N	N	14-603(2)
Radio, Television, and Recording Services	N	N	
Visitor Accommodations	N	N	
Wholesale, Distribution, and Storage Use Category			
Wholesale Sales and Distribution	N	N	14-603(1)
Industrial Use Category			
Artist Studios and Artisan Industrial	N	N	
Research and Development	N	N	
Urban Agriculture Use Category			
Community Garden	Y	Y	14-603(15)
Market or Community-Supported Farm	S	S	14-603(15)

[1] In addition to the regulations of this Zoning Code, uses in the SP-PO district are subject to Pennsylvania law. Uses on City-owned park and open land are also subject to approval by DPR.



SP-AIR

SPECIAL PURPOSE - AIRPORT

Description: Intended to support the development of airport uses and complementary mix of uses, while minimizing impacts on surrounding areas

There is one special purpose airport (SP-AIR) district. The SP-AIR district regulations are designed to take into account the unique aspects of airports and the impact they have on the surrounding community. The district supports the development of airports and related uses, while minimizing the impact on surrounding communities.

SP-AIR



See § 14-408 for SP-AIR, Airport (Special Purpose) District Notes.

Max. Gross Floor Area	500%
Max. Occupied Area	70%
Min. Side Yard Width	Buildings up to four stores - 6 ft. Buildings over 4 stories - 8 ft. (if used)
Max Height	Varies under the Airport Hazard Control Overaly (See § 14-511)

Table 14-602-4: Uses Allowed in Special Purpose Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	SP-AIR	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	N	14-603(11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	Y	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Airport-Related Facilities	Y	
Day Care	S[2]	14-603(5)
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	Y	
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603(16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603(3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603(13)
Gun Shop	N	14-603(13)
Food, Beverages, and Groceries	Y	14-603(7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Boarding and Other Services	N	14-603(14)
Assembly and Entertainment	Y	14-603(18)
Amusement Arcade	Y	14-603(13)
Casino	N	
Pool or Billiards Room	N	14-603(13)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603(6)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603(13)
Funeral and Mortuary Services	Y	
Marina	Y	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603(10)
Personal Services	Y	14-603(2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	Y	14-603(1)
Industrial Use Category		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
Urban Agriculture Use Category		
Community Garden	Y	14-603(15)
Market or Community-Supported Farm	Y	14-603(15)

[2] Day care uses shall be enclosed within a building and may be located within the terminal complex. Day care services may not be located within buildings containing uses listed in § 14-601(4)(a)(.4) to § 14-601(4)(a)(.17).



Notes for Table 14-701-1: Lower Density Residential Districts

- [1] In the RSA-4 district, a group of attached buildings shall contain a maximum of four buildings, including the semi-detached buildings at either end of the group. Each semi-detached building at the end of a group shall comply with the following:
 - The minimum lot width shall be 30 ft.
 - The minimum lot area shall be 2,700 sq. ft.
 - The minimum required side yard width shall be a minimum average of 12 ft., not less than 8 ft. at any point.
- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:
 - At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
 - Each of the lots created is used for one single-family attached home; and
 - Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum open area requirement
- [4] If abutting lots on both sides of an attached house contain only two stories of habitable space, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 district, front setbacks shall comply with the following: 368
 - The front setback shall be no further from the street than the furthest front facade of the principal building on either of the two immediately abutting lots with street frontage on the same street, and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots with street frontage on the same street.
 - If both of the immediately abutting lots with street frontage on the same street are vacant, then the setback range shall be based on the building that is: (1) closest to the subject property and (2) on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall be set at the street line.
 - If the property fronts on two or more streets which constitute a corner, only the street frontage opposite the rear lot line shall be subject to the front setback requirements of above.
- [6] Number of required yards / required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [7] In the RSA-5 district, the minimum rear yard depth for lots less than 45 ft. in depth shall be 5 ft. for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum rear yard depth

Notes for Table 14-701-2: Higher Density Residential Districts

- [1] In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that: 370
 - At least 75% of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
 - Each of the lots created meets the minimum lot width requirement of the zoning district.
- [2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum open area requirement as set forth in Table 14-701-2.
- [3] The open area shall consist of at least 50% of the master plan area that is unoccupied by structures or parking. For land containing historically significant structures, or amenities, open area shall consist of at least 25% of the master plan area that is unoccupied by either structures, or parking.
- [4] Open air parking shall be excluded from the required open area measurement in the RMX-2 district.
- [5] If abutting lots on both sides of an attached house contain only two stories of habitable space, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.
- [6] In the RM-1 district, front setbacks shall comply with the following: 371
 - The front setback shall be no further from the street than the furthest front facade of the principal building on either of the two immediately abutting lots with street frontage on the same street, and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots with street frontage on the same street.
 - If both of the immediately abutting lots with street frontage on the same street are vacant, then the setback range shall be based on the building that is: (1) closest to the subject property and (2) on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall be set at the street line.
 - If the property fronts on two or more streets which constitute a corner, only the street frontage opposite the rear lot line shall be subject to the front setback requirements of (.a) and (.b) above.
- [7] For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the centerline of that street and shall be equal to 3/4 of the height of the structure.
- [8] Number of required yards / required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 5 ft. for the first 12 ft. of building height; portions of buildings above 12 ft. shall comply with the minimum rear yard depth and minimum rear yard area as set forth in Table 14-701-2. 372

Notes for Table 14-701-3: Commercial Districts



- [1] All buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards of the other district shall apply.
- [2] The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to 1600% of lot area.

Notes for Table 14-701-4: Industrial Districts



- [1] Reserved.
- [2] Where any space is left open between structures, and between structures and lot lines other than street lines, the open space shall have a minimum dimension of 12 ft.
- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
 - The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
 - The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

Notes for Table 14-602-1: Residential Districts



- [1] A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.; provided that, if the green roof conditions set forth at § 14-602(7) are met, a minimum of 360 sq. ft. of lot area is required per dwelling unit. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number. 201.1
- [2] Must be in a completely enclosed detached building.
- [3] In the RMX-1 district, a cumulative total of up to 50 sq. ft. of office, retail and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [4] In the RMX-2 district, a cumulative total of up to 100 sq. ft. of office, retail, and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [5] In the RMX-3 district, retail sales and commercial service uses may not exceed 25% of the total gross floor area. Retail sales uses must be located on the ground floor of a building. Commercial service uses may be located on any floor of a building. 201.2

Notes for Table 14-602-2: Commercial Districts



- [1] When the proposed use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply. Otherwise, the residential use regulations of the most restrictive adjacent residential district apply. 203.1
- [2] A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area. A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft. Notwithstanding the foregoing, in CMX-2 and CMX-2.5 districts, if the green roof conditions set forth at § 14-602(7) are met, then the foregoing maxima and minima shall not apply, and a minimum of 360 sq. ft. of lot area is required per dwelling unit. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number. 204
- [3] In order to promote active uses at the street level, an attached building in the CMX-2 district must contain a non-residential use along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. 205
- [4] Residential uses are prohibited along the ground floor frontage of buildings within the CMX-2.5 district.
- [5] Office, retail, and commercial service uses may not be located above the ground floor and may not occupy more than 2,000 sq. ft. of gross floor area. 205.1
- [6] In CMX-4 and CMX-5 districts, underground parking garages are permitted; otherwise any portion of a parking garage located above ground level requires special exception approval.

Notes for Table 14-602-3: Industrial Districts



- [1] Sale of used automotive parts is prohibited.
- [2] Storage of parts must be in an enclosed structure and storage of vehicles being serviced must be on a surface parking lot or in a parking garage.
- [3] In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground floor area of all buildings on the lot. 206.2
- [4] In the IRMX district, retail sales uses are prohibited on any floor other than the ground floor of a building. 206.3

Notes for Table 14-602-1: Special Purpose Districts



- [1] In addition to the regulations of this Zoning Code, uses in the SP-PO district are subject to Pennsylvania law. Uses on City-owned park and open land are also subject to approval by DPR.
- [2] Day care uses shall be enclosed within a building and may be located within the terminal complex. Day care services may not be located within buildings containing uses listed in § 14-601(4)(a)(.4) to § 14-601(4)(a)(.17).
- [3] Adjunct residential dwellings (including dormitories), amusement arcades, and pool or billiards rooms are permitted.
- [4] Adjunct residential dwellings (including dormitories) are permitted.