

PHILADELPHIA ZONING CODE INFORMATION MANUAL: QUICK GUIDE



Department of
Planning and Development
CITY OF PHILADELPHIA

The Philadelphia Zoning Code Quick Reference Manual is intended as a general guide to users of Title 14 of The Philadelphia Code (the Zoning Code). It is not a substitute for any adopted ordinances or codes. The Philadelphia Zoning Code Quick Reference Manual provides additional details on use and dimensional standards. If these guides conflict with any adopted ordinance or code, including the Zoning Code, the latter shall govern.

Using this Guide:

The Zoning Code, contained in Title 14 of the Philadelphia Code, seeks to protect public health, safety and welfare by regulating the use of land and controlling the type, size, and height of structures. The Zoning Code includes land use regulations, building dimensional standards, and parking, signage and landscaping requirements.

This guide includes the general dimensional and use standards for base zoning districts. Notes for dimensional standards and use tables are included at the end of this guide as well as a summary of bonuses. Consult Chapter 14-600 of the Philadelphia Code for complete information regarding use regulations. Complete information concerning development standards can be found in Chapter 14-700. Other zoning standards are not covered by this guide. Please see references below for more general information.

Quick References:

Zoning Permits:

There are three main paths to getting a zoning permit from the City: by right, by special exception, or by variance. In all of these cases, you must complete any applicable prerequisite reviews before the Department of Licenses and Inspections (L&I) can issue a decision on your zoning permit application

By Right / As-of-Right:

When the project proposal complies with all zoning provisions applicable to the property, an applicant can get a zoning permit from L&I "by-right" without any action by the Zoning Board of Adjustment, Planning Commission, or City Council. Certain large projects must go through an advisory Civic Design Review process.

By Special Exception:

The Zoning Code permits certain uses and development by special exception, which is granted by the Zoning Board of Adjustment if the project is compatible with the surrounding neighborhood.

By Variance:

Sometimes special circumstances prevent projects from conforming to the Zoning Code standards. In these instances, applicants must obtain a variance from the Zoning Board of Adjustment to deviate from the zoning standards. The Zoning Board of Adjustment will verify that there are special circumstances presenting an unnecessary hardship in complying with the Zoning Code.

Consult Chapter 14-300 of the Philadelphia Code for additional information about zoning permit procedures and requirements.

Nonconformities

Many land uses, buildings, parking areas, lots, signs, and site improvements in the city do not meet the requirements of the Zoning Code either because they were established before the adoption of zoning, or they were legal when established but have become nonconforming due to later zoning changes. While nonconformities are allowed, the Zoning Code regulates the continued existence, use, modification, and expansion of them. See Section 14-305 of the Philadelphia Code for additional information.

Other zoning standards are not covered by this guide: Please see references below for more information regarding:

Parking and Loading Requirements:

Consult Section 14-800

Sign Requirements:

Consult Section 14-900

Open Space and Natural Resources

Consult Section 14-704

Landscape and Trees

Consult Section 14-705

Fencing and Walls

Consult Section 14-706

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Overlays:

Consult Chapter 14-500 of the Philadelphia Code for information on Overlay Zoning Districts. If overlay districts conflict with other provisions of this Zoning Guide, the overlay district provisions shall govern regardless of whether such provisions are more restrictive or less restrictive than the conflicting provision.

If two or more overlay district provisions conflict, the stricter provision shall govern, unless otherwise specified.

The following overlay districts necessitate consultation of the Philadelphia Code to ensure that base zoning and overlay regulations do not conflict:

/CTR - Center City Overlay District	to preserve the existing character and encourage the revitalization of the Center City area
/NCA - Neighborhood Commercial Area Overlay District	to preserve the integrity of neighborhood commercial areas; to promote and guide appropriate commercial development
/NCO - Neighborhood Conservation Overlay District	to encourage conservation through revitalization of unique physical environments of specific neighborhoods
/ENV - Environmental Preservation Overlay District	to preserve certain natural and scenic areas of the City for the benefits they provide to residents, visitors, and wildlife
/NCP - North Central Philadelphia Overlay District	to preserve and protect the area from the conversion of houses into multi-family buildings that have the potential to destabilize the area
/CDO - Central Delaware Riverfront Overlay District	to help guide appropriate economic development, support walkable neighborhoods, and promote environmentally sustainable practices while connecting the public and neighborhoods to the waterfront
/DRC - Delaware River Conservation Overlay District	to promote and protect a system of parks and trails along the North Delaware River
/CAO - City Avenue Overlay District	to support pedestrian-active and transit-friendly high density commercial, institutional, and residential uses
/WWO - Wissahickon Watershed Overlay District	to mitigate erosion, siltation, and channel enlargement of the Wissahickon Watershed
/AHC - Airport Hazard Control Overlay District	to prevent hazards to aircraft navigation
/TOD - Transit-Oriented Development Overlay District	to encourage compact urban growth patterns, opportunities for increased transportation mode choice, reduced reliance on the automobile, and a safe and pleasant pedestrian environment
/FNE - Far Northeast Overlay District	to ensure commercial vehicle repair and maintenance
/NE - Northeast Overlay District	to regulate sole and group practitioners in certain zoning districts
/WST - West Overlay District	to allow special parking garage and dimensional requirements in CMX-4 zoning properties
/UED - Urban Experiential Display Overlay Control District	to encourage the orderly development, placement, and usage of two and three-dimensional digital accessory, non-accessory and public service displays
/WWA - West Washington Avenue Overlay District	to prohibit certain uses in base zoning districts
/ECO - East Callowhill Overlay District	to help guide appropriate economic development, support walkable neighborhoods, and promote environmentally sustainable practices
/IMA - Industrial and Manufacturing Area Overlay District	to maintain and preserve an adequate supply of industrial land by protecting industrial areas from conversion to non-industrial related uses and encouraging industrial development

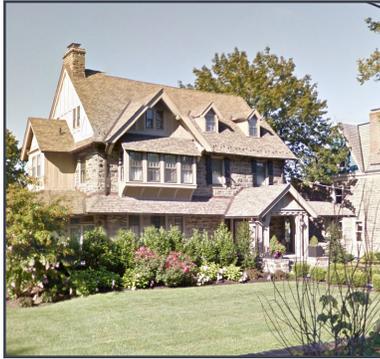
RSD | RESIDENTIAL SINGLE-FAMILY DETACHED

Description: Intended to accommodate detached houses on individual lots

There are three residential single-family detached (RSD) districts. RSD districts are primarily intended for land use patterns characterized mostly by detached houses on individual lots, or where these land use patterns are desired in the future. RSD-1 requires the largest lot size and setbacks. These minimum lot and setback requirements generally decrease for RSD-2 and RSD-3 districts.

See page 40 for dimensional standards notes.

RSD-1



RSD-2



RSD-3



See Code Section §14-701(2)(b) (Notes for Table 14-701-1) for additional information.

Min. Lot Width	75 ft.	65 ft.	50 ft.
Min. Lot Area	10,000 sq. ft.	7,800 sq. ft.	5,000 sq. ft.
Min. Open Area	65%	65%	70%
Min. Front Setback	35 ft.	35 ft.	25 ft.
Min. Side Yard Width [6]	15 ft.	10 ft.	Intermediate: 10 ft., 25 ft. total Corner: 7 ft.
Min. Rear Yard Depth	30 ft.	30 ft.	25 ft.
Max. Height	38 ft.	38 ft.	38 ft.

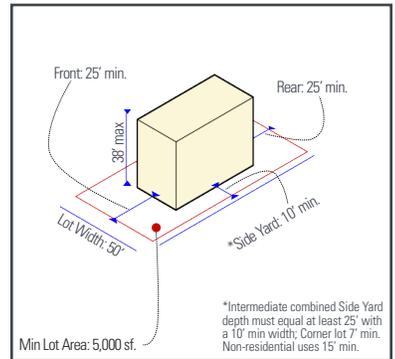
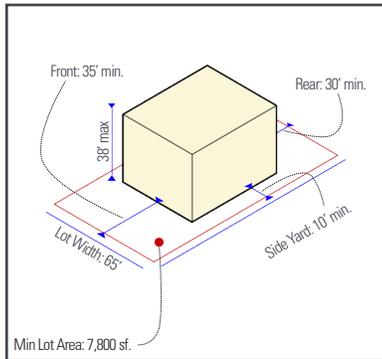
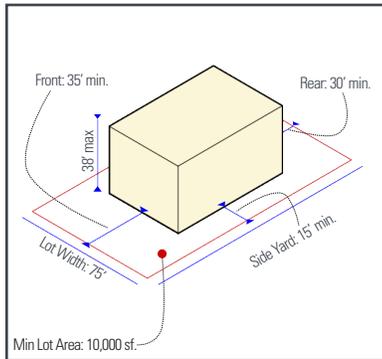


Table 14-602-1: Uses Allowed in Residential Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RSD-1	RSD-2	RSD-3	USE SPECIFIC STANDARDS
Residential Use Category				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	N	N	N	
Multi-Family	N	N	N	
Group Living (except as noted below)	N	N	N	
Personal Care Home	N	N	N	14-603 (11)
Single-Room Residence	N	N	N	
Parks and Open Spaces Use Category				
Passive Recreation	Y	Y	Y	
Active Recreation	N	N	N	
Public, Civic, and Institutional Use Category				
Adult Care	N	N	N	
Child Care (as noted below)				
Family Child Care	N	N	Y	14-603 (5)
Group Child Care	N	N	N	14-603 (5)
Child Care Center	N	N	N	14-603 (5)
Community Center	N	N	N	
Educational Facilities	N	N	N	
Fraternal Organization	N	N	N	
Hospital	N	N	N	
Libraries and Cultural Exhibits	N	N	N	
Religious Assembly	N	N	N	
Safety Services	N	N	N	
Transit Station	N	N	N	
Utilities and Services, Basic	N	N	N	
Wireless Service Facility	N	N	N	14-603 (16)(17)
Office Use Category				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
Retail Sales Use Category				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
Commercial Services Use Category				
Business Support	N	N	N	
Eating and Drinking Establishment	N	N	N	14-603 (6)
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
Urban Agriculture Use Category				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	S	S	S	14-603 (15)



RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

Description: Intended to accommodate attached and semi-detached houses on individual lots

There are five residential single-family attached (RSA) districts. RSA districts are intended to accommodate attached and semi-detached houses on individual lots, but can be applied to a mix of housing types. RSA-1 requires the largest lot size and setbacks. These minimum lot and setback requirements decrease for RSA-3 and RSA-5 districts.

See page 40 for dimensional standards notes.

RSA-1	RSA-2	RSA-3	RSA-4	RSA-5
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See §14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. Lot Width	50 ft.	35 ft.	25 ft.	Attached: 18 ft. [1] Semi-Detached: 30 ft.	16 ft.
Min. Lot Area	5,000 sq. ft.	3,150 sq. ft.	2,250 sq. ft.	Att: 1,620 sq. ft. [1] Semi-Det: 2,700 sq. ft.	1,440 sq. ft. [2]
Min. Open Area	70%	60%	50%	50%	Intermediate: 25% Corner: 20% [3]
Min. Front Setback	25 ft.	15 ft.	8 ft.	15 ft.	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached: 7 to 10 ft. Semi-Detached: 25 ft.	Detached: 6 to 8 ft. Semi-Detached: 16 ft.	8 ft.	Detached: 6 to 8 ft. Semi-Detached: 8 ft. [1]	5 ft.
Min. Rear Yard Depth	25 ft.	20 ft.	Single-Family: 15 ft. Other Use: 20 ft.	Single-Family: 20 ft. Other Use: 25 ft.	9 ft. [7]
Max. Height	38 ft.	38 ft.	38 ft.	38 ft.	38 ft.

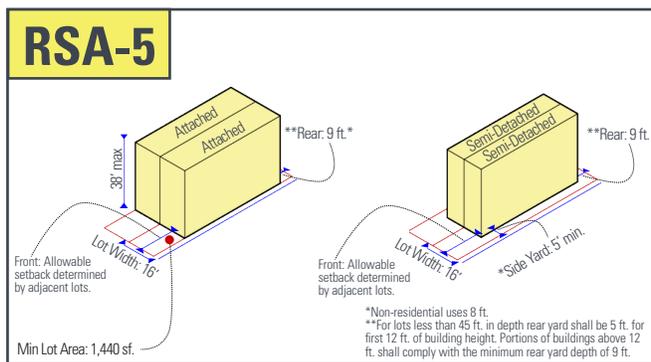
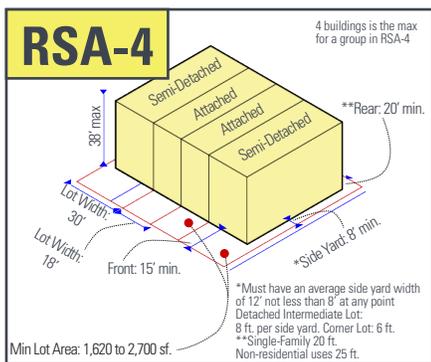
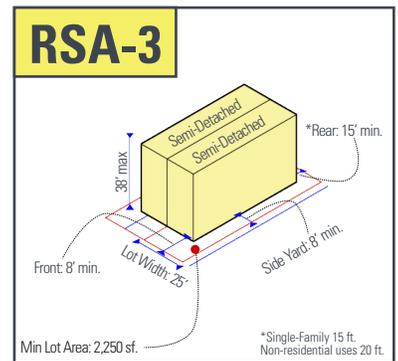
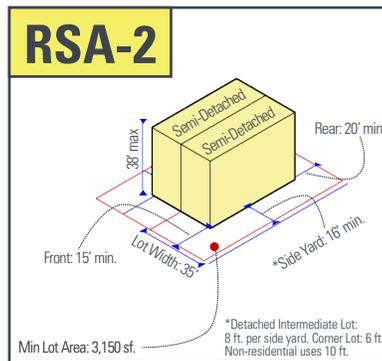
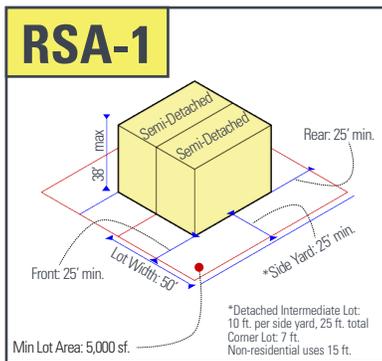


Table 14-602-1: Uses Allowed in Residential Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	USE SPECIFIC STANDARDS
Residential Use Category						
Household Living (as noted below)						
Single-Family	Y	Y	Y	Y	Y	
Two-Family	N	N	N	N	N	
Multi-Family	N	N	N	N	N	
Group Living (except as noted below)	S	S	S	S	S	
Personal Care Home	S	S	S	S	S	14-603 (11)
Single-Room Residence	N	N	N	N	N	
Parks and Open Spaces Use Category						
Passive Recreation	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	S	S	
Public, Civic, and Institutional Use Category						
Adult Care	N	N	N	N	N	
Child Care (as noted below)						
Family Child Care	Y	Y	Y	Y	Y	14-603 (5)
Group Child Care	N	N	N	N	S[2]	14-603 (5)
Child Care Center	N	N	N	N	N	14-603 (5)
Community Center	N	N	N	N	N	
Educational Facilities	S[2]	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	S	14-603 (16)(17)
Office Use Category						
Business and Professional	N	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)						
Sole Practitioner	N	N	N	N	N	
Group Practitioner	N	N	N	N	N	
Retail Sales Use Category						
Consumer Goods (except as noted below)	N	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	N	14-603 (13)
Gun Shop	N	N	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	N	
Commercial Services Use Category						
Business Support	N	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	N	14-603 (6)
Personal Services	N	N	N	N	N	
Visitor Accommodations	N	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	N	
Urban Agriculture Use Category						
Community Garden	Y	Y	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	Y	Y	14-603 (15)



RTA

RESIDENTIAL TWO-FAMILY ATTACHED

Description: Intended to accommodate two-family, semi-detached houses on individual lots

There is one residential two-family attached (RTA) district. The minimum lot sizes, setbacks, and heights are identical to the residential single-family attached RSA-3 district, however the RTA district permits two-families, not just one, to reside in the dwelling.

See page 40 for dimensional standards notes.

RTA-1



See §14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. Lot Width	25 ft.
Min. Lot Area	2,250 sq. ft.
Min. Open Area	50%
Min. Front Setback	8 ft.
Min. Side Yard Width [6]	8 ft.
Min. Rear Yard Depth	Single-Family: 15 ft. Other Use: 20 ft.
Max. Height	38 ft.

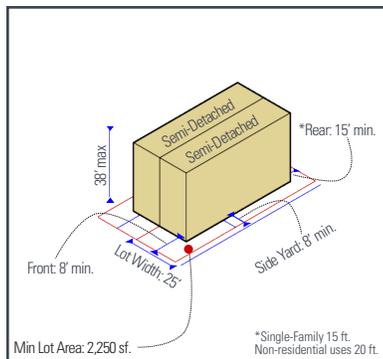


Table 14-602-1: Uses Allowed in Residential Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RTA-1	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	Y	
Multi-Family	N	
Group Living (except as noted below)		
Personal Care Home	S	14-603 (11)
Single-Room Residence	N	
Parks and Open Spaces Use Category		
Passive Recreation	Y	
Active Recreation	S	
Public, Civic, and Institutional Use Category		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	S[2]	14-603 (5)
Child Care Center	N	14-603 (5)
Community Center	N	
Educational Facilities	S[2]	
Fraternal Organization	S[2]	
Hospital	S[2]	
Libraries and Cultural Exhibits	S[2]	
Religious Assembly	Y[2]	
Safety Services	Y[2]	
Transit Station	Y[2]	
Utilities and Services, Basic	S[2]	
Wireless Service Facility	S	14-603 (16)(17)
Office Use Category		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
Retail Sales Use Category		
Consumer Goods (except as noted below)		
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	
Wearing Apparel and Accessories	N	
Commercial Services Use Category		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
Urban Agriculture Use Category		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

RM

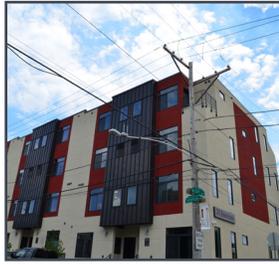
RESIDENTIAL MULTI-FAMILY

Description: Intended to accommodate moderate- to high-density, multi-unit residential buildings

There are four residential multi-family (RM) districts. RM districts are intended to accommodate moderate to high-density multi-unit residential buildings. RM-1 is similar to residential single-family RSA-5 except it allows for multiple families. RM-2 through RM-4 utilize a different set of criteria to determine the building sizes, lot sizes, and setbacks.

See page 40 for dimensional standards notes.

RM-1



RM-2



RM-3



RM-4

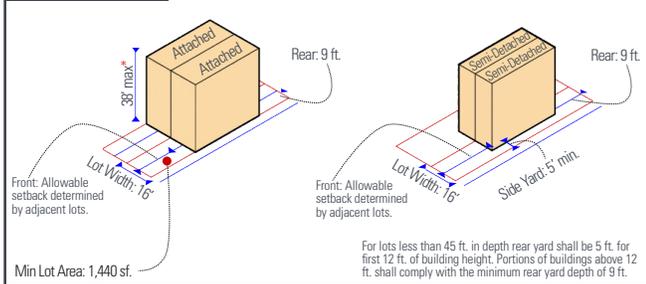


See §14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

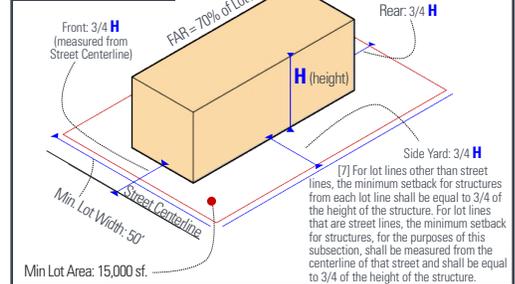
	RM-1	RM-2	RM-3	RM-4
Min. Lot Width	16 ft.	50 ft.	50 ft.	20 ft.
Min. Lot Area	1,440 sq. ft. [1]	15,000 sq. ft.	10,000 sq. ft.	2,500 sq. ft.
Min. Open Area	Intermediate 25%; Corner 20% [2]	N/A	50%	Intermediate 25%; Corner 20%
Min. Front Setback	Based on adjacent [5,6]	Based on height [7]	20 ft.	N/A
Min. Side Yard Width [8]	5' to 12' based on number of families (see diagram)	Based on height [7]	6' to 16' based on number of families (see diagram)	5 ft.
Min. Rear Yard Depth	9 ft. [9]	Based on height [7]	20 ft.	5 ft. if used
Max. Height / FAR (Floor Area Ratio)	38 ft. * [5]	70% of Lot Area *	150% of Lot Area *	350% of Lot Area *

* See Zoning Bonus Summary on page 38.

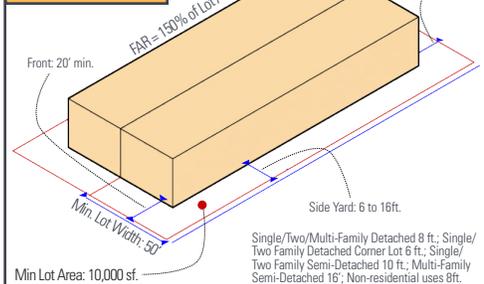
RM-1



RM-2



RM-3



RM-4

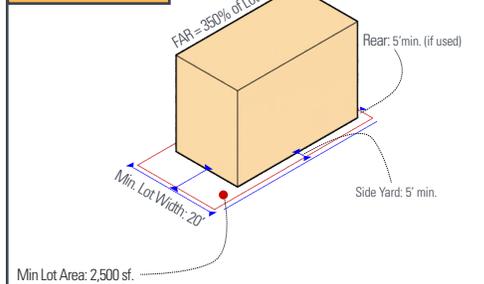


Table 14-602-1: Uses Allowed in Residential Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RM-1	RM-2	RM-3	RM-4	USE SPECIFIC STANDARDS
Residential Use Category					
Household Living (as noted below)					
Single-Family	Y	Y	Y	Y	
Two-Family	Y[1]	Y	Y	Y	
Multi-Family	Y[1]	Y	Y	Y	
Group Living (except as noted below)	S	S	S	S	
Personal Care Home	S	S	S	S	14-603 (11)
Single-Room Residence	S	S	S	S	
Parks and Open Spaces Use Category					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	S	S	S	S	
Public, Civic, and Institutional Use Category					
Adult Care	Y	Y	Y	Y	
Child Care (as noted below)					
Family Child Care	Y	Y	Y	Y	14-603 (5)
Group Child Care	S[2]	S[2]	S[2]	S[2]	14-603 (5)
Child Care Center	N	N	N	N	14-603 (5)
Community Center	Y	Y	Y	Y	
Educational Facilities	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	14-603 (16)(17)
Office Use Category					
Business and Professional	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	N	N	N	N	
Group Practitioner	N	N	N	N	
Retail Sales Use Category					
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	14-603 (13)
Gun Shop	N	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
Commercial Services Use Category					
Business Support	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	14-603 (6)
Personal Services	N	N	N	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
Urban Agriculture Use Category					
Community Garden	Y	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	Y	14-603 (15)

RMX RESIDENTIAL MIXED-USE

Description: Intended to accommodate residential and mixed-use development, including master plan development

There are three residential mixed-use (RMX) districts. RMX districts accommodate both residential and mixed-use development. RMX-1 and RMX-2 are subject to master plan approval. The RMX-1 district, in particular, is intended to conserve natural resources and preserve historically significant buildings, structures, and property. RMX-3 is intended for application primarily in higher density locations like Center City.

See page 40 for dimensional standards notes.

RMX-1



RMX-2



RMX-3



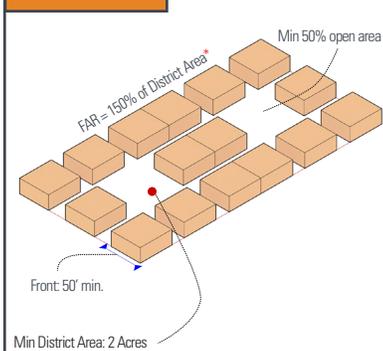
See §14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. Lot Width	N/A	N/A	N/A
Min. Street Frontage	50 ft.	N/A	N/A
Min. District Area	2 Acres	1 Acre	N/A
Min. Open Area	50% (or 25% for areas with historic structures) [3]	25% of district area [4]	Buildings \leq 5 stories with 1 or more dwelling units: 10%; Others: 0
Max. Floor Area Ratio	150% of District Area (excluding streets)*	250% of District Area (excluding streets) [4]*	500%*

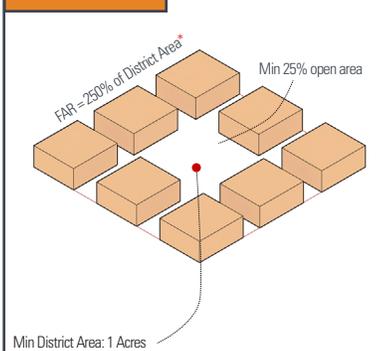
* See Zoning Bonus Summary on page 38.

Subject to an approved Master Plan.

RMX-1



RMX-2



RMX-3

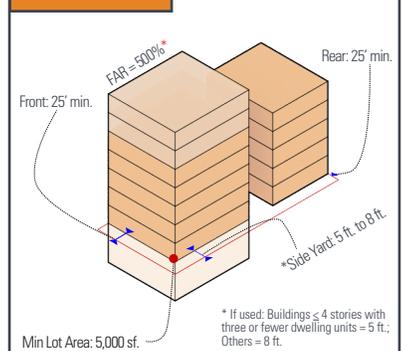


Table 14-602-1: Uses Allowed in Residential Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RMX-1	RMX-2	RMX-3	USE SPECIFIC STANDARDS
Residential Use Category				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	Y	Y	Y	
Multi-Family	Y	Y	Y	
Group Living (except as noted below)	S	S	S	
Personal Care Home	S	S	S	14-603 (11)
Single-Room Residence	S	S	S	
Parks and Open Spaces Use Category				
Passive Recreation	Y	Y	Y	
Active Recreation	S	S	S	
Public, Civic, and Institutional Use Category				
Adult Care	Y	Y	Y	
Child Care (as noted below)				
Family Child Care	Y	Y	Y	14-603 (5)
Group Child Care	Y	Y	Y	14-603 (5)
Child Care Center	Y	Y	Y	14-603 (5)
Community Center	Y	Y	N	
Educational Facilities	S	S	S	
Fraternal Organization	S	S	S	
Hospital	S	S	S	
Libraries and Cultural Exhibits	S	S	S	
Religious Assembly	Y	Y	Y	
Safety Services	Y	Y	Y	
Transit Station	Y	Y	Y	
Utilities and Services, Basic	S	S	S	
Wireless Service Facility	S	S	S	14-603 (16)(17)
Office Use Category				
Business and Professional	Y[3]	Y[4]	Y	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	Y[3]	Y[4]	Y	
Group Practitioner	S[3]	S[4]	Y	
Retail Sales Use Category				
Consumer Goods (except as noted below)	Y[3]	Y[4]	Y[5]	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Food, Beverages, and Groceries	Y[3]	Y[4]	Y[5]	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	Y[3]	Y[4]	Y[5]	
Wearing Apparel and Accessories	Y[3]	Y[4]	Y[5]	
Commercial Services Use Category				
Business Support	Y[3]	Y[4]	Y[5]	
Eating and Drinking Establishment	Y[3]	Y[4]	Y[5]	14-603 (6)
Personal Services	Y[3]	Y[4]	Y[5]	
Visitor Accommodations	N	Y[4]	Y[5]	
Commissaries and Catering Services	Y[3]	Y[4]	Y[5]	
Urban Agriculture Use Category				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	14-603 (15)

CMX COMMERCIAL MIXED-USE

Description: Intended to accommodate neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

There are three neighborhood commercial mixed-use zoning districts. CMX-1 is intended for small-scale, low-impact, neighborhood-serving commercial uses. CMX-2 accommodates a wider range and size of commercial uses. CMX-2.5 is intended to accommodate commercial uses in a pedestrian-friendly environment in commercial nodes and along commercial corridors. CMX-1, CMX-2, and CMX-2.5 all accommodate residential uses, but CMX-2 and CMX-2.5 require a non-residential use on the ground floor.

See page 40 for dimensional standards notes.

CMX-1



CMX-2



CMX-2.5



See §14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1] *	Lot: Intermediate 75%; Corner 80%	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth		N/A	Must be built to front lot line
Min. Side Yard Width		5 ft. if used	5 ft. if used
Min. Rear Yard Depth		The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth
Max. Height		38 ft. *	55 ft. *
Min. Cornice Height		N/A	25 ft.

* See Zoning Bonus Summary on page 38.

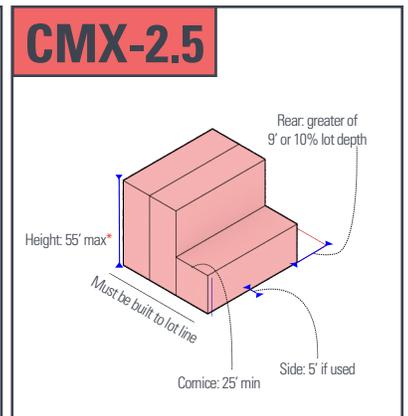
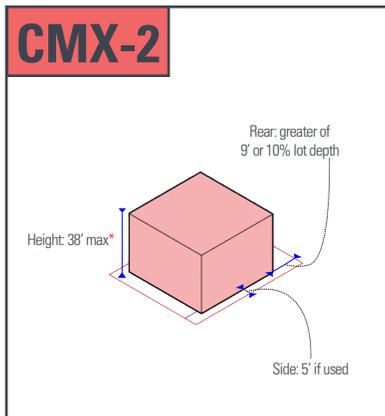
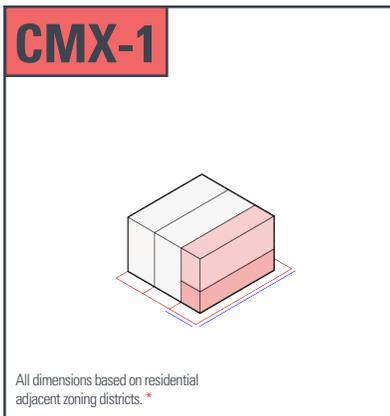


Table 14-602-2: Uses Allowed in Commercial Districts *See page 42 for use notes.*

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-1	CMX-2	CMX-2.5	USE SPECIFIC STANDARDS	
Residential	Household Living (as noted below)					
	Single-family	[1]	Y[3]	Y[3]		
	Two-family	[1]	Y[3]	Y[3]		
	Multi-family	[1]	Y[2] [3]	Y[3] [8]		
	Group Living (except as noted below)	N	N	N		
Parks and Open Spaces	Personal Care Home	N	S[3]	S[3]	14-603 (11)	
	Single-Room Residence	N	N	N		
Public, Civic, and Institutional	Passive Recreation	Y	Y	Y		
	Active Recreation	S	S	S		
Office	Adult Care	Y	Y	Y		
	Child Care (as noted below)					
Retail Sales	Family Child Care	Y	Y	Y	14-603 (5)	
	Group Child Care	Y	Y	Y	14-603 (5)	
	Child Care Center	S	Y	Y	14-603 (5)	
	Community Center	N	Y	S		
	Educational Facilities	N	Y	N		
	Fraternal Organization	N	Y	S		
	Hospital	N	Y	Y		
	Libraries and Cultural Exhibits	Y	Y	Y		
	Religious Assembly	Y	Y	S		
	Safety Services	Y	Y	Y		
	Transit Station	Y	S	S		
	Utilities and Services, Basic	S	S	N		
	Wireless Service Facility (as noted below)					
	Freestanding Tower	S	S	S	14-603 (16)	
	Building or Tower-Mounted Antenna	Y	Y	Y	14-603 (17)	
	Office	Business and Professional	Y[5]	Y	Y	
		Medical, Dental, Health Practitioner (as noted below)				
	Commercial Services	Sole Practitioner	Y[5]	Y	Y	
		Group Practitioner	S[5]	S	S	
		Government	Y[5]	Y	Y	
Building Supplies and Equipment		Y[5]	Y	Y	14-603 (3)	
Consumer Goods (except as noted below)		Y[5]	Y	Y		
Drug Paraphernalia Sales		N	N	N	14-603 (13)	
Gun Shop		N	N	N	14-603 (13)	
Medical Marijuana Dispensary		N	Y	Y	14-603 (20)	
Food, Beverages, and Groceries		Y[5]	Y	Y	14-603 (7)	
Pets and Pet Supplies		Y[5]	Y	Y		
Sundries, Pharmaceuticals, and Convenience Sales		Y[5]	Y	Y		
Wearing Apparel and Accessories		Y[5]	Y	Y		
Animal Services (except as noted below)		Y[5]	S	S		
Boarding and Other Services		N	N	N	14-603 (14)	
Assembly and Entertainment (except as noted below)		N	S	S		
Amusement Arcade		N	N	N	14-603 (13)	
Casino		N	N	N		
Nightclubs and Private Clubs		N	S	N	14-603 (18)	
Pool or Billiards Room		N	N	N	14-603 (13)	
Building Services		N	N	N		
Business Support	Y[5]	Y	Y			
Vehicle and Vehicular Equipment Sales and Services	Eating and Drinking Establishments (as noted below)					
	Prepared Food Shop	S[5]	Y	Y		
	Take-Out Restaurant	N	S	S	14-603 (6)	
	Sit Down Restaurant	N	Y	Y		
	Smoking Lounge	N	N	S	14-603 (19)	
	Financial Services (except as noted below)	Y[5]	Y	Y		
	Personal Credit Establishment	N	N	N	14-603 (13)	
	Funeral and Mortuary Services	S[5]	Y	N		
	Maintenance & Repair of Consumer Goods	Y[5]	Y	Y		
	Marina	N	N	N		
	Parking, Non-Accessory (as noted below)					
	Surface Parking	N	S	N	14-603 (10)	
	Structured Parking	N	S	S	14-603 (10)	
	Personal Services (except as noted below)	Y[5]	Y	Y		
	Body Art Service	N	N	N	14-603 (2)(13)	
	Fortune Telling Service	N	N	N		
	Radio, Television, and Recording Services	N	Y	Y		
	Visitor Accommodations	N	N	N		
	Commissaries and Catering Services	N	Y	Y		
	Wholesale, Distribution, Storage	Commercial Vehicle Sales and Rental	N	N	N	
Personal Vehicle Repair and Maintenance		N	N	N		
Industrial	Personal Vehicle Sales and Rental	N	N	N		
	Vehicle Fueling Station	N	N	N	14-603 (8)	
Urban Agriculture	Vehicle Equipment and Supplies Sales and Rental	N	Y	N		
	Moving and Storage Facilities	N	N	N		
Industrial	Wholesale Sales and Distribution	N	N	N	14-603 (1)	
	Artist Studios and Artisan Industrial	N	Y	Y		
Urban Agriculture	Research and Development	N	Y	Y		
	Community Garden	Y	Y	Y	14-603 (15)	
Urban Agriculture	Market or Community-Supported Farm	Y	Y	Y	14-603 (15)	



Description: Intended to accommodate community- and region-serving mixed use development, including retail and service uses

There is one community commercial mixed use (CMX-3) and two Center City commercial mixed-use (CMX-4 and CMX-5) zoning districts. These zoning districts accommodate larger-scale commercial uses and retail. These zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology. Additional zoning controls determine the overall bulk and shape of CMX-4 and CMX-5 buildings.

See page 40 for dimensional standards notes.

CMX-3



CMX-4



CMX-5

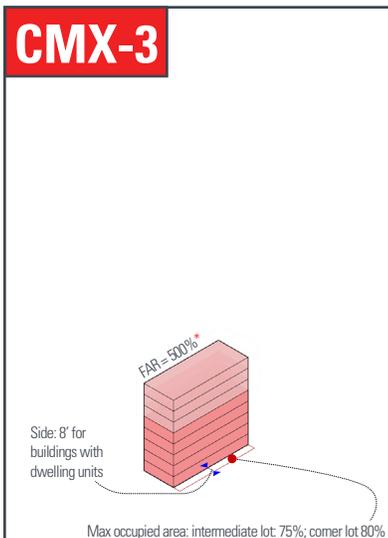


See §14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

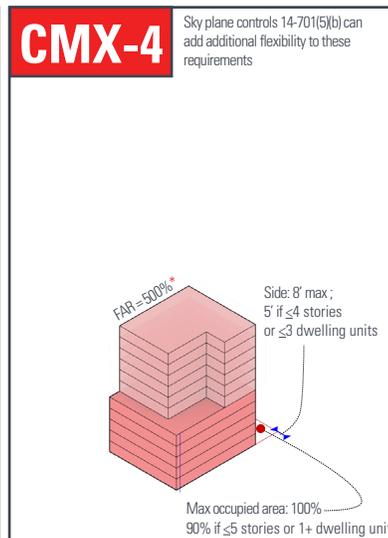
Max. Occupied Area	Lot: Intermediate 75%; Corner 80%	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ratio	500%* With additional bonuses (See page 38 for reference)	500%* With additional bonuses (See page 38 for reference)	1200%* With additional bonuses (See page 38 for reference)
			1600%* For certain lots within Center City/University City

* See Zoning Bonus Summary on page 38.

CMX-3



CMX-4



CMX-5

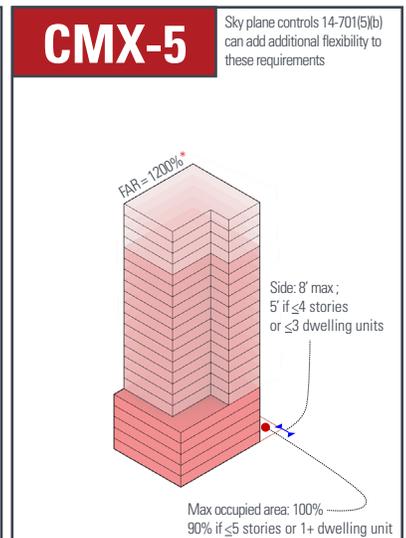


Table 14-602-2: Uses Allowed in Commercial Districts *See page 42 for use notes.*

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-3	CMX-4	CMX-5	USE SPECIFIC STANDARDS
Residential	Household Living (as noted below)				
	Single-family	N	N	N	
	Two-family	Y[7]	N	N	
	Multi-family	Y	Y	Y	
	Group Living (except as noted below)	Y	Y	Y	
	Personal Care Home	Y	Y	Y	14-603 (11)
	Single-Room Residence	Y	Y	Y	
Parks and Open Spaces	Passive Recreation	Y	Y	Y	
	Active Recreation	Y	Y	Y	
Public, Civic, and Institutional	Adult Care	Y	Y	Y	
	Child Care (as noted below)				
	Family Child Care	Y	Y	Y	14-603 (5)
	Group Child Care	Y	Y	Y	14-603 (5)
	Child Care Center	Y	Y	Y	14-603 (5)
	Community Center	Y	Y	Y	
	Educational Facilities	Y	Y	Y	
	Fraternal Organization	Y	Y	Y	
	Hospital	Y	Y	Y	
	Libraries and Cultural Exhibits	Y	Y	Y	
	Religious Assembly	Y	Y	Y	
	Safety Services	Y	Y	Y	
	Transit Station	Y	Y	Y	
	Utilities and Services, Basic	S	S	S	
	Wireless Service Facility (as noted below)				
	Freestanding Tower	Y	Y	Y	14-603 (16)
	Building or Tower-Mounted Antenna	Y	Y	Y	14-603 (17)
Office	Business and Professional	Y	Y	Y	
	Medical, Dental, Health Practitioner (as noted below)				
	Sole Practitioner	Y	Y	Y	
	Group Practitioner	Y	Y	Y	
Retail Sales	Government	Y	Y	Y	
	Building Supplies and Equipment	Y	Y	Y	14-603 (3)
	Consumer Goods (except as noted below)	Y	Y	Y	
	Drug Paraphernalia Sales	N	N	N	14-603 (13)
	Gun Shop	N	N	N	14-603 (13)
	Medical Marijuana Dispensary	Y	Y	Y	14-603 (20)
	Food, Beverages, and Groceries	Y	Y	Y	14-603 (7)
	Pets and Pet Supplies	Y	Y	Y	
	Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	Y	
	Wearing Apparel and Accessories	Y	Y	Y	
	Animal Services (except as noted below)	Y	Y	Y	
	Boarding and Other Services	N	N	N	14-603 (14)
	Assembly and Entertainment (except as noted below)	S	Y	Y	
	Amusement Arcade	N	N	N	14-603 (13)
	Casino	N	N	N	
Nightclubs and Private Clubs	S	Y	Y	14-603 (18)	
Pool or Billiards Room	N	N	N	14-603 (13)	
Building Services	Y	Y	Y		
Business Support	Y	Y	Y		
Eating and Drinking Establishments (as noted below)					
Prepared Food Shop	Y	Y	Y		
Take-Out Restaurant	Y	Y	Y	14-603 (6)	
Sit Down Restaurant	Y	Y	Y		
Smoking Lounge	S	Y	Y	14-603 (19)	
Financial Services (except as noted below)	Y	Y	Y		
Personal Credit Establishment	N	N	N	14-603 (13)	
Funeral and Mortuary Services	Y	Y	Y		
Maintenance & Repair of Consumer Goods	Y	Y	Y		
Marina	Y	Y	Y		
Parking, Non-Accessory (as noted below)					
Surface Parking	S	N	N	14-603 (10)	
Structured Parking	Y	[6]	[6]	14-603 (10)	
Personal Services (except as noted below)	Y	Y	Y		
Body Art Service	N	N	N	14-603 (2)(13)	
Fortune Telling Service	Y	Y	Y		
Radio, Television, and Recording Services	Y	Y	Y		
Visitor Accommodations	Y	Y	Y		
Commissaries and Catering Services	Y	Y	Y		
Vehicle and Vehicular Equipment Sales and Services	Commercial Vehicle Sales and Rental	N	N	N	
	Personal Vehicle Repair and Maintenance	Y	Y	Y	
	Personal Vehicle Sales and Rental	Y	Y	Y	
	Vehicle Fueling Station	S	N	N	14-603 (8)
Wholesale, Distribution, Storage	Vehicle Equipment and Supplies Sales and Rental	Y	Y	Y	
	Moving and Storage Facilities	N	N	N	
	Wholesale Sales and Distribution	N	N	N	14-603 (1)
Industrial	Artist Studios and Artisan Industrial	Y	Y	Y	
	Research and Development	Y	Y	Y	
Urban Agriculture	Community Garden	Y	Y	Y	14-603 (15)
	Market or Community-Supported Farm	Y	N	N	14-603 (15)



CA

AUTO-ORIENTED COMMERCIAL

Description: Intended to accommodate a range of uses, often in the form of shopping centers and other destination-oriented uses

There are two auto-oriented commercial districts. They are intended for shopping centers and destinations where a large percentage of customers will arrive by automobile. CA-1 is generally for small-scale shopping areas. CA-2 is for large-scale shopping centers.

See page 40 for dimensional standards notes.

CA-1



CA-2



See §14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Min. District Area	N/A	80,000 sq. ft.
Min. Street Frontage	50 ft.	100 ft.
Min. Lot Area	5,000 sq. ft.	15,000 sq. ft.
Max. Occupied Area	60%	100%
Min. Side Yard Width	5 ft. if used	N/A
Min. Rear Yard Depth	5 ft. if used	N/A
Max. Height	38 ft.	38 ft.

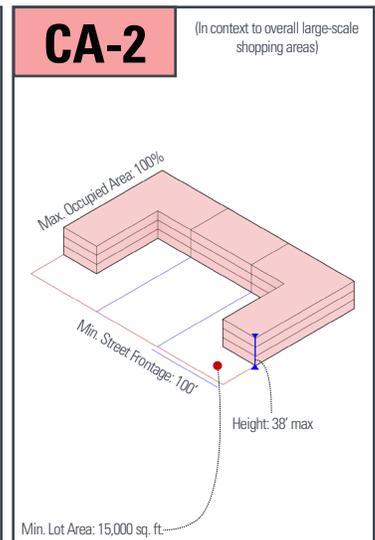
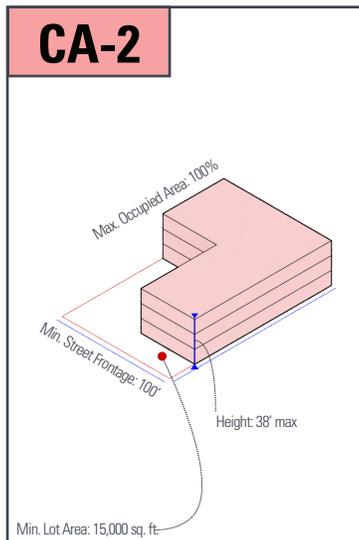
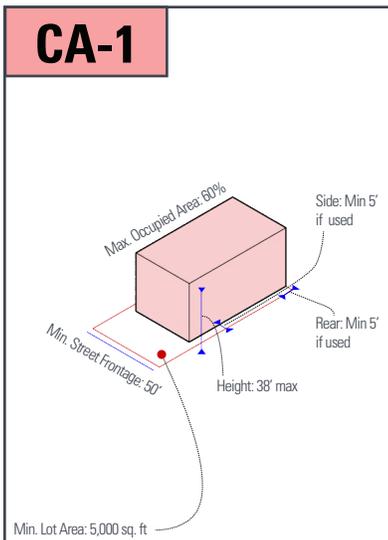


Table 14-602-2: Uses Allowed in Commercial Districts See page 42 for use notes.

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CA-1	CA-2	USE SPECIFIC STANDARDS	
Residential	Household Living (as noted below)				
	Single-family	N	N		
	Two-family	N	N		
	Multi-family	N	N		
	Group Living (except as noted below)	N	N		
Parks and Open Spaces	Personal Care Home	Y	N	14-603 (11)	
	Single-Room Residence	N	N		
Public, Civic, and Institutional	Passive Recreation	Y	Y		
	Active Recreation	Y	Y		
Public, Civic, and Institutional	Adult Care	Y	Y		
	Child Care (as noted below)				
Public, Civic, and Institutional	Family Child Care	N	N	14-603 (5)	
	Group Child Care	Y	Y	14-603 (5)	
	Child Care Center	Y	Y	14-603 (5)	
	Community Center	N	N		
	Educational Facilities	N	Y		
	Fraternal Organization	N	Y		
	Hospital	N	Y		
	Libraries and Cultural Exhibits	Y	Y		
	Religious Assembly	N	Y		
	Safety Services	Y	Y		
	Transit Station	S	Y		
	Utilities and Services, Basic	S	S		
	Wireless Service Facility (as noted below)				
	Freestanding Tower	S	Y	14-603 (16)	
	Building or Tower-Mounted Antenna	Y	Y	14-603 (17)	
	Office	Business and Professional	Y	Y	
		Medical, Dental, Health Practitioner (as noted below)			
		Sole Practitioner	Y	Y	
	Office	Group Practitioner	Y	Y	
		Government	Y	Y	
Retail Sales	Building Supplies and Equipment	Y	Y	14-603 (3)	
	Consumer Goods (except as noted below)	Y	Y		
	Drug Paraphernalia Sales	N	N	14-603 (13)	
	Gun Shop	N	N	14-603 (13)	
	Medical Marijuana Dispensary	N	Y	14-603 (20)	
	Food, Beverages, and Groceries	Y	Y	14-603 (7)	
	Pets and Pet Supplies	Y	Y		
	Sundries, Pharmaceuticals, and Convenience Sales	Y	Y		
	Wearing Apparel and Accessories	Y	Y		
	Commercial Services	Animal Services (except as noted below)	Y	Y	
		Boarding and Other Services	N	N	14-603 (14)
		Assembly and Entertainment (except as noted below)	S	Y	
		Amusement Arcade	N	N	14-603 (13)
		Casino	N	N	
Nightclubs and Private Clubs		N	Y	14-603 (18)	
Pool or Billiards Room		N	N	14-603 (13)	
Building Services		N	Y		
Business Support		Y	Y		
Eating and Drinking Establishments (as noted below)					
Prepared Food Shop		Y	Y		
Take-Out Restaurant		S	Y	14-603 (6)	
Sit Down Restaurant		Y	Y		
Smoking Lounge		N	N	14-603 (19)	
Financial Services (except as noted below)	Y	Y			
Personal Credit Establishment	N	N	14-603 (13)		
Funeral and Mortuary Services	Y	Y			
Maintenance & Repair of Consumer Goods	Y	Y			
Marina	N	N			
Parking, Non-Accessory (as noted below)					
Surface Parking	S	Y	14-603 (10)		
Structured Parking	S	Y	14-603 (10)		
Personal Services (except as noted below)	Y	Y			
Body Art Service	N	N	14-603 (2)(13)		
Fortune Telling Service	Y	Y			
Radio, Television, and Recording Services	Y	Y			
Visitor Accommodations	N	Y			
Commissaries and Catering Services	Y	Y			
Vehicle and Vehicular Equipment Sales and Services	Commercial Vehicle Sales and Rental	N	S		
	Personal Vehicle Repair and Maintenance	N	N		
	Personal Vehicle Sales and Rental	N	S		
	Vehicle Fueling Station	S	Y	14-603 (8)	
Wholesale, Distribution, Storage	Vehicle Equipment and Supplies Sales and Rental	S	S		
	Moving and Storage Facilities	N	Y		
	Wholesale Sales and Distribution	N	Y	14-603 (1)	
Industrial	Artist Studios and Artisan Industrial	N	Y		
	Research and Development	Y	Y		
Urban Agriculture	Community Garden	Y	Y	14-603 (15)	
	Market or Community-Supported Farm	Y	Y	14-603 (15)	

IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

Description: Intended to accommodate a mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses

There is one industrial residential mixed-use (IRMX) zoning district. IRMX is intended to provide for very low-impact industrial uses, including artists and artisan industry. A portion of a building in the IRMX district must contain a commercial or industrial use. An industrial use allows for a taller or larger building. Most industrial uses must receive special approval before they can be located in an IRMX district.

See page 40 for dimensional standards notes.

IRMX



See §14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
Max. Floor Area Ratio	500%*

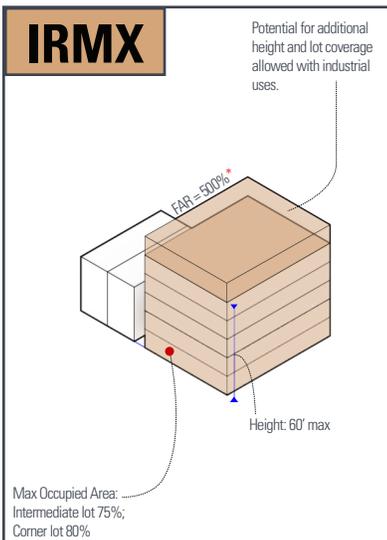
[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

[4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.

[5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:

- (a) The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
- (b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

* See Zoning Bonus Summary on page 38.



	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX [3]	USE SPECIFIC STANDARDS	
Residential	Household Living (as noted below)			
	Multi-family	Y		
	Caretaker Quarters	Y		
Parks and Open Spaces	Group Living	Y	14-603 (11)	
	Passive Recreation	Y		
Public, Civic, and Institutional	Active Recreation	Y		
	Adult Care	Y		
	Child Care	Y	14-603 (5)	
	Detention and Correctional Facilities	N	14-603 (13)	
	Educational Facilities	Y		
	Fraternal Organization	Y		
	Libraries and Cultural Exhibits	Y		
	Re-Entry Facility	N	14-603 (12)	
	Religious Assembly	Y		
	Safety Services	Y		
	Transit Station	Y		
	Utilities and Services, Basic	Y		
	Utilities and Services, Major	N		
	Wireless Service Facility	Y	14-603 (16)(17)	
	Office	Business and Professional	Y	
		Medical, Dental, Health Practitioner (as noted below)		
		Sole Practitioner	Y	
Retail Sales [4]	Group Practitioner	Y		
	Government	Y		
	Adult-Oriented Merchandise	N	14-603 (13)	
	Building Supplies and Equipment	Y	14-603 (3)	
	Consumer Goods (except as noted below)	Y		
	Drug Paraphernalia Sales	N	14-603 (13)	
	Gun Shop	N	14-603 (13)	
	Food, Beverages, and Groceries (except as noted below)	Y		
	Fresh Food Market	Y	14-603 (7)	
	Pets and Pet Supplies	Y		
	Sundries, Pharmaceuticals, and Convenience Sales	Y		
	Wearing Apparel and Accessories	Y		
	Commercial Services	Adult-Oriented Service	N	14-603 (13)
		Animal Services (except as noted below)	Y	
Boarding and Other Services		N	14-603 (14)	
Assembly and Entertainment (except as noted below)		S	14-603 (18)	
Amusement Arcade		N	14-603 (13)	
Casino		N		
Pool or Billiards Room		N	14-603 (13)	
Building Services		Y		
Business Support		Y		
Eating and Drinking Establishments (except as noted below)		Y		
Take-Out Restaurant		S	14-603 (6)	
Smoking Lounge		S	14-603 (19)	
Financial Services (except as noted below)		Y		
Personal Credit Establishment		N	14-603 (13)	
Funeral and Mortuary Services		Y		
Maintenance & Repair of Consumer Goods		Y		
Marina		N		
Parking, Non-Accessory		S	14-603 (10)	
Personal Services (except as noted below)		Y		
Body Art Service		N	14-603 (2)(13)	
Radio, Television, and Recording Services		Y		
Visitor Accommodations		Y		
Vehicle and Vehicular Equipment Sales and Services		Commissaries and Catering Services	Y	
	Commercial Vehicle Repair and Maintenance	N		
	Commercial Vehicle Sales and Rental	N		
	Personal Vehicle Repair and Maintenance	N		
	Personal Vehicle Sales and Rental	N		
	Vehicle Fueling Station	N	14-603 (8)	
	Vehicle Equipment and Supplies Sales and Rental	N		
	Vehicle Paint Finishing Shop	N		
Wholesale, Distribution, Storage	Equipment and Materials Storage Yards and Buildings	S		
	Moving and Storage Facilities	N		
	Warehouse	Y		
	Wholesale Sales and Distribution (except as noted below)	S		
Industrial	Distributor of Malt or Brewed Beverages	Y	14-603 (1)	
	Artist Studios and Artisan Industrial	Y		
	Limited Industrial	S		
	General Industrial	N		
	Intensive Industrial	N		
	Junk and Salvage Yards and Buildings	N	14-603 (9)	
	Marine-Related Industrial	N		
	Medical Marijuana Growing/Processing Facility	N		
	Mining/Quarrying	N		
	Research and Development	Y		
	Trucking and Transportation Terminals	N		
Urban Agriculture	Community Garden	Y	14-603 (15)	
	Market or Community-Supported Farm	Y	14-603 (15)	
	Animal Husbandry	N	14-603 (15)	
	Horticulture Nurseries and Greenhouses	Y		

Table 14-602-3: Uses Allowed in Industrial Districts See page 42 for use notes.

ICMX | INDUSTRIAL COMMERCIAL MIXED-USE

Description: Intended to accommodate commercial and low-impact industrial uses

There is one industrial commercial mixed-use (ICMX) zoning district. Like IRMX, ICMX is intended to provide for light industrial uses and also accommodate commercial uses. Unlike the IRMX district, ICMX does not allow residential uses and light industrial uses do not need special approval before locating in an ICMX district.

See page 40 for dimensional standards notes.

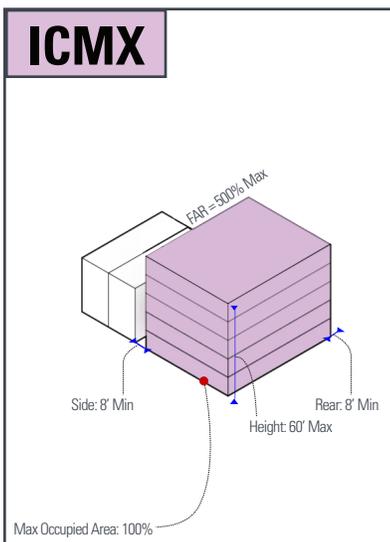
ICMX



See §14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.

Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS	
Residential	Household Living (as noted below)			
	Multi-family	N		
	Caretaker Quarters	Y		
Parks and Open Spaces	Group Living	N	14-603 (11)	
	Passive Recreation	Y		
Public, Civic, and Institutional	Active Recreation	Y		
	Adult Care	Y		
	Child Care	Y	14-603 (5)	
	Detention and Correctional Facilities	S	14-603 (13)	
	Educational Facilities	Y		
	Fraternal Organization	Y		
	Libraries and Cultural Exhibits	Y		
	Re-Entry Facility	S	14-603 (12)	
	Religious Assembly	Y		
	Safety Services	Y		
	Transit Station	Y		
	Utilities and Services, Basic	Y		
	Utilities and Services, Major	N		
	Wireless Service Facility	Y	14-603 (16)(17)	
	Office	Business and Professional	Y	
		Medical, Dental, Health Practitioner (as noted below)		
		Sole Practitioner	Y	
Retail Sales [4]	Group Practitioner	Y		
	Government	Y		
	Adult-Oriented Merchandise	S	14-603 (13)	
	Building Supplies and Equipment	Y	14-603 (3)	
	Consumer Goods (except as noted below)	Y		
	Drug Paraphernalia Sales	S	14-603 (13)	
	Gun Shop	S	14-603 (13)	
	Food, Beverages, and Groceries (except as noted below)	Y		
	Fresh Food Market	Y	14-603 (7)	
	Pets and Pet Supplies	Y		
	Sundries, Pharmaceuticals, and Convenience Sales	Y		
	Wearing Apparel and Accessories	Y		
	Commercial Services	Adult-Oriented Service	S	14-603 (13)
		Animal Services (except as noted below)	Y	
Boarding and Other Services		N	14-603 (14)	
Assembly and Entertainment (except as noted below)		Y	14-603 (18)	
Amusement Arcade		S	14-603 (13)	
Casino		N		
Pool or Billiards Room		S	14-603 (13)	
Building Services		Y		
Business Support		Y		
Eating and Drinking Establishments (except as noted below)		Y		
Take-Out Restaurant		Y	14-603 (6)	
Smoking Lounge		S	14-603 (19)	
Financial Services (except as noted below)		Y		
Personal Credit Establishment		S	14-603 (13)	
Funeral and Mortuary Services		Y		
Maintenance & Repair of Consumer Goods		Y		
Marina		Y		
Parking, Non-Accessory		S	14-603 (10)	
Personal Services (except as noted below)		Y		
Body Art Service		S	14-603 (2)(13)	
Radio, Television, and Recording Services		Y		
Visitor Accommodations		N		
Commissaries and Catering Services		Y		
Vehicle and Vehicular Equipment Sales and Services	Commercial Vehicle Repair and Maintenance	N		
	Commercial Vehicle Sales and Rental	S[1]		
	Personal Vehicle Repair and Maintenance	S[2]		
	Personal Vehicle Sales and Rental	S[1]		
	Vehicle Fueling Station	Y	14-603 (8)	
	Vehicle Equipment and Supplies Sales and Rental	S[1]		
	Vehicle Paint Finishing Shop	N		
Wholesale, Distribution, Storage	Equipment and Materials Storage Yards and Buildings	Y		
	Moving and Storage Facilities	Y		
	Warehouse	Y		
	Wholesale Sales and Distribution (except as noted below)	Y		
Industrial	Distributor of Malt or Brewed Beverages	Y	14-603 (1)	
	Artist Studios and Artisan Industrial	Y		
	Limited Industrial	Y		
	General Industrial	N		
	Intensive Industrial	N		
	Junk and Salvage Yards and Buildings	N	14-603 (9)	
	Marine-Related Industrial	N		
	Medical Marijuana Growing/Processing Facility	N		
	Mining/Quarrying	N		
	Research and Development	Y		
	Trucking and Transportation Terminals	N		
	Urban Agriculture	Community Garden	Y	14-603 (15)
Market or Community-Supported Farm		Y	14-603 (15)	
Animal Husbandry		Y	14-603 (15)	
Horticulture Nurseries and Greenhouses		Y		

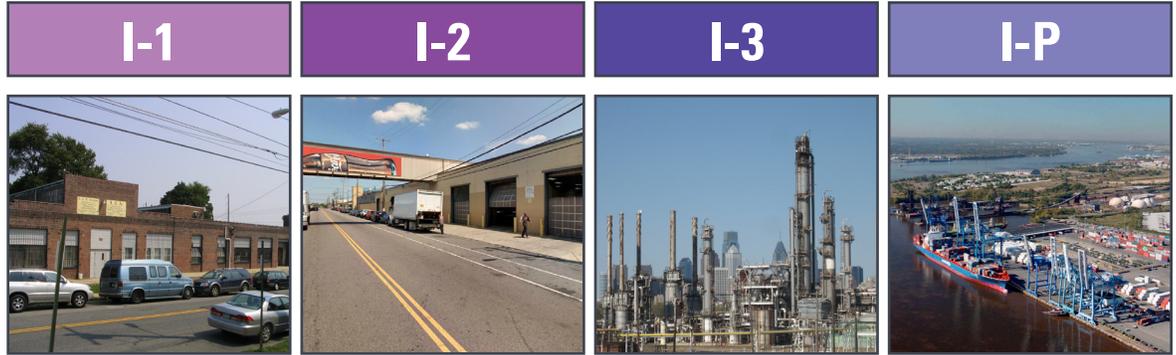
Table 14-602-3: Uses Allowed in Industrial Districts See page 42 for use notes.

Description: Intended to accommodate manufacturing, warehousing, wholesale, and industrial uses

There are four industrial zoning districts. The intensity of allowed industrial uses increases from low intensity in the I-1 district, to medium intensity in the I-2 district, and to high intensity in the I-3 district. I-P is intended to accommodate marine-related industrial uses like docks, wharves, piers, and related cargo facilities. All industrial uses require lot setbacks if they are located next to residential or park and open space districts.

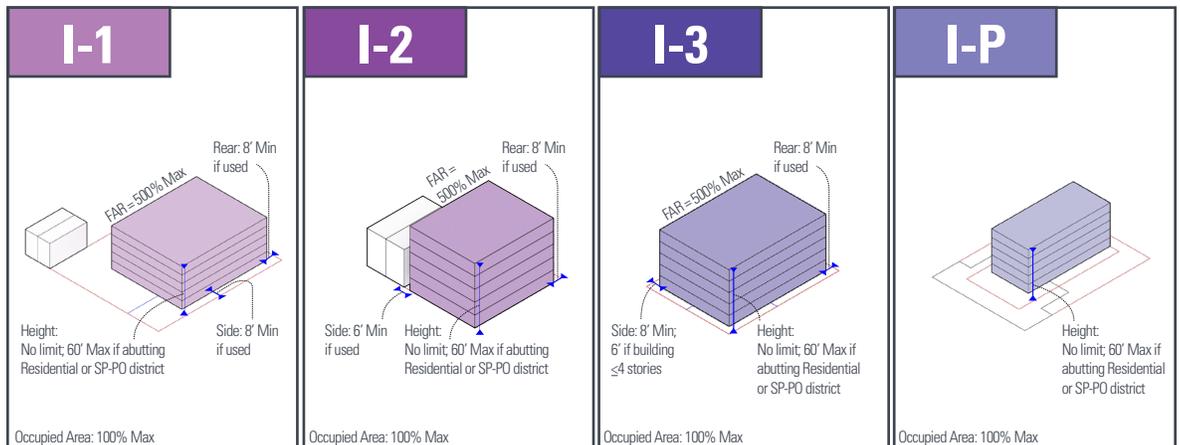
See page 40 for dimensional standards notes.

See §14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.



	I-1	I-2	I-3	I-P
Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS	
Residential	Household Living (as noted below)						
	Multi-family	N	N	N	N		
	Caretaker Quarters	Y	Y	Y	Y		
Parks and Open Spaces	Group Living	N	N	N	N	14-603 (11)	
	Passive Recreation	Y	Y	Y	Y		
	Active Recreation	N	N	N	N		
Public, Civic, and Institutional	Adult Care	N	N	N	N		
	Child Care	N	N	N	N	14-603 (5)	
	Detention and Correctional Facilities	N	S	Y	N	14-603 (13)	
	Educational Facilities	N	N	N	N		
	Fraternal Organization	N	N	N	N		
	Libraries and Cultural Exhibits	N	N	N	N		
	Re-Entry Facility	S	S	Y	S	14-603 (12)	
	Religious Assembly	N	N	N	N		
	Safety Services	Y	Y	Y	Y		
	Transit Station	Y	Y	Y	Y		
	Utilities and Services, Basic	Y	Y	Y	Y		
	Utilities and Services, Major	N	Y	Y	Y		
	Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)	
	Business and Professional	Y	Y	N	N		
	Office	Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner		Y	N	N	N		
Group Practitioner		Y	Y	Y	N		
Retail Sales [4]	Government	Y	Y	N	N		
	Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)	
	Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)	
	Consumer Goods (except as noted below)	N	N	N	N		
	Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)	
	Gun Shop	N	S	Y	N	14-603 (13)	
	Food, Beverages, and Groceries (except as noted below)	N	N	N	N		
	Fresh Food Market	N	N	N	N	14-603 (7)	
	Pets and Pet Supplies	N	N	N	N		
	Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N		
Commercial Services	Wearing Apparel and Accessories	N	N	N	N		
	Adult-Oriented Service	N	S	Y	N	14-603 (13)	
	Animal Services (except as noted below)	Y	Y	Y	N		
	Boarding and Other Services	S	S	N	N	14-603 (14)	
	Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)	
	Amusement Arcade	N	N	Y	N	14-603 (13)	
	Casino	N	N	N	N		
	Pool or Billiards Room	N	N	Y	N	14-603 (13)	
	Building Services	Y	Y	Y	N		
	Business Support	Y	Y	Y	N		
	Eating and Drinking Establishments (except as noted below)	N	N	N	N		
	Take-Out Restaurant	N	N	N	N	14-603 (6)	
	Smoking Lounge	N	N	N	N	14-603 (19)	
	Financial Services (except as noted below)	Y	Y	Y	Y		
	Personal Credit Establishment	N	S	Y	N	14-603 (13)	
	Funeral and Mortuary Services	N	N	N	N		
	Maintenance & Repair of Consumer Goods	Y	Y	Y	Y		
	Marina	Y	Y	N	N		
	Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)	
	Personal Services (except as noted below)	N	N	N	N		
	Body Art Service	N	S	Y	N	14-603 (2)(13)	
	Radio, Television, and Recording Services	Y	Y	Y	N		
	Visitor Accommodations	N	N	N	N		
Vehicle and Vehicular Equipment Sales and Services	Commissaries and Catering Services	N	N	N	N		
	Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y		
	Commercial Vehicle Sales and Rental	Y	Y	Y	Y		
	Personal Vehicle Repair and Maintenance	Y	Y	Y	N		
	Personal Vehicle Sales and Rental	N	Y	Y	N		
	Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)	
	Vehicle Equipment and Supplies Sales and Rental	N	N	N	N		
Vehicle Paint Finishing Shop	Y	Y	Y	N			
Wholesale, Distribution, Storage	Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y		
	Moving and Storage Facilities	Y	Y	Y	Y		
	Warehouse	Y	Y	Y	Y		
	Wholesale Sales and Distribution (except as noted below)	Y	Y	Y	Y		
Industrial	Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)	
	Artist Studios and Artisan Industrial	Y	Y	Y	N		
	Limited Industrial	Y	Y	Y	N		
	General Industrial	N	Y	Y	N		
	Intensive Industrial	N	N	Y	N		
	Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)	
	Marine-Related Industrial	N	N	Y	Y		
	Medical Marijuana Growing/Processing Facility	Y	Y	Y	N		
	Mining/Quarrying	N	N	Y	N		
	Research and Development	Y	Y	Y	N		
	Trucking and Transportation Terminals	Y	Y	Y	Y		
	Urban Agriculture	Community Garden	Y	Y	Y	N	14-603 (15)
		Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
		Animal Husbandry	Y	Y	Y	N	14-603 (15)
		Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

SP-INS | SPECIAL PURPOSE - INSTITUTIONAL

Description: Intended to encourage the development of institutional uses in accordance with an approved master plan

There is one special purpose institutional (SP-INS) district. Typically, a SP-INS district is designated for a large-scale institutional purpose, like a university, college, or medical campus. The institution within the SP-INS district is responsible for developing a master plan, which must be approved by the City Council. Uses can vary, but are subject to limits on size, use, parking, and other criteria.

SP-INS



See §14-404 for SP-INS, Institutional (Special Purpose) District Notes.

Min. Contiguous Area	5 Acres
Max. Gross Floor Area	400% (exclusive of streets)
Max. Occupied Area	70% (exclusive of streets)
Min. Yard Widths & Depths	N/A or requirements of a residential district if adjacent
Max. Height	N/A or 20 ft. above max. height of adjacent residential within 50 ft. of a residential district

Subject to an approved Master Plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts *See page 42 for use notes.*

<p>Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited</p>	SP-INS	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	Y	14-603 (11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Adult Care	Y	
Airport-Related Facilities	N	
Child Care	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y[3]	
Fraternal Organization	Y	
Hospital	Y[4]	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603 (16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Amusement Arcade	N	14-603 (13)
Casino	N	
Pool or Billiards Room	N	14-603 (13)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Marina	N	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603 (1)
Industrial Use Category		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
Urban Agriculture Use Category		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	S	14-603 (15)

SP-ENT SPECIAL PURPOSE - ENTERTAINMENT

Description: Intended to encourage development of major entertainment facilities in accordance with an approved master plan

There is one special purpose entertainment (SP-ENT) district type. The SP-ENT district is intended to encourage the orderly development of major entertainment facilities and other uses following recommendations of a master plan, which must be approved by City Council. The master plan should also provide for reasonable, compatible relationships between buildings that are situated on the periphery of the district and abutting districts.

SP-ENT



See §14-405 for SP-ENT, Entertainment (Special Purpose) District Notes.

Max. Gross Floor Area	400%; up to 600% if located adjacent to SP-STA
Min. Open Area	10% to 30%
Min. Yard Widths & Depths	Waterfront setback and 25 ft. from residential for parking areas
Max. Height	300 ft. or 30 stories

Subject to an approved Master Plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts See page 42 for use notes.

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-ENT	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	Y	
Group Living	N	14-603 (11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Adult Care	N	
Airport-Related Facilities	N	
Child Care	N	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	N	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603 (16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Amusement Arcade	Y	14-603 (13)
Casino	Y	
Pool or Billiards Room	Y	14-603 (13)
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	N	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Marina	Y	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	N	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603 (1)
Industrial Use Category		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
Urban Agriculture Use Category		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

SP-STA SPECIAL PURPOSE - SPORTS STADIUM

Description: Intended accommodate large scale specialized sporting facilities, associated large capacity automobile parking areas

There is one special purpose sports stadium (SP-STA) district. The SP-STA district is intended to accommodate large scale specialized sporting facilities, associated large capacity parking areas, and related uses and facilities, while also promoting high quality design of the facilities and mitigating adverse impacts on surrounding communities.

SP-STA



See §14-406 for SP-STA, Sports Stadium (Special Purpose) District Notes.

Min. Setbacks	300 ft. from residential district; 150 ft. for parking from residential district
Max. Height	38 ft. to 150 ft. depending on use

Subject to an approved Master Plan.

Table 14-602-4: Uses Allowed in Special Purpose Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-STA	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	N	14-603 (11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Adult Care	Y	
Airport-Related Facilities	N	
Child Care	Y	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	Y	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603 (16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	N	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	N	14-603 (7)
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Amusement Arcade	N	14-603 (13)
Casino	N	
Pool or Billiards Room	N	14-603 (13)
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	N	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Marina	N	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	N	14-603 (1)
Industrial Use Category		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
Urban Agriculture Use Category		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

SP-PO

SPECIAL PURPOSE - PARKS AND OPEN SPACE

Description: Intended to help preserve and protect lands set aside for park and open space use

There are two special purpose parks and open space (SP-PO) districts. The special purpose parks and open space active (SP-PO-A) district includes public parks, recreational activities, and open space areas. The special purpose parks and open space passive (SP-PO-P) district includes passive parks and open space areas.

SP-PO-A



SP-PO-P



See §14-407 for SP-PO,
Parks and Open Space
(Special Purpose) District Notes.

Dimensions can vary and range from a small neighborhood playground to a large park.

Dimensions can vary and range from a small neighborhood playground to a large park.

The size, location, and design of all buildings, structures, activity areas, and other improvements must comply with the dimensional regulations of the most restrictive adjacent zoning district.

The size, location, and design of all buildings, structures, activity areas, and other improvements must comply with the dimensional regulations of the most restrictive adjacent zoning district.

Table 14-602-4: Uses Allowed in Special Purpose Districts *See page 42 for use notes.*

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-PO-A	SP-PO-P	USE SPECIFIC STANDARDS
Residential Use Category			
Household Living	N	N	
Group Living	N	N	14-603 (11)
Parks and Open Spaces Use Category			
Natural Resource Preservation	Y[1]	Y[1]	
Passive Recreation	Y[1]	Y[1]	
Active Recreation	Y[1]	N	
Public, Civic, and Institutional Use Category			
Adult Care	Y	N	
Airport-Related Facilities	N	N	
Child Care	N	N	14-603 (5)
Community Center	Y	N	
Educational Facilities	N	N	
Fraternal Organization	N	N	
Hospital	N	N	
Libraries and Cultural Exhibits	Y[1]	N	
Religious Assembly	N	N	
Safety Services	N	N	
Transit Station	N	N	
Utilities and Services, Basic	N	N	
Wireless Service Facility	N	N	14-603 (16)(17)
Office Use Category			
Business and Professional	N	N	
Medical, Dental, Health Practitioner	N	N	
Government	N	N	
Retail Sales Use Category			
Building Supplies and Equipment	N	N	14-603 (3)
Consumer Goods (except as noted below)	N	N	
Drug Paraphernalia Sales	N	N	14-603 (13)
Gun Shop	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	14-603 (7)
Pets and Pet Supplies	N	N	
Sundries, Pharmaceuticals, Convenience Sales	N	N	
Wearing Apparel and Accessories	N	N	
Commercial Services Use Category			
Animal Services (except as noted below)	N	N	
Stables	N	N	14-603 (14)
Assembly and Entertainment	N	N	14-603 (18)
Amusement Arcade	N	N	14-603 (13)
Casino	N	N	
Pool or Billiards Room	N	N	14-603 (13)
Building Services	N	N	
Business Support	N	N	
Eating and Drinking Establishments (except as noted below)	Y[5]	N	
Take-Out Restaurant	Y[5]	N	14-603 (6)
Smoking Lounge	N	N	14-603 (19)
Financial Services (except as noted below)	N	N	
Personal Credit Establishment	N	N	14-603 (13)
Funeral and Mortuary Services	N	N	
Marina	N	N	
Maintenance & Repair of Consumer Goods	N	N	
Parking, Non-Accessory	N	N	14-603 (10)
Personal Services	N	N	14-603 (2)
Radio, Television, and Recording Services	N	N	
Visitor Accommodations	N	N	
Wholesale, Distribution, and Storage Use Category			
Wholesale Sales and Distribution	N	N	14-603 (1)
Industrial Use Category			
Artist Studios and Artisan Industrial	N	N	
Research and Development	N	N	
Urban Agriculture Use Category			
Community Garden	Y	Y	14-603 (15)
Market or Community-Supported Farm	S	S	14-603 (15)

SP-AIR | SPECIAL PURPOSE - AIRPORT

Description: Intended to support the development of airport uses and complementary mix of uses, while minimizing impacts on surrounding areas

There is one special purpose airport (SP-AIR) district. The SP-AIR district regulations are designed to take into account the unique aspects of airports and the impact they have on the surrounding community. The district supports the development of airports and related uses, while minimizing the impact on surrounding communities.

SP-AIR



See §14-408 for SP-AIR, Airport (Special Purpose) District Notes.

Max. Gross Floor Area	500%
Max. Occupied Area	70%
Side Setbacks	Buildings up to four stores - 6 ft. Buildings over 4 stories - 8 ft. (if used)
Max Height	Varies under the Airport Hazard Control Overlay (See §14-511)

Table 14-602-4: Uses Allowed in Special Purpose Districts *See page 42 for use notes.*

<p>Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited</p>	SP-AIR	USE SPECIFIC STANDARDS
Residential Use Category		
Household Living	N	
Group Living	N	14-603 (11)
Parks and Open Spaces Use Category		
Natural Resource Preservation	Y	
Passive Recreation	Y	
Active Recreation	Y	
Public, Civic, and Institutional Use Category		
Adult Care	N	
Airport-Related Facilities	Y	
Child Care	S[2]	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	Y	
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603 (16)(17)
Office Use Category		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
Retail Sales Use Category		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
Commercial Services Use Category		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Amusement Arcade	Y	14-603 (13)
Casino	N	
Pool or Billiards Room	N	14-603 (13)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Marina	Y	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Wholesale, Distribution, and Storage Use Category		
Wholesale Sales and Distribution	Y	14-603 (1)
Industrial Use Category		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
Urban Agriculture Use Category		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

BONUS SUMMARY

FLOOR AREA, HEIGHT, AND HOUSING UNIT DENSITY BONUSES

Bonus Category		Additional Gross Floor Area, as Percent of Lot Area									
		RM-2	RM-3, RMX-1	RM-4	RMX-2	IRMX	RMX-3	CMX-3 *	CMX-3 **	CMX-4	CMX-5
Public Art (§14-702(5))		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	100%
Public Space (§14-702(6))		N/A	N/A	N/A	N/A	N/A	N/A	N/A	Up to 50%	Up to 200%	Up to 400%
Mixed Income Housing (§14-702(7))	Moderate Income	25%	50%	100%	75%	150%	150%	150%	200%	150%	300%
	Low Income	50%	75%	175%	125%	250%	250%	250%	300%	250%	400%
Transit Improvements (§14-702(8))		N/A	N/A	N/A	N/A	N/A	N/A	N/A	Up to 100%	Up to 200%	Up to 400%
Underground Accessory Parking and Loading (§14-702(9))		N/A	N/A	N/A	N/A	N/A	100%	N/A	50%	200%	200%
Green Building (§14-702(10))		N/A	N/A	N/A	N/A	N/A	N/A	Up to 100%	Up to 100%	Up to 200%	Up to 400%

See §14-701(2) (Residential District Dimensional Tables) and §14-701(3) (Commercial Districts Dimensional Table) for the maximum allowed base floor area ratios for each district.)

* CMX-3 as provided in §14-702(2)(c) (except in /TOD)

** CMX-3 (within /TOD only)

14-702. Floor Area, Height, and Housing Unit Density Bonuses

- (1) Purpose
The intent of the floor area bonus and building height bonus provisions are to encourage certain types of development and the creation of specific amenities in the public interest. These floor area and building height bonuses shall be available in the areas listed, and in return for the provision of design or amenities listed.
- (2) Eligibility for Floor Area Bonuses
In order to be eligible for any floor area bonuses pursuant to this section:
- (a) The property must be located in the RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, IRMX, CMX-3, CMX-4, or CMX-5 districts, and property located in those districts shall only be eligible for the bonuses indicated for that district in this §14-702.
 - (b) If the property is located in the RMX-3, CMX-4, or CMX-5 districts, the property must have frontage on two streets at least 50 ft. wide or three streets at least 20 ft. wide, except for bonuses earned pursuant to §14-702(7) (Mixed Income Housing), for which these street width requirements shall not apply.
 - (c) Except for bonuses earned pursuant to §14-702(7) (Mixed Income Housing), if the property is located in the CMX-3 district, it must be located in:
 - (.1) The Center City Commercial District Control Area, described in §14-502(2)(b)(.29), provided the property must have frontage on two streets at least 50 ft. wide or three streets at least 20 ft. wide;
 - (.2) The Old City Residential Area, Bridge Approach, described in §14-502(2)(b)(.17); or
 - (.3) An area where the Transit Oriented Development (TOD) regulations of §14-513 apply.
 - (d) Projects may use more than one bonus option unless specifically stated otherwise in this section.
 - (e) Property located in the /CDO overlay district or the /ECO overlay district shall be eligible for floor area bonuses, provided the subject property is a minimum of three acres and further provided that any bonus category used to earn additional floor area shall not be the same as any bonus category used to earn additional height.
- (2.1) Eligibility for Height Bonuses
In order to be eligible for any height bonuses pursuant to this section,
- (a) The property must be located in the /ECO overlay district and be subject to the height restrictions of §14-519(4)(b);
 - (b) The property must be located in the /CDO overlay district and be subject to the height restrictions of §14-507(6)(b); or
 - (c) The development project must result in the construction of at least three residential dwelling units and be located
 - (.1) in an RM-1, CMX-2, or CMX-2.5 zoning district; or
 - (.2) in a CMX-1 zoning district and be subject to a base height limit of 38 feet or less.
- (2.2) Eligibility for Housing Unit Density Bonuses
In order to be eligible for any housing unit density bonuses pursuant to this section, the property must be in an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district.
- (3) Floor Area Bonus Options Summary Table
The following table summarizes the floor area bonus options in this section. In the event of conflict between the provisions of Table 14-702-1 and the text of this Zoning Code, the text shall govern.

Bonus Category		Additional Building Height		
		/CDO	/ECO	RM-1, CMX-1, CMX-2, CMX-2.5
Public Art (§14-702(5))		Up to 12 ft.	Up to 12 ft.	N/A
Public Space (§14-702(6))		Up to 48 ft.	Up to 24 ft.	N/A
Mixed Income Housing (§14-702(7))	Moderate Income	Up to 48 ft.	Up to 48 ft.	7 ft.
	Low Income	Up to 60 ft.	Up to 60 ft.	7 ft.
Transit Improvements (§14-702(8))		Up to 72 ft.	N/A	N/A
Green Building (§14-702(10))		Up to 36 ft.	Up to 36 ft.	N/A
Trail (§14-702(11))		Up to 72 ft.	N/A	N/A
Street Extension (§14-702(12))		Up to 72 ft.	N/A	N/A
Retail Space (§14-702(13))		Up to 36 ft.	Up to 48 ft.	N/A
Stormwater Management (§14-702(14))		Up to 36 ft.	Up to 72 ft.	N/A
Through-Block Connection (§14-702(15))		N/A	Up to 48 ft.	N/A

Housing Unit Density Bonus*	
	RM-1, CMX-1, CMX-2, CMX-2.5
Moderate Income	25% increase in units permitted
Low Income	50% increase in units permitted

* Mixed Income Housing Bonus (See §14-702(7) for more details)

Additional Bonuses	
Additional bonuses are available for Green Roofs, Historic Structures and Fresh Food Markets, Please see Code sections below for more details:	
Green Roof	§14-602(7)
Historic Structure	§14-602(8)
Fresh Food Market	§14-603(7)

14-702. Floor Area, Height, and Housing Unit Density Bonuses (continued)

(4) Maximum Floor Area and Height Bonus Amounts

- (a) If the property is located in the RMX-3 district, the bonuses in this §14-702 may be used in combination to earn additional floor area ratio up to 100% of the lot area.
- (b) If the property is located in the CMX-3 district, the bonuses in this §14-702 may be used in combination to earn additional floor area ratio up to 250% of the lot area.
- (c) If the property is located in the CMX-4 district, the bonuses in this §14-702 may be used in combination to earn additional floor area ratio up to 700% of the lot area.
- (d) If the property is located in the CMX-5 district the bonuses in this §14-702 may be used in combination to earn additional floor area ratio up to 800% of the lot area.
- (e) If the property is located in the CMX-5 district, and is included in the Center City/University City Floor Area Ratio area (see §14-701(3) (Commercial Districts Dimensional Table), the bonuses in this §14-702 may be used in combination to earn additional floor area ratio up to 1,200% of the lot area.
- (f) All bonus floor area earned pursuant to this section must be used so that the property (a) complies with all dimensional standards applicable to the property (other than maximum gross floor area or floor area ratio) in §14-701 (Dimensional Standards), including without limitation the maximum height for the property established in that section, and (b) complies with all other provisions of this Zoning Code, unless a specific exception to one or more of those requirements is listed in this Zoning Code.
- (g) All bonus height earned pursuant to this section must be used so that the property (a) complies with all dimensional standards applicable to the property (other than maximum height) in §14-701 (Dimensional Standards), including without limitation the maximum gross floor area or floor area ratio for the property established in that section, and (b) complies with all other provisions of this Zoning Code, unless a specific exception to one or more of those requirements is listed in this Zoning Code.
- (h) The height bonuses in this §14-702 may be used in combination to earn up to:
 - (.1) 144 ft. of building height in the /CDO overlay;
 - (.2) 84 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Spring Garden Street, 9th Street, Callowhill Street, 7th Street, Willow Street, American Street, and Noble Street; and
 - (.3) 240 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Noble Street, American Street, Willow Street, 7th Street, and Callowhill Street.

(i) Notwithstanding the foregoing, any bonuses earned through §14-702(7) (Mixed Income Housing) shall not apply toward, and may exceed, these maximum floor area and height bonus amounts.

See §14-702 for additional information regarding all Floor Area, Height, and Housing Unity Density Bonuses.

Notes for Table 14-701-1: Lower Density Residential Districts

- [1] In the RSA-4 district, a group of attached buildings shall contain a maximum of four buildings, including the semi-detached buildings at either end of the group. Each semi-detached building at the end of a group shall comply with the following:
 - (a) The minimum lot width shall be 30 ft.
 - (b) The minimum lot area shall be 2,700 sq. ft.
 - (c) The minimum required side yard width shall be a minimum average of 12 ft., not less than 8 ft. at any point.
- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:
 - (a) At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
 - (b) Each of the lots created is used for one single-family attached home; and
 - (c) Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 district, buildings on lots equal to or less than 45 ft. in depth are exempt from the minimum open area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 district, front setbacks shall comply with the following:
 - (a) On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.
 - (b) On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.
 - (c) If the property is bounded by two or more streets, only the primary frontages as designated in §14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front setback requirements of (.a) and (.b) above.
- [6] Number of required yards / required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [7] In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft.
- [8] In the RSA-1, RSA-2, and RSA-3 districts, side yards shall comply with the following:
 - (a) For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that adjoins that side and that meets this minimum size.
 - (b) For lots bounded on both sides by the side or rear yards of semi-detached or detached structures, a semi-detached structure is not permitted. A detached structure may be constructed as stated in §14-701(2)(b)(9).
 - (c) For lots that are not bounded on any side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that fully meets this minimum size on either side.
- [9] For lots bounded on both sides by the side yard of a semi-detached structure, a detached structure may be constructed with a side yard on both sides, each with at least 50% of the minimum semi-detached side yard width required for permitted residential uses.

Notes for Table 14-701-1: Lower Density Residential Districts

- [1] In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
 - (a) At least 75% of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
 - (b) Each of the lots created meets the minimum lot width requirement of the zoning district.
- [2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement.
- [3] The open area shall consist of at least 50% of the master plan area that is unoccupied by structures or parking. For land containing historically significant structures, or amenities, open area shall consist of at least 25% of the master plan area that is unoccupied by either structures, or parking.
- [4] Open air parking shall be excluded from the required open area measurement in the RMX-2 district.
- [5] If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.
- [6] In the RM-1 district, front setbacks shall comply with the following:
 - (a) On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.
 - (b) On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.
 - (c) If the property is bounded by two or more streets, only the primary frontages as designated in §14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front setback requirements of (.a) and (.b) above.
- [7] For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the centerline of that street and shall be equal to 3/4 of the height of the structure.
- [8] Number of required yards / required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.

Notes for Table 14-701-3: Commercial Districts



- [1] Except with respect to front setbacks, as provided in Table Note [3], below, all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply.
- [2] The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to 1,600% of lot area.
- [3] In the CMX-1 district, front setbacks shall comply with the following:
- (a) On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.
 - (b) On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.
 - (c) If the property is bounded by two or more streets, only the primary frontages as designated in §14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front setback requirements of (.a) and (.b) above.

Notes for Table 14-701-4: Industrial Districts



- [1] Reserved.
- [2] Where any space is left open between structures, and between structures and lot lines other than street lines, the open space shall have a minimum dimension of 12 ft.
- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- (a) The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
 - (b) The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.

Notes for Table 14-602-1: Residential Districts



- [1] In the RM-1 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:
- (a) A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area.
 - (b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.; provided that, if the green roof conditions set forth at §14-602(7) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units.
- [2] Must be in a completely enclosed detached building.
- [3] In the RMX-1 district, a cumulative total of up to 50 sq. ft. of office, retail and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [4] In the RMX-2 district, a cumulative total of up to 100 sq. ft. of office, retail, and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [5] In the RMX-3 district, retail sales and commercial service uses may not exceed 25% of the total gross floor area. Retail sales uses must be located on the ground floor of a building, except that, in the area bounded by Cherry Street, 23rd Street, John F. Kennedy Boulevard and the right-of-way of CSX Railroad, retail sales uses may be located above the ground floor provided that such retail sales uses have a direct entrance or entrances from the ground floor. Commercial service uses may be located on any floor of a building.

Notes for Table 14-602-2: Commercial Districts



- [1] When the proposed use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply. Otherwise, the residential use regulations of the most restrictive adjacent residential district apply. If there is no adjacent residential district, single-family household living shall be permitted and two-family and multi-family household living shall be prohibited. Notwithstanding any of the foregoing, two-family and multi-family household living shall be permitted in the CMX-1 district if the dwelling would otherwise qualify for a housing unit density bonus for mixed-income housing, pursuant to §14-702(7). In such instances, the property shall be subject to the housing unit density provisions set forth in Table Note [2], below, as if the property were located in a CMX-2 district, plus any applicable housing density bonus pursuant to §14-702(7).
- [2] In the CMX-2 district, the number of permitted dwelling units is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:
- (a) A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;
 - (b) A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area; and a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that
 - (c) If the green roof conditions set forth at §14-602(7) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (.a) and (.b), above, shall not apply.
- [3] In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in §14-701(1)(d).4 (Primary Frontage) shall be subject to this requirement.
- [4] Reserved.
- [5] Office, retail, and commercial service uses located on the first floor may not occupy more than 2,000 sq. ft. of gross floor area, nor may any office, retail, or commercial service uses be located on or above the second floor.
- [6] In CMX-4 and CMX-5 districts, underground parking garages are permitted; otherwise any portion of a parking garage located above ground level requires special exception approval.
- [7] Two-family household living is permitted in the CMX-3 district provided at least 50% of the ground floor frontage contains a non-residential use, or the lot area is less than 1,440 sq. ft.
- [8] In the CMX-2.5 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.
- (a) A minimum of 360 sq. ft. of lot area is required per dwelling unit for buildings less than or equal to 45 ft. in height.
 - (b) A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height.
 - (c) Provided that if the green roof conditions set forth at §14-602(7) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (.a) and (.b), above, shall not apply.

Notes for Table 14-602-3: Industrial Districts



- [1] Sale of used automotive parts is prohibited.
- [2] Storage of parts must be in an enclosed structure and storage of vehicles being serviced must be on a surface parking lot or in a parking garage.
- [3] In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground floor area of all buildings on the lot.
- [4] In the IRMX district, retail sales uses are prohibited on any floor other than the ground floor of a building.

Notes for Table 14-602-4: Special Purpose Districts



- [1] In addition to the regulations of this Zoning Code, uses in the SP-PO district are subject to Pennsylvania law. Uses on City-owned park and open land are also subject to approval by DPR.
- [2] Child care uses shall be enclosed within a building and may be located within the terminal complex. Child care services may not be located within buildings containing uses listed in §14-601(4)(a)(.4) to §14-601(4)(a)(.17).
- [3] Adjunct residential dwellings (including dormitories), amusement arcades, and pool or billiards rooms are permitted.
- [4] Adjunct residential dwellings (including dormitories) are permitted.
- [5] Eating and Drinking Establishments, including Take-Out Restaurants, are only permitted if they are co-located with, and lesser in lot or building area to, a primary on-site Parks and Open Space, Community Center, or Libraries and Cultural Exhibits use.