



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

## BILL NO. 160710

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**Introduced September 8, 2016**

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**Councilmember Blackwell**

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**Referred to the  
Committee on Rules**

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## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending parking requirements in certain districts, 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.

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### CHAPTER 14-800. PARKING AND LOADING.

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§14-802. Motor Vehicle Parking Ratios.

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**(2) Required Parking in Residential Districts.**

*(a) Notes for Table 14-802-1.*

*[1] Parking shall not be required for the first three dwelling units, and thereafter, shall be required at a ratio of three parking spaces for every ten dwelling units*

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

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

|   | Minimum Required Parking Spaces<br>(spaces per unit/sq. ft. of gross floor area/beds/seats) |  |  |
|---|---|--|--|
|   | RSD-1/2/3<br>RSA-1/2/3<br>RTA-1<br>RMX-1  | RSA-4/5<br>RM-1  | RM-2/3/4<br>RMX-2/3  |
| <i>Bracketed numbers refer to notes immediately preceding the table</i> |   |  |  |
| <b>Residential Use Category (as noted below)</b>                        |   |  |  |
| Household Living (as noted below)                                       |   |  |  |
| Single-Family   | 1/unit  | 0  | 0  |
| Two-Family  | 1/unit  | 0  | 1/2 units  |
| Multi-Family  | 1/unit  | [0]3/10[1]   | [3]6/10 units  |
| Group Living (except as noted below)                                    | 1/10 permanent beds   | 1/10 permanent beds  | 1/10 permanent beds  |
| Single-Room Residence   | 1/20 units + 1; min. 2  | 1/20 units + 1; min. 2   | 1/20 units + 1; min. 2   |
| <b>Public, Civic, and Institutional Use Category (as noted below)</b>   |   |  |  |
| Religious Assembly  | 1/10 seats or 1/1,000 sq. ft., whichever is greater   | 1/10 seats or 1/1,000 sq. ft., whichever is greater  | 1/10 seats or 1/1,000 sq. ft., whichever is greater  |
| Wireless Service Facility   | 0   | 0  | 2  |
| <b>Commercial Services Use Category (as noted below)</b>                |   |  |  |
| Assembly and Entertainment  | 1/10 seats or 1/1,000 sq. ft., whichever is greater   | The greater of (a) none for first 100 seats then 1/10 seats or (b) none for first 2,500 sq. ft. then 1/1,000 sq. ft. | The greater of (a) none for the first 200 seats then 1/10 seats or (b) none for first 4,000 sq. ft. then 1/1,000 sq. ft. |
| <b>Urban Agriculture Use Category (as noted below)</b>                  |   |  |  |
| Market or Community-Supported Farm                                      | None if lot area is less than 5,000 sq. ft., otherwise 2                                    | None if lot area is less than 5,000 sq. ft., otherwise 2   | None if lot area is less than 5,000 sq. ft., otherwise 2   |
| <b>All Other Uses</b>   |   |  |  |
| All Other Uses  | 1/1,000 sq. ft.   | None for first 2,500 sq. ft., then 1/1,000 sq. ft.   | None for first 4,000 sq. ft., then 1/1,000 sq. ft.   |

**(3) Required Parking in Commercial Districts.**

Table 14-802-2 lists the parking requirements for Commercial districts, except CMX-1, CA-1, and CA-2. The CMX-1 parking requirements are set forth in § 14-802(7)(a) (CMX-1 Parking). The CA-1 and CA-2 parking requirements are set forth in § 14-802(7)(b) (CA-1 and CA-2 Parking).

**Table 14-802-2: Required Parking in Commercial Districts (Except CMX-1, CA-1, and CA-2)**

|  | Minimum Required Parking Spaces<br>(spaces per unit/sq. ft. of gross floor area/beds/seats/room) |       |         |
|--|--|-------|---------|
|  | CMX-2/2.5  | CMX-3 | CMX-4/5 |
|  |  |       |         |

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|   | <b>Minimum Required Parking Spaces</b><br>(spaces per unit/sq. ft. of gross floor area/beds/seats/room) |   |  |
|---|---|---|--|
|   | <b>CMX-2/2.5</b>  | <b>CMX-3</b>  | <b>CMX-4/5</b>   |
| <b>Residential Use Category</b> (as noted below)  |   |   |  |
| Household Living (except as noted below)  | 0   | [3]6/10 units   | 0  |
| Multi-Family  | 0   | [3]6/10 units   | [3]6/10 units  |
| Caretaker Quarters  | 0   | 0   | 0  |
| Group Living (except as noted below)  | 1/10 permanent beds   | 1/10 permanent beds                                       | 0  |
| Single-Room Residence   | 1/20 units + 1; min. 2  | 1/20 units + 1; min. 2                                    | 0  |
| <b>Public, Civic, and Institutional Use Category</b> (as noted below)                   |   |   |  |
| Detention and Correctional Facilities   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| Educational Facilities  | 1/1,000 sq. ft.   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| Fraternal Organization  | 1/300 sq. ft.   | 1/500 sq. ft.   | 1/1,000 sq. ft.  |
| Hospital  | 1/4 bed design capacity   | 1/4 bed design capacity                                   | 1/4 bed design capacity  |
| Libraries and Cultural Exhibits   | 1/1000 sq. ft.  | None for the first 4,000 sq. ft.,<br>then 1/1,000 sq. ft. | None for the first 10,000 sq. ft.,<br>then 1/1,000 sq. ft.   |
| Religious Assembly  | 1/10 seats or<br>1/1,000 sq. ft.,<br>whichever is greater   | 1/10 seats or<br>1/1,000 sq. ft.,<br>whichever is greater | The greater of (a) none for the<br>first 400 seats then 1/10 seats or<br>(b) none for the first 10,000 sq.<br>ft. then 1/1,000 sq. ft. |
| Safety Services   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| Transit Station   | 0   | 0   | 0  |
| Utilities and Services, Basic   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| Utilities and Services, Major   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| Wireless Service Facility   | 0   | 0   | 0  |
| <b>Office Use Category</b> (as noted below)   |   |   |  |
| All Office Uses   | 0   | 0   | 0  |
| <b>Retail Sales Use Category</b> (as noted below)                                       |   |   |  |
| All Retail Sales Uses   | 0   | 0   | 0  |
| <b>Commercial Services</b> (as noted below)   |   |   |  |
| Adult-Oriented Service  | 0   | 0   | 0  |
| Animal Services   | 0   | 0   | 0  |
| Assembly and Entertainment  | 1/10 seats or<br>1/1,000 sq. ft.,<br>whichever is greater   | 1/10 seats or<br>1/1,000 sq. ft.,<br>whichever is greater | The greater of (a) none for the<br>first 400 seats then 1/10 seats or<br>(b) none for the first 10,000 sq.<br>ft. then 1/1,000 sq. ft. |
| Building Services   | 0   | 0   | 0  |
| Business Support  | 0   | 0   | 0  |
| Day Care  | 0   | 0   | 0  |
| Eating and Drinking Establishments  | 0   | 0   | 0  |
| Financial Services  | 0   | 0   | 0  |
| Funeral and Mortuary Services   | 0   | 0   | 0  |
| Maintenance and Repair of Consumer Goods  | 0   | 0   | 0  |
| Personal Services   | 0   | 0   | 0  |
| Radio, Television, and Recording Services   | 0   | 0   | 0  |
| Visitor Accommodations  | 0   | 0   | 0  |
| <b>Vehicle and Vehicular Equipment Sales and Services Use Category</b> (as noted below) |   |   |  |

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|   | Minimum Required Parking Spaces<br>(spaces per unit/sq. ft. of gross floor area/beds/seats/room) |   |  |
|---|--|---|--|
|   | CMX-2/2.5  | CMX-3   | CMX-4/5  |
| Commercial Vehicle Repair and Maintenance                                 | 2/repair bay or 300 sq. ft. of repair space, whichever is greater                                | 2/repair bay or 300 sq. ft. of repair space, whichever is greater | 0  |
| Personal Vehicle Repair and Maintenance                                   | 2/repair bay or 300 sq. ft. of repair space, whichever is greater                                | 2/repair bay or 300 sq. ft. of repair space, whichever is greater | 0  |
| All Other Vehicle and Vehicular Equipment Sales and Services Uses         | 1/2,000 sq. ft.  | 1/2,000 sq. ft.   | 0  |
| <b>Wholesale, Distribution, and Storage Use Category</b> (as noted below) |  |   |  |
| Moving and Storage Facilities   | 1/1,500 sq. ft.  | 1/2,000 sq. ft.   | 1/3,000 sq. ft.  |
| <b>Industrial Use Category</b> (as noted below)                           |  |   |  |
| Artist Studios and Artisan Manufacturing                                  | 1/300 sq. ft.  | 1/800 sq. ft.   | None for the first 7,500 sq. ft. then 1/2,000 sq. ft.    |
| Research and Development  | 1/300 sq. ft.  | 1/800 sq. ft.   | None for the first 7,500 sq. ft. then 1/2,000 sq. ft.    |
| <b>Urban Agriculture Use Category</b> (as noted below)                    |  |   |  |
| Market and Community-Supported Farm                                       | None if lot area is less than 5,000 sq. ft., otherwise 2   | None if lot area is less than 5,000 sq. ft., otherwise 2          | None if lot area is less than 5,000 sq. ft., otherwise 2 |

#### (4) Required Parking in Industrial Districts.

Table 14-802-3 lists the parking requirements for Industrial districts.

**Table 14-802-3: Required Parking in Industrial Districts**

|   | Minimum Required Parking Spaces<br>(spaces per unit/sq. ft. of gross floor area/beds/seats/room) |   |   |
|---|--|---|---|
|   | IRMX   | ICMX I-1  | I-2/3 I-P   |
| <b>Residential Use Category</b> (as noted below)                      |  |   |   |
| Household Living (except as noted below)                              | [3]7/10 units  | 1/2 units   | 1/2 units   |
| Multi-Family Building   | [3]7/10 units  | 1/2 units   | 1/2 units   |
| Caretaker Quarters  | 0  | 1/unit  | 0   |
| Group Living (as noted below)   | 1/10 permanent beds  | 1/10 permanent beds                                 | 1/10 permanent beds   |
| Single-Room Residence   | 1/20 units + 1; min. 2   | 1/20 units + 1; min. 2                              | 1/20 units + 1; min. 2  |
| <b>Public, Civic, and Institutional Use Category</b> (as noted below) |  |   |   |
| Detention and Correctional Facilities                                 | 1/1,000 sq. ft.  | 1/1,000 sq. ft.                                     | 1/1,000 sq. ft.   |
| Educational Facilities  | 1/1,000 sq. ft.  | 1/1,000 sq. ft.                                     | 1/1,000 sq. ft.   |
| Fraternal Organization  | 1/300 sq. ft.  | 1/300 sq. ft.                                       | 1/500 sq. ft.   |
| Hospital  | 1/4 bed design capacity  | 1/4 bed design capacity                             | 1/4 bed design capacity   |
| Libraries and Cultural Exhibits                                       | None for the first 4,000 sq. ft., then 1/1,000 sq. ft.   | 1/1000 sq. ft.                                      | None for the first 4,000 sq. ft., then 1/1,000 sq. ft.  |
| Religious Assembly  | 1/10 seats or 1/1,000 sq. ft., whichever is greater  | 1/10 seats or 1/1,000 sq. ft., whichever is greater | The greater of (a) none for the first 400 seats then 1/10 seats or (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft. |
| Safety Services   | 1/1,000 sq. ft.  | 1/1,000 sq. ft.                                     | 1/1,000 sq. ft.   |
| Transit Station   | 0  | 0   | 0   |

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|   | <b>Minimum Required Parking Spaces</b><br>(spaces per unit/sq. ft. of gross floor area/beds/seats/room) |   |  |
|---|---|---|--|
|   | <b>IRMX</b>   | <b>ICMX<br/>I-1</b>   | <b>I-2/3<br/>I-P</b>   |
| Utilities and Services, Basic   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| Utilities and Services, Major   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| Wireless Service Facility   | 0   | 0   | 0  |
| <b>Office Use Category</b> (as noted below)   |   |   |  |
| All Office Uses   | 0   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| <b>Retail Sales Use Category</b> (as noted below)                                   |   |   |  |
| Adult-Oriented Merchandise  | 1/1,000 sq. ft.   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| Building Supplies and Equipment   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.   | 3/2,000 sq. ft.  |
| All Other Retail Sales Uses   | 0   | 1/1,000 sq. ft.   | None for first 2,500 sq. ft., then 1/1,000 sq. ft.   |
| <b>Commercial Services Use Category</b> (as noted below)                            |   |   |  |
| Assembly and Entertainment  | 1/10 seats or 1/1,000 sq. ft., whichever is greater   | 1/10 seats or 1/1,000 sq. ft., whichever is greater               | The greater of (a) none for the first 200 seats then 1/10 seats or (b) none for the first 4,000 sq. ft. then 1/1,000 sq. ft. |
| Eating and Drinking Establishments  | 0   | 5/1,000 sq. ft.   | 5/2,000 sq. ft.  |
| Parking, Non-Accessory  | 0   | 0   | 0  |
| Personal Services   | 0   | 1/1,000 sq. ft.   | None for first 2,500 sq. ft., then 1/1,000 sq. ft.   |
| Visitor Accommodations  | 1/3 rooms   | 1/3 rooms   | 1/3 rooms  |
| All other Commercial Services Uses  | 0   | 1/1,000 sq. ft.   | 1/1,000 sq. ft.  |
| <b>Vehicle and Vehicular Equipment Sales Services Use Category</b> (as noted below) |   |   |  |
| Commercial Vehicle Repair and Maintenance   | 2/repair bay or 300 sq. ft. of repair space, whichever is greater                                       | 2/repair bay or 300 sq. ft. of repair space, whichever is greater | 2/repair bay or 300 sq. ft. of repair space, whichever is greater  |
| Personal Vehicle Repair and Maintenance   | 2/repair bay or 300 sq. ft. of repair space, whichever is greater                                       | 2/repair bay or 300 sq. ft. of repair space, whichever is greater | 2/repair bay or 300 sq. ft. of repair space, whichever is greater  |
| All Other Vehicle and Vehicular Equipment Sales and Services                        | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| <b>Wholesale, Distribution, and Storage Use Category</b> (as noted below)           |   |   |  |
| All Wholesale, Distribution, and Storage Uses                                       | 1/2,000 sq. ft.   | 1/2,000 sq. ft.   | 1/2,000 sq. ft.  |
| <b>Industrial Use Category</b> (as noted below)                                     |   |   |  |
| All Industrial Uses (except as noted below)   | 1/800 sq. ft.   | 1/800 sq. ft.   | 1/800 sq. ft.  |
| Artist Studios and Artisan Manufacturing  | None for the first 7,500 sq. ft. then 1/2,000 sq. ft.   | None for the first 5,000 sq. ft. then 1/1,000 sq. ft.             | 1/800 sq. ft.  |
| Research and Development  | None for the first 7,500 sq. ft. then 1/2,000 sq. ft.   | None for the first 5,000 sq. ft. then 1/1,000 sq. ft.             | 1/800 sq. ft.  |
| Limited Industrial  | None for the first 7,500 sq. ft. then 1/2,000 sq. ft.   | None for the first 5,000 sq. ft. then 1/1,000 sq. ft.             | 1/800 sq. ft.  |
| <b>Urban Agriculture Use Category</b> (as noted below)                              |   |   |  |
| Horticulture Nurseries and Greenhouses  | 1/4,000 sq. ft.   | 1/4,000 sq. ft.   | None for the first 2,000 sq. ft. then 1/4,000 sq. ft.  |

SECTION 2. This Ordinance shall take effect immediately after its enactment.

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**Explanation:**

[brackets] indicate matter deleted

*Italics* indicate new matter added