FAQ:
I own the vacant lot adjacent to my house; can I park my car on that lot?

Background:
The parking of vehicles is considered either a primary or accessory use of a property. Per A-301.1.5, a use registration permit is required for every new use commenced on any land or in any structure.

Answer:
If the vacant lot is a separate property (separate deed and tax account) then the proposed parking will be considered non-accessory because the use that it is servicing is on another property. This proposal will only be permitted if non-accessory surface parking is permitted in the zoning district (see 14-602) and if the size and location of the parking complies with the requirements of 14-800.

If the adjacent lot is consolidated with the lot where your house is located, the parking will be considered accessory. The proposed parking space will only need to comply with the parking complies with the requirements of 14-800. In most cases, parking is not permitted within required setbacks or yards, although some exceptions do exist.

Additional Notes:
- Additional parking regulations may apply to your property if you are within an overlay. See 14-500 for more information.
- Proposing a new curb cut or changing the size/location of an existing curb cut will require the approval of the Streets Department per Title 11 of the Philadelphia Code.
- If you are proposing to relocate lot lines, a permit is required from L&I to do so. Prior to submitting an application for this permit, your plans must be approved by City Planning Commission per 14-301(3). After the permit is issued, new tax account must be obtained, and a new deed must be recorded.

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.