

## FAQ:

# I would like to expand or reconfigure my parking lot/garage but the existing spaces or landscaping are not compliant; do I need to bring the entire parking lot/garage into compliance?

### Background:

Parking is regulated by [14-800](#). Many existing parking lots do not meet the requirements of code. These lots were either approved by variance or they would be considered non-conforming (A parking area that does not conform with the requirements of this Zoning Code because it was established before the adoption of zoning in Philadelphia (in 1933) or because it was lawfully established before a Zoning Code amendment was passed.)

### Answer:

No – the entire lot does not need to be brought into compliance.

When a parking lot or garage is reconfigured or extended, the provisions of [14-800](#) only apply to the portions of the lot that are reconfigured or extended. For example, if a portion of parking spaces is restriped and the angle of the spaces is changed, dimensional standards of [Table 14-802-1](#) would be applied to those spaces only. If a parking lot is expanded, all provisions of [14-800](#) apply to the expanded portion of the lot.

If a parking area is reconfigured or extended, the quantity and dimensional requirements of the accessible parking spaces must comply with [14-802\(5\)](#).

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### Questions?

Call 311 or (215) 686-8686 (if outside Philadelphia) or submit a permit-related question online via <https://form.iotform.com/81494420572154>.

### Disclaimer:

This interpretation, policy or code application is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code application to specific projects may vary. There may be other ways to comply with the Code. If so, you are not required to use this method. You may want to investigate other options, or consult with a professional identifying an equally code compliant solution.

### L&I Permit and License Center

1401 John F. Kennedy Blvd., Municipal Services Building, Public Service Concourse  
Open 8 a.m. to 3:30 p.m., Monday through Friday. Offices close at noon on the last Wednesday of each month.