

## FAQ:

# My property has an existing, non-compliant curb cut, can I reuse that curb cut when developing my lot?

### Background:

Parking is regulated by [14-800](#). A curb cut to access parking must be approved by the Streets Department but must also comply with the requirements of the zoning code. There are instances where a curb cut exists, legally, but if it were newly proposed, it would not be permitted by code.

### Answer:

The zoning code limits the size and location of curb cuts and in certain scenarios mandates which side of the lot can be used to provide access to a parking space. If a curb cut legally exists on the property, that curb cut is permitted to remain, regardless of whether it is compliant with the current base zoning district or overlay requirements if the following conditions are met:

- The applicant must provide documentation to confirm that the parking space was legally established.
- Parking on the property cannot have been abandoned for more than 3 years (i.e. If the previous use was a repair garage and that garage has been vacant for 3+ years)

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### Questions?

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