

DEPARTMENT OF LICENSES AND INSPECTIONS <b>CODE BULLETIN OF INFORMATION</b> <b>No. Z-0801</b>		CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA TITLE 14 — Zoning Code
SUBJECT OF BULLETIN: <b>ACCESSORY STORAGE STRUCTURES IN C-1, C-2 &amp; C-3  COMMERCIAL CLASSIFICATIONS</b>		REFERENCE CODE SECTION(S): 14-302, 14-303 and 14-304
ISSUED BY		
NAME: Eileen Evans	SIGNATURE:	ISSUE DATE May 16, 2008
TITLE: Deputy Commissioner		PAGE 1 OF 2

**BACKGROUND:**

The Zoning Unit has been presented with applications that propose the erection of a separate structure used for storage or trash accessory to an approved use on the lot. This proposal would be refused citing multiple structures on one lot as the reason for the refusal – that condition not being permitted in the district. The cited commercial classifications only allow one main structure on the lot.

**ISSUE:**

How to allow the accessory structure without the need for ZBA variance?

**DISCUSSION:**

Accessory structures (garages and storage sheds) are permitted in residential classifications with certain size and location limitations. It therefore follows logically that such accessory structures should be permitted in commercial classifications, within specified parameters.

The size limitation set forth for residential classifications is inadequate for commercial lots and commercial uses in commercial classifications, notwithstanding the fact that the concept of an accessory structure is equally applicable.

C-1 Commercial classification is an exception to the above as its area requirements are governed by the area regulations of the most restrictive bounding district and height regulations are governed by the most restrictive bounding residential classification – see section 14-302(2)(a) (b) & 14-302 (3).

**POLICY STATEMENT:**

Based on the above, the following shall be the governing policy for applications that propose accessory storage structures for commercial uses on commercial lots in the subject commercial classifications:

C-1 Commercial Classification – the size limitations as set forth in the existing policy for accessory storage sheds in residential districts shall apply.

C-2 Commercial Classification and C-3 Commercial Classification – for applications that propose structures for storage or trash as accessory to an approved commercial use, the following shall apply:

- The proposed accessory structure shall not exceed 25% of the gross floor area (GFA) of the proposed or approved main use structure

- The proposed accessory structure shall not exceed the height and story limitations as set forth in the district
- All other relevant area requirements shall be maintained