




# Zoning Use Classifications

## L&I's Zoning Webinar Series

1.5 Continuing Education Credits



# Zoning Use Classification Webinar

- Topics:
    - Use Classifications
    - Accessory Uses
    - Use-Specific Standards
    - Regulated Uses
    - Nonconforming Uses
    - New Owners and Tenants and Existing Uses
  - Use the Q&A feature to ask questions.
  - Please keep questions general - no address-specific questions.
  - The slide deck will be shared and posted on the website.
  - A poll must be completed at the end of the presentation to receive CEU's.
- 

# Zoning Webinar Series



[Zoning 101](#)

Feb 28, 2024



Zoning Use  
Classifications

April 3, 2024



Zoning  
Research

May 8, 2024



Zoning &  
eCLIPSE

June 12, 2024



Changes to  
Zoning Permits

July 10, 2024



Zoning  
Bonuses

Sept 18, 2024



Slide decks of prior sessions can be found on [L&I's website](#). Future sessions will be advertised on the [website](#) and [newsletter](#).



# About L&I

# What Does L&I Do?

The Department of Licenses and Inspections (L&I) enforces the City of Philadelphia's construction, fire, zoning, business compliance and property maintenance codes through the issuance of licenses and permits and through building and property inspections. Contractors, business and property owners, landlords, and tenants are all served by L&I.



# L&I's Mission & Vision

## MISSION

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The Department of Licenses & Inspections (L&I) enforces the City's codes for the safe and lawful construction and use of buildings.

## VISION

## VISION

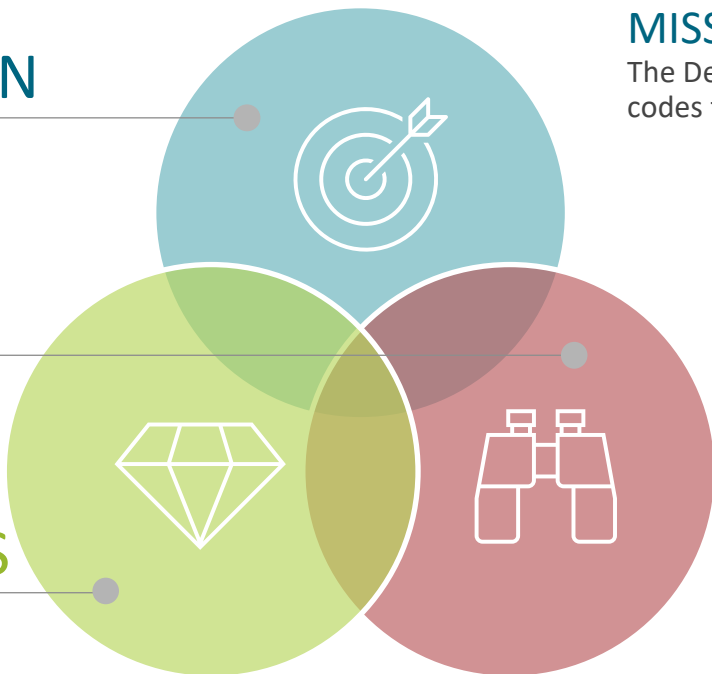
To build and sustain a safer Philadelphia, L&I embraces best practices in technology and customer service. We enable the public to access information, secure required approvals, and comply with building safety requirements in a convenient, reliable, and transparent manner.

## VALUES

L&I achieves code compliance through collaboration, education, and effective enforcement measures that hold businesses, contractors, and property owners accountable.

## VALUES

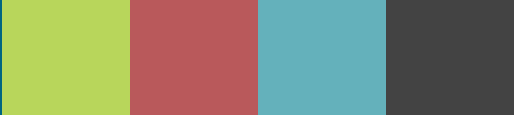
Our core values: Accessibility, Accountability, Consistency, Integrity, Transparency





# What Does L&I Do?

As part of our mission, we:

- Review building plans and applications and issue permits in accordance with the City's construction and zoning codes.
  - Inspect construction projects for code compliance.
  - Inspect higher-risk properties for compliance with the Fire Code.
  - Respond to complaints regarding suspected Property Maintenance Code, Fire Code and Business Compliance violations.
  - Inspect, monitor, seal, and demolish vacant and/or dangerous buildings.
  - Issue trade and business licenses, including rental property licenses.
  - Help landlords and tenants understand their responsibilities.
- 





# Transparency

One of L&I's core values is transparency. The resources below can be used by the public to access L&I related information and records.

## Atlas

<https://atlas.phila.gov/>

- History of permits, licenses, inspections and appeals at any address
- Access zoning information at any address (district, overlays and achieve)


## L&I's Website

<https://www.phila.gov/li>

- Detailed descriptions of our services, permit status tracker, access to eCLIPSE, newsletters, FAQs, etc.

## Open Data

<https://www.opendataphilly.org/>

- Download searchable data sets for permits, licenses, appeals, etc.
  - Data can be sorted by council district, census tract, date, status etc.
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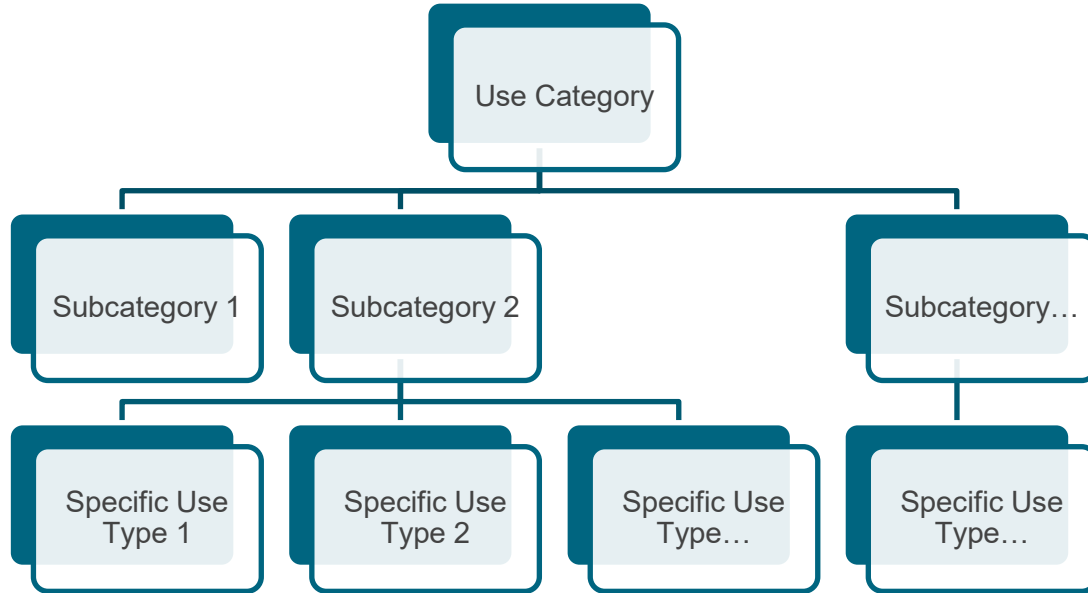
# Use Classifications



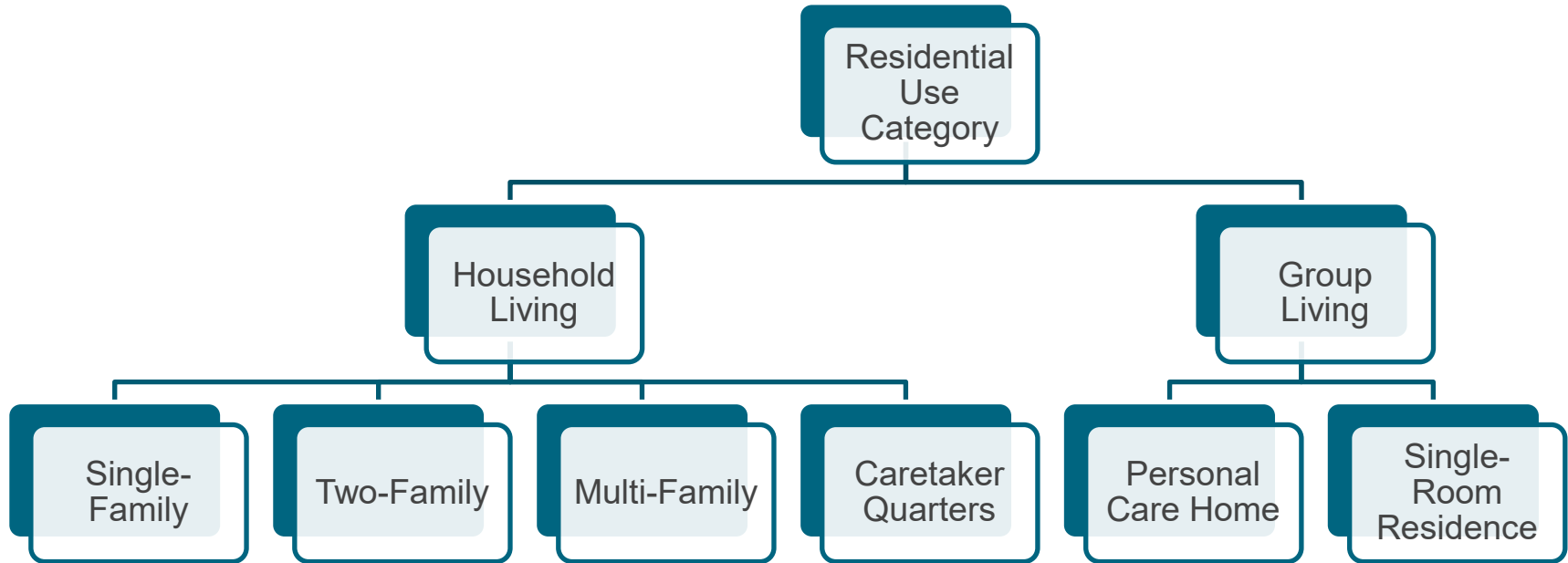
# Use Category Structure and Use Tables

- The [Philadelphia Zoning Code](#) defines Use Categories, Subcategories, and Specific Use Types in [14-601](#) of the Code.
  - [14-602](#) of the code includes tables that indicate which Use Categories, Subcategories, and Specific Use Types are permitted, prohibited or require special exception approval in each base zoning district.
  - There are also notes associated with each table that are only to be used if specifically referenced in the table.
  - [14-500](#) of the code includes provisions applicable to specific overlay zoning districts. These provisions may or may not impact allowable uses.
- 


# Use Category Structure Example

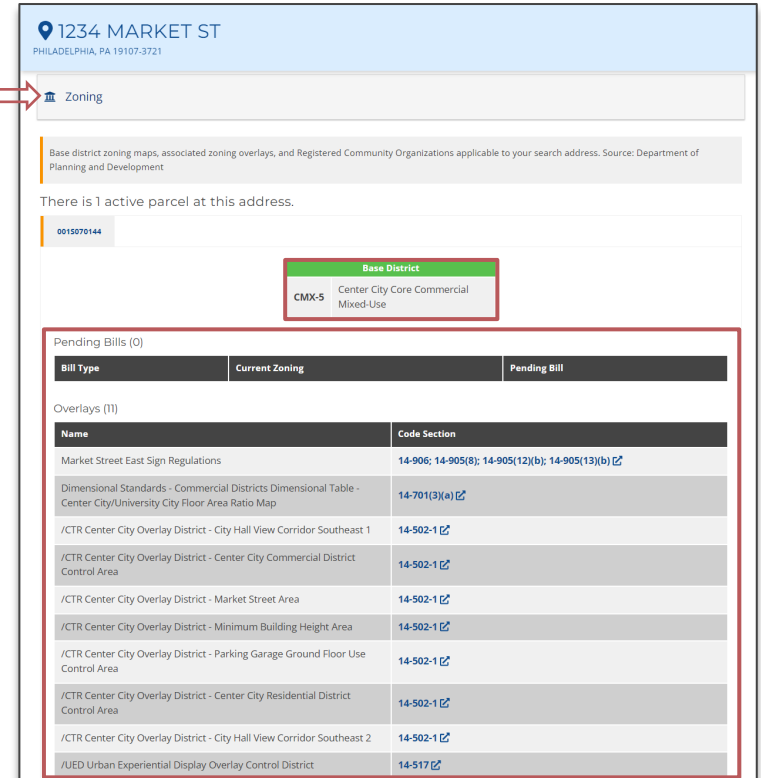


# Use Category Structure Example



# Determining Zoning Districts

1. Go to [Atlas.phila.gov](https://atlas.phila.gov).
2. Type the address in the search bar and click 
1. Click on the Zoning Tab.
2. Here you will see the Base Zoning District and any Zoning Overlays.
3. You will also see any pending legislation impacting the zoning of the lot.



1234 MARKET ST  
PHILADELPHIA, PA 19107-3721

Zoning

Base district zoning maps, associated zoning overlays, and Registered Community Organizations applicable to your search address. Source: Department of Planning and Development

There is 1 active parcel at this address.

0015070144

**Base District**  
CMX-5 Center City Core Commercial Mixed-Use

Pending Bills (0)


Bill Type	Current Zoning	Pending Bill

Overlays (11)

Name	Code Section
Market Street East Sign Regulations	14-906; 14-905(8); 14-905(12)(b); 14-905(13)(b) <a href="#">↗</a>
Dimensional Standards - Commercial Districts Dimensional Table - Center City/University City Floor Area Ratio Map	14-701(3)(a) <a href="#">↗</a>
/CTR Center City Overlay District - City Hall View Corridor Southeast 1	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - Center City Commercial District Control Area	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - Market Street Area	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - Minimum Building Height Area	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - Parking Garage Ground Floor Use Control Area	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - Center City Residential District Control Area	14-502-1 <a href="#">↗</a>
/CTR Center City Overlay District - City Hall View Corridor Southeast 2	14-502-1 <a href="#">↗</a>
/UED Urban Experiential Display Overlay Control District	14-517 <a href="#">↗</a>



# How to Use the Use Table

- **Y** = Yes, permitted as of right
  - **S** = Special exception approval required
  - **N** = Not allowed (expressly prohibited)
  - Uses not listed in the table are prohibited
  - Numbers in brackets refer to notes located directly before the table. Notes should only be used if specifically referenced in the table.
  - References to Use-Specific Standards are in the right-most column. Use-Specific Standards should only be applied if specifically referenced in the table.
- 

# Use Table Example

	District	District	District	District	District	District	Use-Specific Standards
<p><b>Y</b> = Yes, use is permitted as of right   <b>S</b> = Special exception approval required   <b>N</b> = Not allowed (use expressly prohibited)            Uses not listed are also prohibited   Bracketed numbers refer to notes immediately preceding the table</p>							
Use Category							
Subcategory Use Type	Y[1]	Y[1]	Y	Y	Y	Y	Use-specific standards column contains cross-reference to any applicable regulation that applies to use in all districts
Subcategory Use Type	N	N	N	S	Y	Y	
Subcategory Use Type	N	N	N	N	Y	Y	


# Use Table Example

	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	Use-Specific Standards
<p><b>Y</b> = Yes, use is permitted as of right   <b>S</b> = Special exception approval required   <b>N</b> = Not allowed (use expressly prohibited)            Uses not listed are also prohibited   Bracketed numbers refer to notes immediately preceding the table</p>							
<b>Residential Use Category</b>							
Household Living (as Noted Below)							
Single- Family	[1]	Y [3]	Y [3]	N	N	N	
Two Family	[1]	Y [3]	Y [3]	Y [7]	N	N	
Multi-Family	[1]	Y [2] [3]	Y [3] [8]	Y	Y	Y	





# Overlay Districts and Uses

- Every property in the city is assigned a base zoning district. Additionally, properties may also be in one or more overlay districts. These districts have additional, specific requirements that may impact allowable uses.
  - Overlay zoning district regulations apply in combination with underlying base zoning district regulations.
  - When overlay district standards conflict with standards that would otherwise apply under the Zoning Code, the regulations of the overlay zoning district govern.
  - [14-500](#) of the code includes provisions applicable to specific overlay zoning districts.
- 




# Use Categories

- The Code classifies principal uses into ten major groupings:
    1. Residential. See [14-601\(2\)](#).
    2. Parks and Open Space. See [14-601\(3\)](#).
    3. Public, Civic, and Institutional. See [14-601\(4\)](#).
    4. Office. See [14-601\(5\)](#).
    5. Retail Sales. See [14-601\(6\)](#).
    6. Commercial Services. See [14-601\(7\)](#).
    7. Vehicle and Vehicular Equipment Sales and Services. See [14-601\(8\)](#).
    8. Wholesale, Distribution, and Storage. See [14-601\(9\)](#).
    9. Industrial. See [14-601\(10\)](#).
    10. Urban Agricultural. See [14-601\(11\)](#).
- 



# Multiple Use Categories

- A use permit is required for every use established on a lot, with the exception of some accessory uses (more on that later...).
  - There are many cases where a lot has multiple principal uses:
    - A mixed-use building with commercial tenants on the first floor and residential above.
    - A shopping center or mall with multiple tenants
    - A retail store that falls into multiple-use categories (e.g. Target, Walmart)
    - An establishment that functions as a Sit-Down Restaurant during the day and a Nightclub and Public Entertainment Venue at night.
- 

# Use Classification Guide

- [Use Classification Guide](#) available on L&I's website.
- This guide translates the specific language of the code into simple terms and provides real-life examples of each use category.
- Includes flow charts to differentiate uses based on various factors.

Department of Licenses and Inspections  
CITY OF PHILADELPHIA

Public, Civic & Institutional

**14-601(4)(c) Child Care<sup>1</sup>**

- Care of children for less than 24-hours a day by someone other than a relative.
- Child care can be considered accessory if it is not a primary use (e.g. if it is operated by and on the same property as a religious assembly or if it is for use by the patrons of and on the same property as a fitness center, etc.).
- Examples: preschools, nursery schools, Head Start programs, and latchkey programs
- The flowchart at the bottom of this page can be used to determine which subcategory a child care use would fit into.
- Child Care must be identified as one of the following subcategories:

**14-601(4)(c)(1) Family Child Care**

- Care within the provider's home.
- Must be within a Single-Family Dwelling or Two-Family Dwelling.

**14-601(4)(c)(2) Group Child Care**

- Not within the provider's home.
- Up to 12 children.

**14-601(4)(c)(3) Child Care Center**

- Not within the provider's home.
- 13+ children.

```
graph TD
    CC[Child Care] --> Q1{Is in the home of the provider?}
    Q1 -- Yes --> FCCC[Family Child Care]
    Q1 -- No --> NC[Number of Children]
    NC -- 1-12 --> GCC[Group Child Care]
    NC -- 13+ --> CCC[Child Care Center]
```

<sup>1</sup> Child Care and Adult Day Care were separated into different use categories by [Bill No. 190233](#).

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# Use Classification Guide (cont'd)

- The [Use Classification Guide](#) includes additional resources related to classifying uses:

## Appendix A - L&I Code Interpretations

The table below includes many of L&I's resources regarding use classification. For additional resources, visit [L&I's website](#).

Document Type and Number	Subject	Issued	Revised	Retired
Code Bulletin - <a href="#">A-1501-R</a>	Temporary Uses and Structures	01/12/2015	08/29/2018	
Frequently Asked Question - <a href="#">PG_013_FAQ</a>	Do I need permits or licenses for a pop-up beer garden or restaurant?	01/2020	07/2023	
Frequently Asked Question - <a href="#">PZ_001_FAQ</a>	I would like to open a brewery, winery, cidery, etc. Which use category does my business fall into?	12/2019	09/2021	
Frequently Asked Question - <a href="#">PZ_002_FAQ</a>	Which Industrial Use Category does my proposed use fall into?	12/2019	09/2021	

## Appendix B - Use Classification List

The table below describes various uses that have been vetted by the department and the use category that they would be categorized as. See also [Use Classification Questionnaire for Zoning](#)

Use Requested	Notes / Conditions	Use Category per 14-601	Additional Reference
<b>Residential</b>			
<b>Co-Living housing that is rented to multiple individuals where leases are per bed and independent of one another, shared kitchen</b>	If there are more than three "unrelated" people in a dwelling unit, or there are communal (outside the unit) kitchen/dining facilities, the use falls under Group Living. If the unit does not have a private bathroom, it is considered under Single-Room Residence.	14-601(2)(a) - Household Living <u>or</u> 14-604(2)(b) - Group Living <u>or</u> 14-604(2)(b)(x,2) - Single-Room Residence	
<b>Residential Rental Properties</b> (Airbnb, VRBO, etc.) & <b>Hotels / Visitor Accommodations</b>	Residential Dwelling with a primary resident rented in increments of 30 days or less. Limited Lodging is accessory. Note: this does not apply to properties used as full-time rentals or without a primary resident. Rental of a property that is not a primary residence (i.e. this property is used as a full-time rental) Rentals over 30 days	14-601(2)(a) - Household Living (Single-, Two-, <u>or</u> Multi-Family) <u>and</u> 14-604(14) - Limited Lodging  14-601(7)(n) - Visitor Accommodations  14-601(2)(a) - Household Living (Single-, Two-, <u>or</u> Multi-Family)	See also <a href="#">PZ_003_FAQ</a>
<b>Tiny House Developments</b>	If each house includes living space, bathing and dining If each house includes living space and bathing but the dining area is shared If each house includes living space but the bathing and dining areas are shared	14-601(2)(a) - Household Living (Single-, Two-, <u>or</u> Multi-Family) 14-604(2)(b) - Group Living 14-604(2)(b)(x,2) - Single-Room Residence	
<b>RV Parks</b>	Provides RV parking, bathing facilities, electricity, WIFI, dumping station. Refuse as an undefined use. Refuse as an undefined use	14-601(1)(e)(4) - Undefined Use	

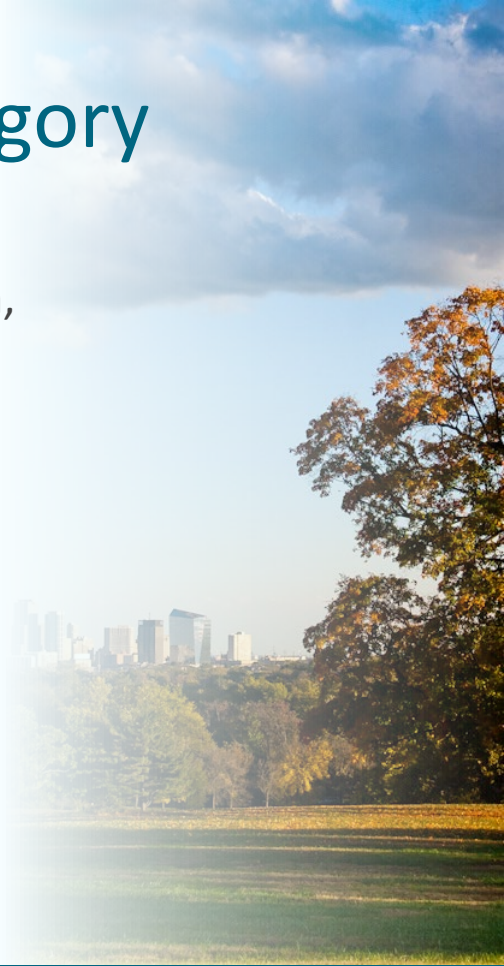
# Residential Use Category

- Residential Use Category is for living accommodations for one or more persons.
- Notes:
  - Household Living Uses (single-family, two-family, and multi-family) are based on the total number of dwellings on the lot. If one lot has ten townhouses, the use of the lot is multifamily household living.
  - Tenancy is month-to-month or longer.
  - If the number of dwellings within a multi-family dwelling changes, a new use permit is required to document that change.
  - Group Living and its subcategories are differentiated based on the level of care and service they provide, and the amenities that are shared between tenants.



# Parks & Open Space Use Category

- Parks and Open Space Use Category is for parks and recreation, open to the public.
- Notes:
  - The different subcategories are differentiated based on the level of development.
  - This category ranges from spaces that are left in their natural state (e.g. Wissahickon Valley Park) to highly developed recreational spaces (e.g. The Rail Park).



# Public, Civil and Institutional Use Category

- Public, Civic and Institutional Use Category are for services that benefit the public as a whole.
- Notes:
  - Examples of these types of uses are Childcare Facilities, Airports, Libraries, Schools, Cemetery, Hospitals, etc.
  - Childcare uses are differentiated from one another based on whether the use is in the home of the provider and how many children are cared for. Reference the [Use Classification Guide](#) for a flow chart.





# Office Use Category

- Office Use Category is for spaces that provide executive, management, administrative, government, professional, or medical services.
- Notes:
  - Office uses must be within enclosed buildings.
  - Office uses are separated into Business and Professional (e.g. law offices, architectural firms), Medical Offices and Government Offices
  - Medical Offices are further categorized based on the number of practitioners and employees.



# Retail Sales Use Category

- Retail Sales Use Category is for establishments that sell, lease, or rent new or used goods to the ultimate consumer.
- Notes:
  - Must be within an enclosed building, unless otherwise stated.
  - Many retail establishments sell things that fit into more than one of these categories. If that is the case, their use permit should list all applicable uses.
  - For example, Target, Walmart, and similar retail stores should have a use permit for (1) Retail Sales of Consumer Goods; (2) Food, Beverages & Groceries; (3) Sundries, Pharmaceuticals & Convenience Sales; (4) Wearing Apparel and Accessories, and (5) Pets and Pet Supplies



# Commercial Services Use Category

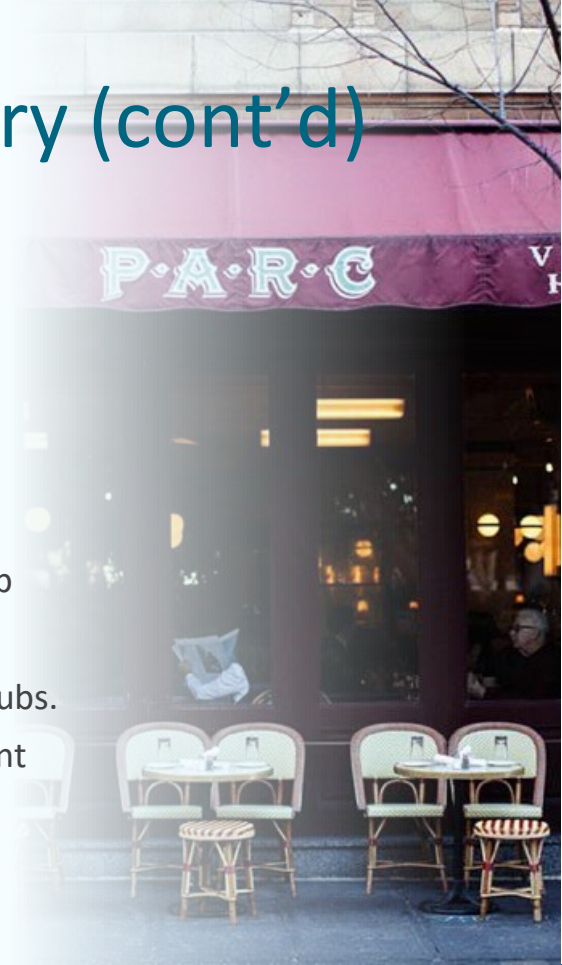
- Commercial Services Use Category is for establishments that provide consumer or business services, the repair and maintenance of a wide variety of products, and entertainment.
- Notes:
  - This use category describes a wide range of uses from Animal Services (doggy daycare) to Event Assembly Facilities (event venue) to Funeral or Mortuary Services.



# Commercial Services Use Category (cont'd)

- Notes (cont'd):

- The Personal Services Subcategory describes uses associated with grooming, instruction, maintenance of fitness, health, and well-being. Examples of this use category include fitness center, music lessons, hair salon, waxing, cosmetic tattooing, etc.
- Eating and Drinking Establishments are separated into four different subcategories. The [Use Classification Guide](#) includes a flow chart to help differentiate these uses from each other.
- The code used to include a subcategory called Nightclubs and Private Clubs. The code was changed in late 2023 to separate this use into two different subcategories: Nightclubs and Public Entertainment Venues and Event Assembly Facility.



# Vehicle & Vehicular Equipment Sales & Services Use Category

- Vehicle & Vehicular Equipment Sales & Services Use Category is for establishments that sell, rent, maintain, or repair new or used vehicles and equipment.
- Notes:
  - In many cases, a use will fall into several of the subcategories in this Use Category; a permit is required for all uses present on the lot.





# Wholesale, Distribution and Storage Use Category

- Wholesale, Distribution and Storage Use Category is for establishments that provide/distribute/store goods in large quantities.
- Notes:
  - Storage of waste or scrap materials would not fall into this use category – this is considered Junk and Salvage Yards and Buildings, an Industrial Use.
  - Typically, services retail sales, commercial services or industrial uses.





# Industrial Use Category

- Industrial Use Category is for establishments that produce goods from materials. Includes the design, storage, and handling of these products.
- Notes:
  - Many industrial uses subcategories are differentiated from one another based on the level of activity and the impact on the surrounding community.
  - The [Use Classification Guide](#) and [Industrial Use Category FAQ](#) include a flow chart to help differentiate these uses from each other.
  - There is also an [FAQ](#) specifically regarding breweries, wineries, and cideries as they relate to industrial use categories.



# Urban Agricultural Use Category


- Urban Agricultural Use Category is for gardens, farms, and orchards that involve the raising and harvesting of food and non-food crops and the raising of farm animals.
- Notes:
  - These uses include community gardens, nurseries and greenhouses, and care of farm animals.







# Use Permits and Refusals


- Uses are described by the Zoning Code based on Use Categories, Subcategories, and Specific Use Types and permits should be issued based on those categories with no additional detail.
  - Exceptions:
    - Further descriptor is required by Code (e.g. Number of Dwelling Units)
    - The use is further restricted by proviso
    - Use granted under the pre-2012 Code cannot be readily converted
  - Refusals are also issued in accordance with the categories defined by the Code.
    - Any further restrictions must be addressed through proviso.
- 



# Accessory Uses

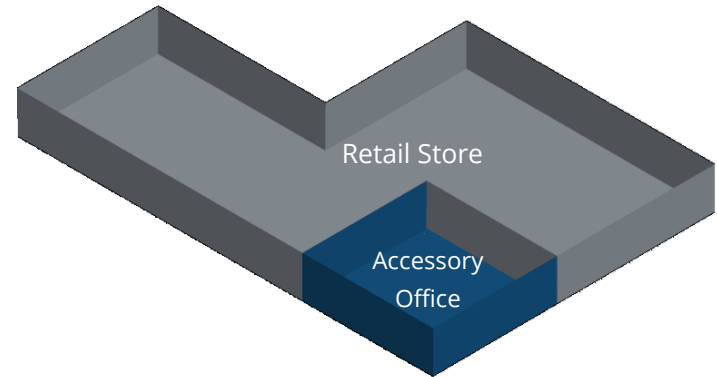


# Principal and Accessory Uses

- A principal use is the main use and primary purpose of a lot or structure as distinguished from an accessory use.
  - Per [A-301.1.5](#), the code requires a use registration permit for all new principle uses.
  - Certain types of uses are considered accessory and are permitted in conjunction with the principal use without obtaining a separate permit.
  - Per [14-604\(1\)](#)(a), unless otherwise expressly stated in this Zoning Code, accessory uses and structures are permitted in conjunction with allowed principal uses and structures.
- 

# What is an Accessory Use

- Per [14-203\(2\)](#), an Accessory Use is defined as a use, including all necessary public utility facilities, that is subordinate to and on the same lot as the principal use on a lot and customarily incidental to the principal use.
- Per [14-604\(1\)\(c\)](#) accessory uses must:
  - Be subordinate to the principal use in terms of area and function;
  - Contribute to the comfort, convenience, or necessity of occupants of the principal structure or principal use served; and
  - Be customarily found in association with the principal use or principal structure.





## Permits for Accessory Uses (cont'd)

- In *most* cases, a use permit is not required to document an accessory use; the exception would be cases where the code only permits accessory uses in certain scenarios (e.g. specific zoning districts or overlays) or where there are additional code requirements associated with the accessory use.



# Accessory Uses that do Require a Permit

- The following are examples of accessory uses that do require a use registration permit and, in some cases, plan review:
  - Accessory Parking
  - Accessory Signs (see [14-903](#) for permit exceptions)
  - Accessory Dwelling Units ([14-604\(11\)](#) for more information)
  - Accessory Limited Lodging (see [14-604\(13\)](#) and [FAQ](#) for more information)
  - Accessory Home Occupations (see [14-604\(10\)](#) for more information)





# Accessory Uses that do not Require a Permit

- The following are examples of accessory uses that do not require a use registration permit:
  - An office or storage area accessory to a retail store, restaurant, or similar use
  - A fitness center accessory to a hotel or apartment building
  - Take-out service accessory to a sit-down restaurant
  - Retail sale of clothing, food or beverages accessory to a fitness center
  - Holding cells accessory to a police station
  - Clinical and biological manufacturing accessory to research and development including post-trial production
  - A food pantry or Sunday school accessory to and operated by a religious facility






# Use-Specific Standards





# Uses-Specific Standards

- The “use-specific standards” column of the use table identifies standards that apply to some uses.
  - Unless otherwise expressly stated, compliance with these standards is required regardless of whether the use is permitted as-of-right or requires special exception approval.
- 





# Uses-Specific Standards Examples

- Use-Specific Standards provide additional requirements associated with a use. Below are some examples:
  - Take-Out Restaurants that require special exception approval must submit a litter clean-up plan to the Zoning Board of Adjustments.
  - Vehicles being repaired by a Vehicle Repair and Maintenance use must be stored entirely within the property lines.
  - Junk and Salvage Yards and Buildings are required to be a minimum of 2 acres in area and a minimum of 150 feet from a Residential district.





# Regulated Uses


# Regulated Uses

- The following uses are considered by the code to be Regulated Uses:
  - Adult-oriented merchandise
  - Adult-oriented service
  - Drug paraphernalia sales
  - Gun shops
  - Detention and correctional facilities
  - Personal credit establishments





# Regulated Use Use-Specific Standards

- No regulated use may be located:
    - Within a zoning district where such use is not expressly allowed;
    - Within 1,000 ft. of any other existing regulated use;
    - Within 500 ft. of any Residential district or SP-INS district;
    - Within 1,000 ft. of any SP-ENT zoning district; or
    - Within 500 ft. of the nearest lot line of a lot containing any protected use
  - If a regulated use ceases or discontinues operation for a continuous period of 90 days or more, the regulated use may not resume, or be replaced by any other regulated use unless it complies with the regulated use requirements.
- 



# Nonconforming Uses



# Nonconforming Uses

- Nonconforming means that one or more aspects of an existing property do not conform with the requirements of the current Zoning Code because it was established either:
  - Before the adoption of zoning in Philadelphia (in 1933), or
  - Before a Zoning Code amendment was passed








# Expansion of Nonconforming Uses

- If a regulated use is nonconforming, an expansion of that use is prohibited.
- For all other uses, if a nonconforming use is within a conforming building, the use may be extended within that building, or any conforming extension of that building provided the expansion does not exceed 10%.
- Note: Under the current code, permits for Uses are issued to a parcel, exceptions:
  - Specific location requirements identified in the Zoning Code,
  - Uses granted by variance or special exception where location is specified by proviso,
  - Extension of a non-conforming use granted under the pre-2012 Code





# Replacement of Nonconforming Uses


- Except for regulated uses, if a nonconforming use is intentionally discontinued or abandoned for three (3) years or more a new permit may need to be obtained to continue that use.
  - Gaps in permits or licenses required to operate a use do not necessarily mean that the use was intentionally abandoned. We deem a use abandoned when the use was intentionally discontinued and the space was repurposed, or the building was gutted.
- 



# New Owners and Tenants and Existing Uses




# Ownership, Tenancy & Zoning

- Zoning approvals ‘run with the land’. This means that any parcel- or lot-specific zoning approval are granted to the land, not the property owner or tenant.
  - When the ownership of a property or tenant of a space changes, a new zoning permit is not required to document that change.
  - Exceptions:
    - Limited Lodging permits must be obtained by a primary resident so if the resident of a dwelling changes a new limited lodging permit is required.
    - Certain Reasonable Accommodation permits are issued based on the owner or tenant of a property and may not carry over to a new owner or tenant.
- 



# New Uses in Existing Tenant Spaces

- If the previous tenant had a valid zoning permit for the same use that you are proposing, a new zoning permit is not required.
  - Permits are granted to the use categories outlined in 14-601. Example:
    - An application is submitted to change the use of a tenant space to a “hair salon”. The permit will be issued for “personal services” which is the use category in the Code that encompasses that specific use. Unless the permit is further restricted by proviso, that permit would then be valid for any type of use that could be described by that use category.
  - If a permit is issued by variance and there is a proviso on the permit, that proviso would apply to any new owners or tenants.
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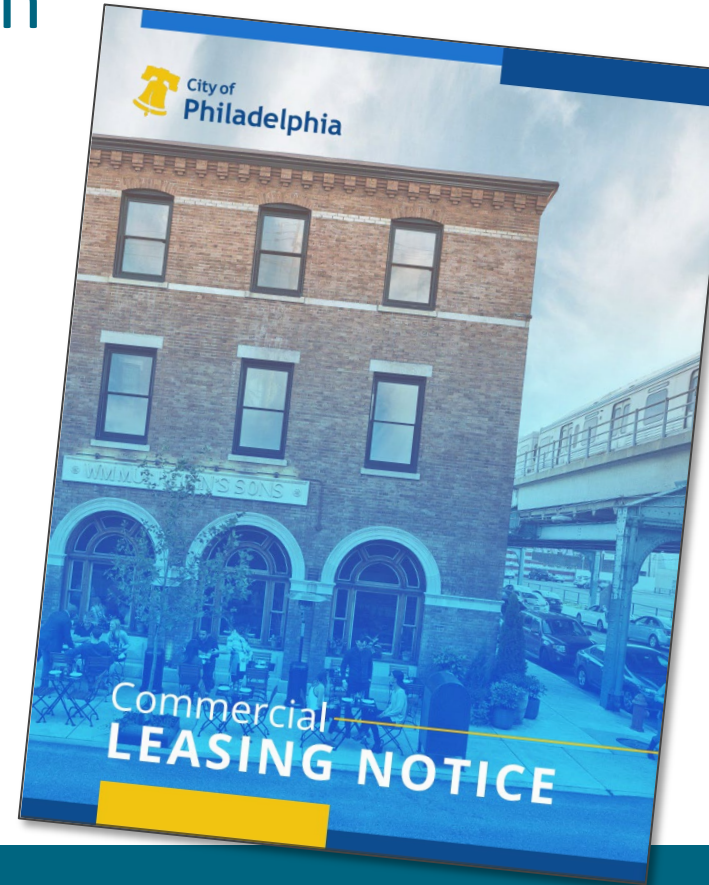
# New Uses in Existing Tenant Spaces Examples

- The table below provides a few examples of use changes that may or may not require a new zoning permit along with an explanation.

Existing Use	Proposed Use	Is a New Permit Required?
Nail Salon, Permit issued for <b>Personal Services</b>	Fitness Club, Permit issued for <b>Personal Services</b>	<b>No</b> – both a fitness club and a nail salon are categorized as personal services.
Real Estate Office, Permit issued for <b>Business and Professional Office</b>	Architecture Office, Permit issued for <b>Business and Professional Office</b>	<b>No</b> – both types of offices are categorized as business and professional offices.
Daycare for 12 children, Permit issued for <b>Group Child Care</b>	Daycare for 14 children, Permit issued for <b>Child Care Center</b>	<b>Yes</b> – Although these are both childcare uses, they are separate use categories.
<b>Take-Out Restaurant</b>	<b>Sit Down Restaurant</b>	<b>Yes</b> – Although these are both restaurants, they are separate use categories.

# Zoning Research

- Before buying a property or signing a lease, it is important to conduct research and plan accordingly.
- If the required approvals are not already in place, it could cause months of delays.
- If uses are not permitted by right, there is no guarantee that a variance will be granted.
- Refer to the [Commercial Leasing Notice Guide](#) for more information about determining the legal use of a property.






# Resources



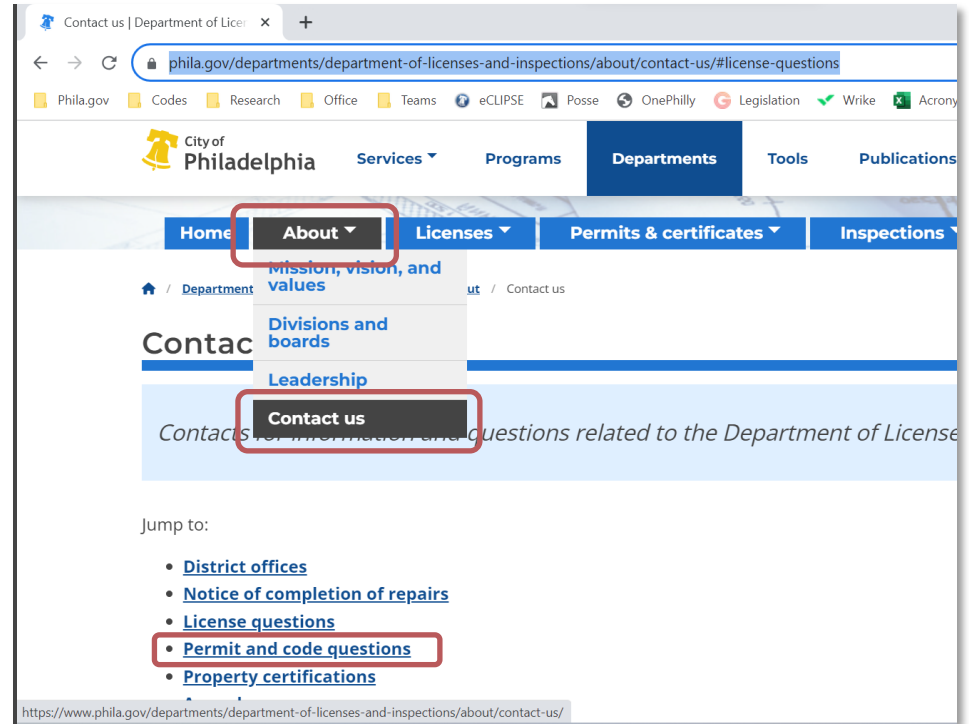


# STR Resources

- [Zoning Code](#)
  - [Zoning Summary Generator](#)
  - [Zoning Code Quick Reference Guide](#)
  - [Atlas](#)
  - [Zoning Permit Web Services](#)
  - [Zoning FAQs](#)
  - [Zoning Code Bulletins](#)
  - [L&I's YouTube Page](#)
  - [Summary of Zoning Permit Fees](#)
  - [Summary of Filing Fees and Processing Times](#)
  - [Permit Navigator](#)
  - [L&I Plan Requirements](#)
  - [Commercial Leasing Notice Guide](#)
  - [Planning and Development's YouTube Page](#)
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# Contacting L&I

- L&I's website has multiple resources for contacting the department.
- Hover over "About" then click "Contact Us"
- You can submit questions of schedule appointments





# L&I Newsletter

- Stay up to date with L&I related updates by signing up for our newsletter.
- Go to [L&I's website](#) and scroll down to “Sign up for our newsletter”

## Sign up for our newsletter

L&I's newsletter helps you stay up-to-date about permits, licenses, and more.



**SIGN UP TODAY!**



# Continuing Education Credits

- Poll must be completed to receive CEUs.
- CEUs will be sent via e-mail within a week.





# Thank You! Questions?

To build and sustain a safer Philadelphia, L&I embraces best practices in technology and customer service. We enable the public to access information, secure required approvals, and comply with building safety requirements in a convenient, reliable, and transparent manner.

L&I achieves code compliance through collaboration, education, and effective enforcement measures that hold businesses, contractors, and property owners accountable.

