




Zoning Research

L&I's Zoning Webinar Series

1.5 Continuing Education Credits



Zoning Research Webinar

- Topics:
 - What is Zoning?
 - How to Read a Zoning Permit
 - Old & New Zoning Codes
 - Zoning Permit Expirations & Extensions
 - Research Tools
 - Inconsistencies and Gaps in Zoning Records
 - Determining the Legal Use and Occupancy
 - 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



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

MISSION

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

VISION

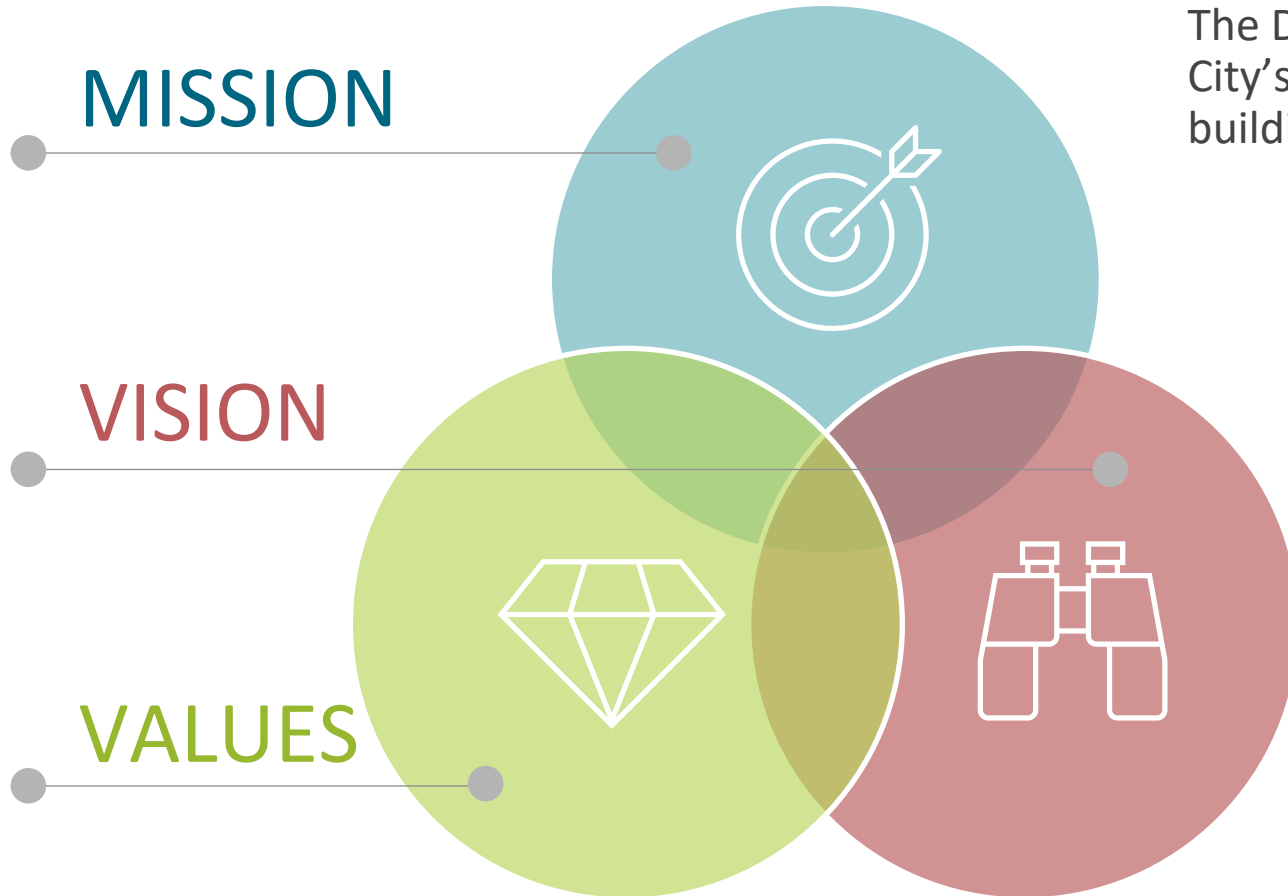
VISION

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

VALUES

VALUES

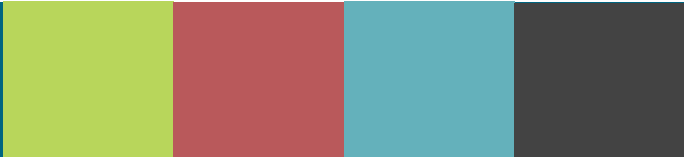
Our core values: Accessibility, Accountability, Consistency, Integrity, Transparency





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.
- 



What is Zoning?

What is Zoning?

- Zoning ensures that development aligns with the general character of a neighborhood to protect the quality of life.
- Zoning gives residents expectations of how properties can be developed and used in the future.
- For example, the construction of a factory on a residential block would negatively impact residents and would not be permitted.




Zoning Laws

- There are two parts of zoning laws: the text of the zoning code and the zoning maps.





Zoning Laws (cont'd)

- In Philadelphia, the [Zoning Code](#) dictates what uses are permitted on a lot, the size of a building that can be constructed, where accessory structures like fences, decks, or solar panels can be located, and how much parking is required based on a given use.
 - Changes to both the text of the [Zoning Code](#) and Zoning Maps can be made when Philadelphia's City Council members pass legislation that ultimately becomes enacted.
- 



What Does Zoning NOT Control?

- There are a lot of aspects of development and quality of life that are not regulated by the zoning code. These include:
 - Zoning cannot be used to force the closure of a pre-existing, legal use.
 - Construction details are not regulated by zoning, they are regulated by the applicable Building Codes.
 - Zoning does not regulate aesthetic choices related to development.
 - Zoning does not regulate people's behavior – this means it doesn't regulate crime, litter, how a property is maintained, or if a space is rented out.




What Requires a Zoning Permit?

- Per [A-301.1.5](#), a zoning permit and/or use registration permit is required for:
 - Construction or demolition of Structures,
 - Change of the exterior dimensions of a structure,
 - Change of the Gross Floor Area (GFA) of a structure,
 - Change in use - this includes changes to parking and signage.
- A zoning permit is also required to change property lines.





What is Exempt from Requiring a Zoning Permit?

- There are many exemptions that do not require a zoning permit and/or use registration permit. For a full list of exemptions, refer to [A-301.2.5](#).
 - Here are a few of the most common zoning exemptions. A zoning permit and/or use registration permit is not required for:
 - Construction and use of structures totally outside of lot lines
 - Fences at or below the height allowable by the Zoning Code
 - Sheds, playhouses, pergolas and similar structures accessory to one- or two-family dwellings, if the structure is located in the rear yard and is 120 square feet or less.
 - Decks not more than 12 inches high and not over any basement or story below
 - Decks located in the rear yard and accessory to one-family dwellings allowable by the Zoning Code
- 




Type of Zoning Approvals

- By-Right, Granted by Variance or Special Exception & Nonconforming - These terms are used to describe how a zoning permit is obtained. Sometimes how the permit was obtained can impact the property owner's rights in the future.
- **By-Right:** A by-right permit means that the scope of the permit application complies with the zoning code in effect at the time the permit is applied for. A by-right permit can be issued without the support of the community or an appeal to the Zoning Board of Adjustments (ZBA).






Type of Zoning Approvals (cont'd)

- **Granted by Variance or Special Exception:** If a permit is granted by variance or special exception it means that one or more aspects of the application did not comply with the zoning code in effect at the time the permit is applied for. When this happens, L&I issues a refusal or referral and the applicant appeals that decision to the ZBA. Before the hearing occurs, the owner is required to meet with the community.
 - **Nonconforming:** 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
- 



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.
- 



How to Read a Zoning Permit

Example #1

- If a permit has been approved, you'll see a stamp on the "Application for Zoning Permit or Use Registration Permit" page.
- This stamp indicates that the permit was approved and provides the date of approval.
- You can also determine if the permit is issued by variance or special exception by looking at this document.

Filed 900-34 Federal

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT
 CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. **65804**

LOCATION OF PROPERTY (Street and House Number)
**FEDERAL ST. - WHARF ST. - PASSAYUNK AVE.
 NINTH ST. - TENTH ST.**

situated on _____ side of _____ Street
 at the distance of _____ feet
 of _____ Street
 Front _____ feet, Depth _____ feet

If lot is irregular in shape, give dead description below:
SEE PLOT PLAN

RECEIVED
 DEPT. OF LICENSES
 AND INSPECTIONS
 NOV 9 1976

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
1 STORY BRICK & BLOCK BLDG. - NO BASEMENT

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	11'	11'	11'	12'-13'	12'-13'	12'-13'
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS	PRESENT
1	PLAYGROUND BLDG (TENNIS, OFFICE, ACTIVITY ROOM)	SAME	PRESENT
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1	SAME	SAME (ENLARGEMENT OF EXISTING)	

Additional use information, if required

OTHER DEPT OF RECREATION CITY OF PHILA. ADDRESS: MUN. SER. BLDG. PHONE: MU 6-3624

ARCHITECT OR ENGINEER: ABRAHAM LEVY ARCHITECT ADDRESS: 1420 WALNUT ST. PHONE: R 16-5543

CONTRACTOR: ADDRESS: PHONE:

APPLICANT: HERBERT W. LEVY ADDRESS: 1420 WALNUT ST. PHONE: R 16-5543

16 (Rev. 12/62)

RECEIVED FOR CONSTRUCTION CITY OF PHILADELPHIA ZONING AND USE REGISTRATION PERMITS NO. **25418304** DATE **10-13-77** PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE NO. **EX 166** DATE **12/24/76**

Example #2

- The approved use will be listed under the “Use Registration” or “Approved Use(s)” sections.
- You can also determine if the permit is issued by variance by looking at this document. A permit issued by variance will have a Calendar Number and date listed. Additional provisos imposed by the ZBA will also be listed if applicable.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2021-004914

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
8220 BARTRAM AVE, Philadelphia, PA 19153-3623	\$500.00	6/4/2021
	ZBA CALENDAR	ZBA DECISION DATE

ZONING DISTRICTS
SPAIR

PERMIT HOLDER
CITY OF PHILADELPHIA 260 W BALTIMORE PIKE RED ROOF ASSOCIATE GENERAL COUNCIL WAWA PA 19063

APPLICANT
James Dugery DBA, ASE Construction Co. 152 Garnett Rd Upper Darby, PA 19082USA

TYPE OF WORK
Parking Only

APPROVED DEVELOPMENT
FOR THE RELOCATION OF ADA PARKING SPACES AS PER APPROVED PLANS, SIZE AND LOCATION AS SHOWN ON PLANS

APPROVED USE(S)
Retail Sales - Food, Beverages, and Groceries

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits, not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - **30-days or 10-days** from issuance or date of decision by ZBA for Zoning Permits involving development
 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-in Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

That a copy of the permit is a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.


Page 1 of 2



Old & New Zoning Codes




Philadelphia Zoning Codes

- The first zoning code in Philadelphia was enacted in 1933.
 - The code has changed drastically since it was first introduced. One of the most significant and recent changes was the adoption of the "New Zoning Code".
 - On August 22, 2012, Philadelphia started enforcing what many refer to as the "New Zoning Code"; this was the first comprehensive rewrite of the zoning code in over 50 years.
- 



Old Code Versus New Code

- Under the Old Code, uses were defined with great specificity, and a use was prohibited if it was not expressly permitted under the code. The new code took a different approach by grouping individual uses into general use categories and subcategories. This approach has two main benefits:
 - Changes in use that are within the same use category do not require a new permit. Example: a hair salon and a yoga studio are both categorized as "personal services". If a hair salon opens with a use permit for personal services, that space, in the future, can be converted into a yoga studio without obtaining a new use permit.
 - A use does not have to be explicitly mentioned in the code to be permitted. This is especially useful when it comes to new or trendy businesses (escape rooms, hatchet throwing, cat cafes, eCommerce, etc.)
- 



Zoning Expirations and Extensions

Zoning Permit Expiration

- Per Philadelphia Zoning Code, Section [14-303\(10\)](#):
 - **If construction is required**, the construction must begin within **three (3) years** of the date of permit issuance for a by- right permit or **three (3) years** of the date of the decision from the Zoning Board of Adjustments (ZBA).
 - **If no construction is required**, the use must be established within **six (6) months** of the date of permit issuance for a by-right permit, or **six (6) months** of the date of the decision from the Zoning Board of Adjustments (ZBA).
 - A **conditional zoning** approval (see Section 14-303(6)(c)) shall be valid for a period of **one year** after the date the conditional zoning approval was granted.






Zoning Permit Expiration (cont'd)

- For more details regarding the expiration of zoning permits, review [Code Bulletin Z-1901](#). This code bulletin further explains the expiration of permits in the following scenarios:
 - Zoning Permits for Construction
 - Zoning Permits Involving Phased Construction
 - Use Permits Without Construction
 - Zoning Permits for Lot Adjustments





Zoning Permit Extensions


- Per Philadelphia Zoning Code, Section [14-303\(10\)\(d\)](#), L&I and the ZBA have the authority to extend a Zoning Permit or approval. Approvals granted under the same application (variance, special exception, conditional approval, permit) are eligible for a single extension.
 - Once an extension is issued, the permit is valid for one (1) year from the original expiration date of the permit or ZBA approval.
 - See the department's [information sheet](#) on zoning permit extensions for more information.
- 



Research Tools



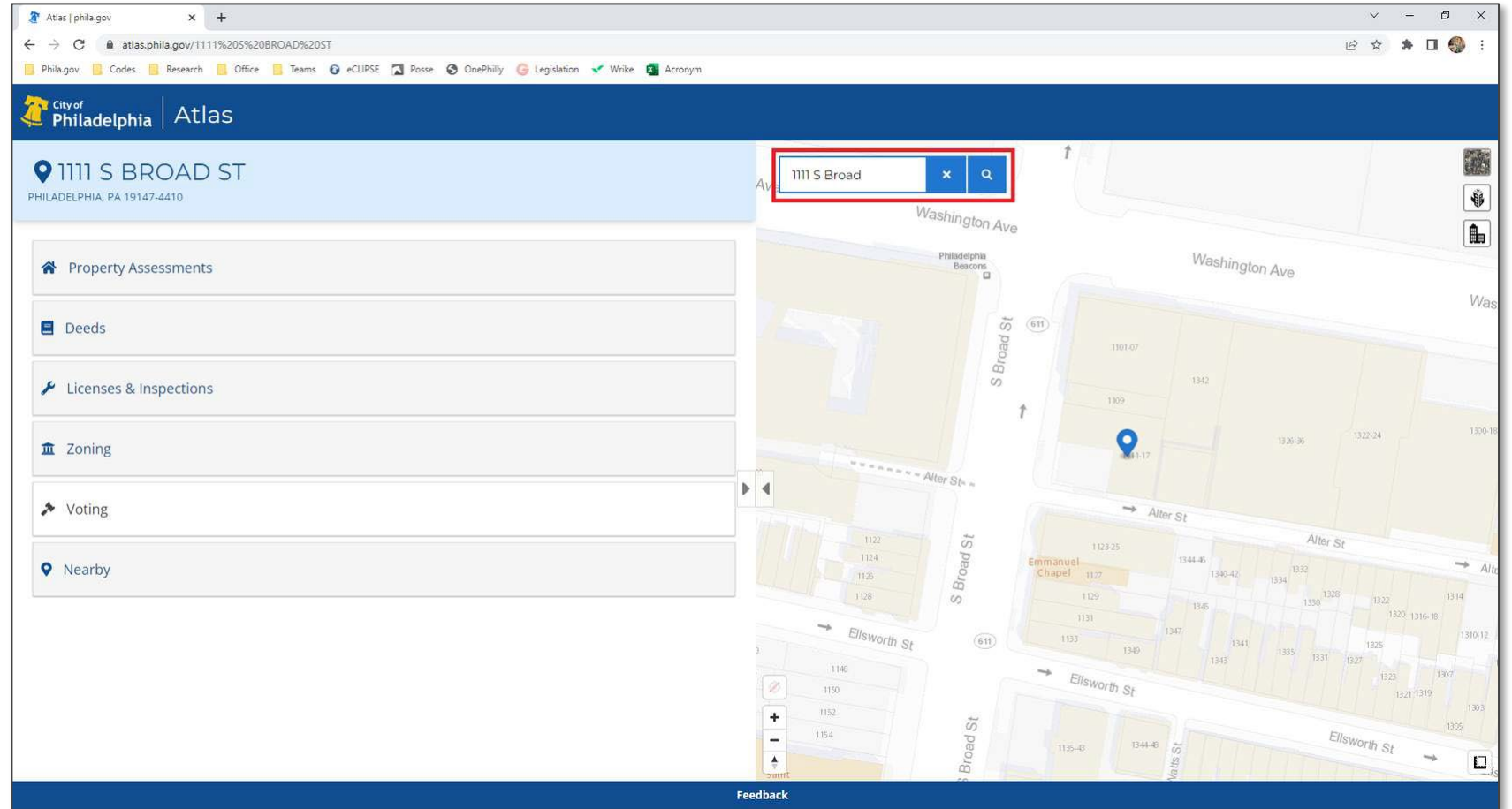
Atlas

- [Atlas](#) is a website that provides parcel-specific information. Here are some things you can do with Atlas:
 - Get the history of permits, licenses, inspections, and appeals at any address
 - Research real estate information including property values, zoning, and document archives
 - View recent activity around an address, such as 311 service requests
 - Explore historical imagery and maps
 - The web address is <https://atlas.phila.gov/>.
- 

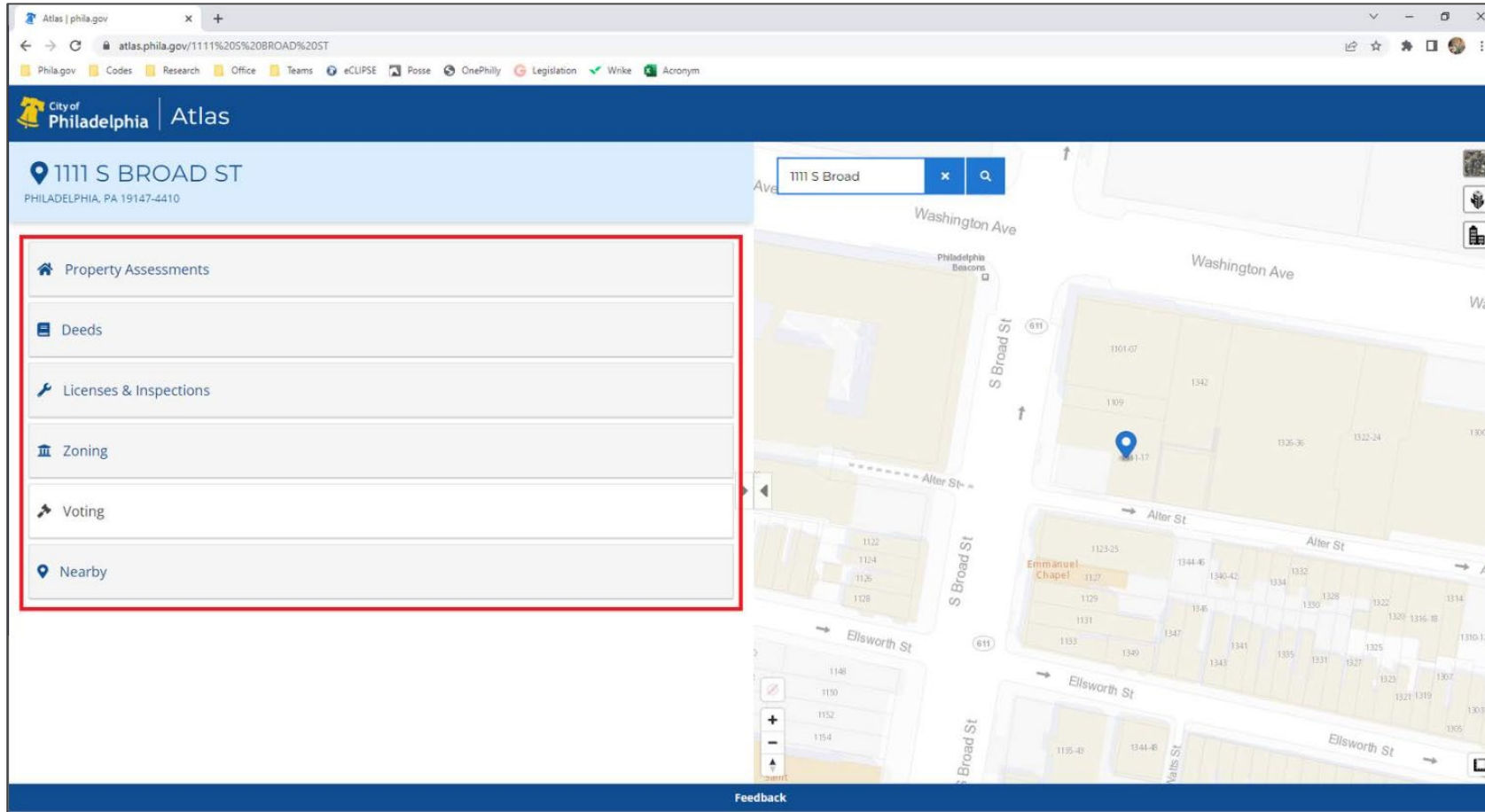
Atlas

Address Search

You can use the search bar to search for any address in the city. You can also click on parcels shown on the map.



Atlas



Explore Search Tools

On the left side of the screen, you will see several different tabs. Click through them to explore the information that is available on Atlas.

Atlas

Property Assessments

The Property Assessments tab will provide the address and owner based on the Office of Property Assessment's (OPA) records. Keep in mind, if the property was recently sold, this information may not be updated.

The screenshot displays the Atlas website interface for the address 1111 S Broad St, Philadelphia, PA 19147-4410. The page features a navigation bar with the City of Philadelphia logo and the word "Atlas". Below the address, there is a search bar and a "Property Assessments" tab. The main content area shows a table of property assessment and sale information, with a red box highlighting the OPA Account #, OPA Address, and Owners fields. Below the table, there is a "See more at Property Search" link with a red arrow pointing to the right. The right side of the page shows a map of the area with a blue location pin on 1111 S Broad St. The map includes street names like Washington Ave, S Broad St, Alter St, and Ellsworth St. The bottom of the page has a "Feedback" link.

OPA Account #	881576910
OPA Address	1111-17 S BROAD ST
Owners	TVC PA 1111 BROAD STREET
Assessed Value	\$12,283,000
Sale Date	06/21/2018
Sale Price	\$1

See more at [Property Search](#) ↗

Feedback

Atlas

The screenshot shows the Atlas website interface for the address 1111 S Broad St. On the left, a 'Parcel Details' table lists information such as Map Registry #, Parcel Address, Status, and Area. Below it, a 'Documents' table lists recorded deeds. On the right, a map displays the parcel boundaries in blue with various dimensions in feet. A red circle highlights a '100.00' dimension on the top boundary of the parcel.

Parcel Details

Map Registry #	008S010296
Parcel Address	1111-17 S BROAD ST
Status	Active
Origination Date	03/20/2003
Inactive Date	12/30/1899
Has Air Rights	No
Is Condo	No
Perimeter	458 ft
Area	10,590 sq ft

Documents (1 - 25 of 30)

ID	Date	Type	Grantor	Grantee
54128840	12/08/2022	MISCELLANEOUS DEED	FULTON BANK NA	TVC PA 1111 BROAD STREET LLC

Deeds

When you click on Deeds you will see parcel details and links to documents, including deeds. Additionally, if you zoom into the map, you will see dimensions added to the parcel.



Atlas

Licenses & Inspections

- The Licenses & Inspections tab is where you will find most of the information relevant to your search. You will see headings under this tab for the following items:




Permits

This section shows all permits issued by L&I through eCLIPSE and Hansen.

Permits that will not appear in this section include:

- Permits that are still under review or not yet issued
- Permits issued before June 2006
- Permits issued by another department (e.g. Street Closure Permit)

You can click on the link for each permit to see details related to the permit. If you click on a zoning permit, you will see a link for zoning documents where you can view the permit and approved plans.





Atlas

Zoning Permit Documents

This section shows three different types of zoning records:

- Zoning Permits issued in eCLIPSE and associated plans
- Scanned records of zoning permits issued prior to eCLIPSE
- Plans of zoning applications that are not issued but are under appeal

Records for applications that are seeking variances or special exception approvals from the ZBA will be listed without a date since the permit has not been issued.

Inspections


This section will show all the cases associated with the property. By clicking on a case you can see the specific violations associated with that case and the status of the investigations. Inspections associated with building permits are not listed in this section.

Violations

This section will show the specific violations issued to a property and their statuses.

Business Licenses

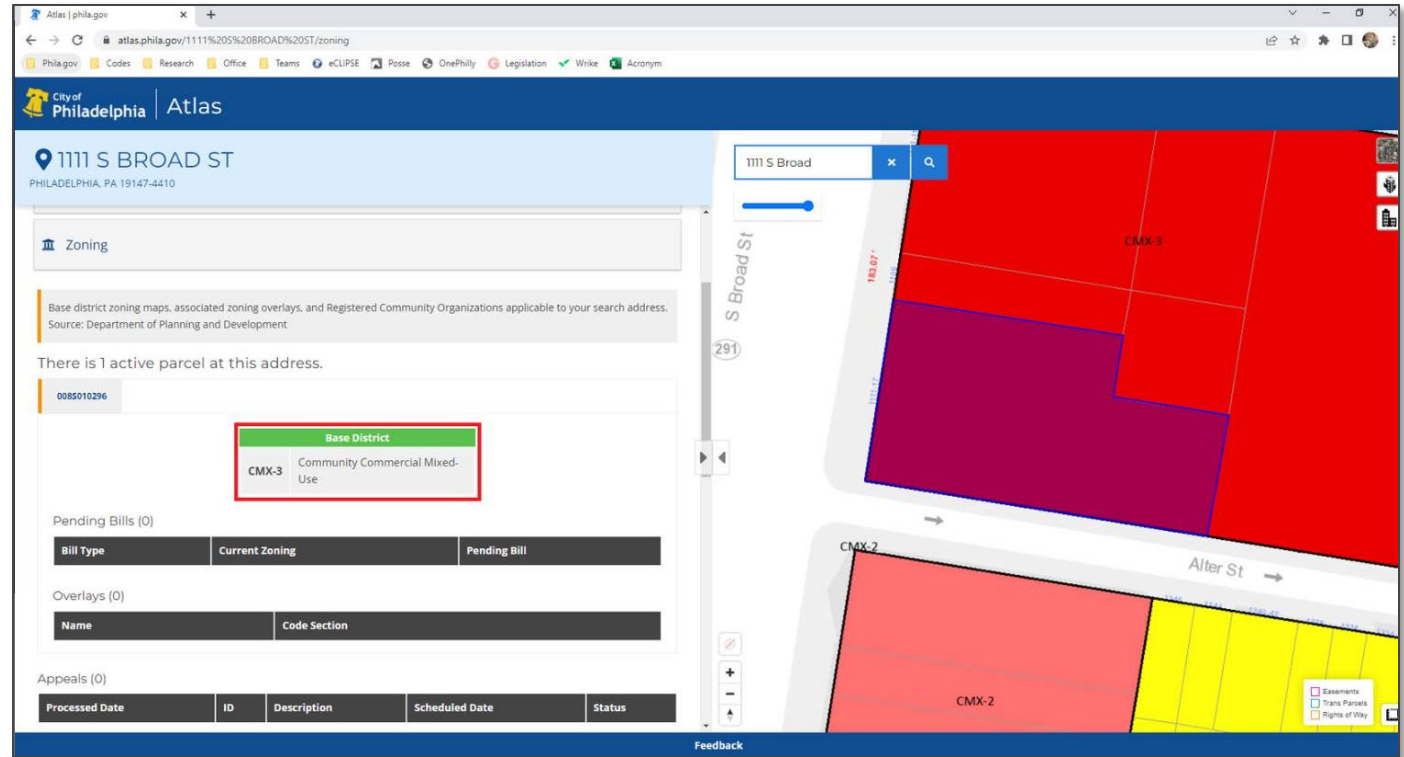
This section will show licenses issued to the property and their statuses. By clicking on the licenses you can find more specific information, like the number of units associated with a rental. Licenses that are not tied to addresses (e.g. mobile vending) are not listed in Atlas.



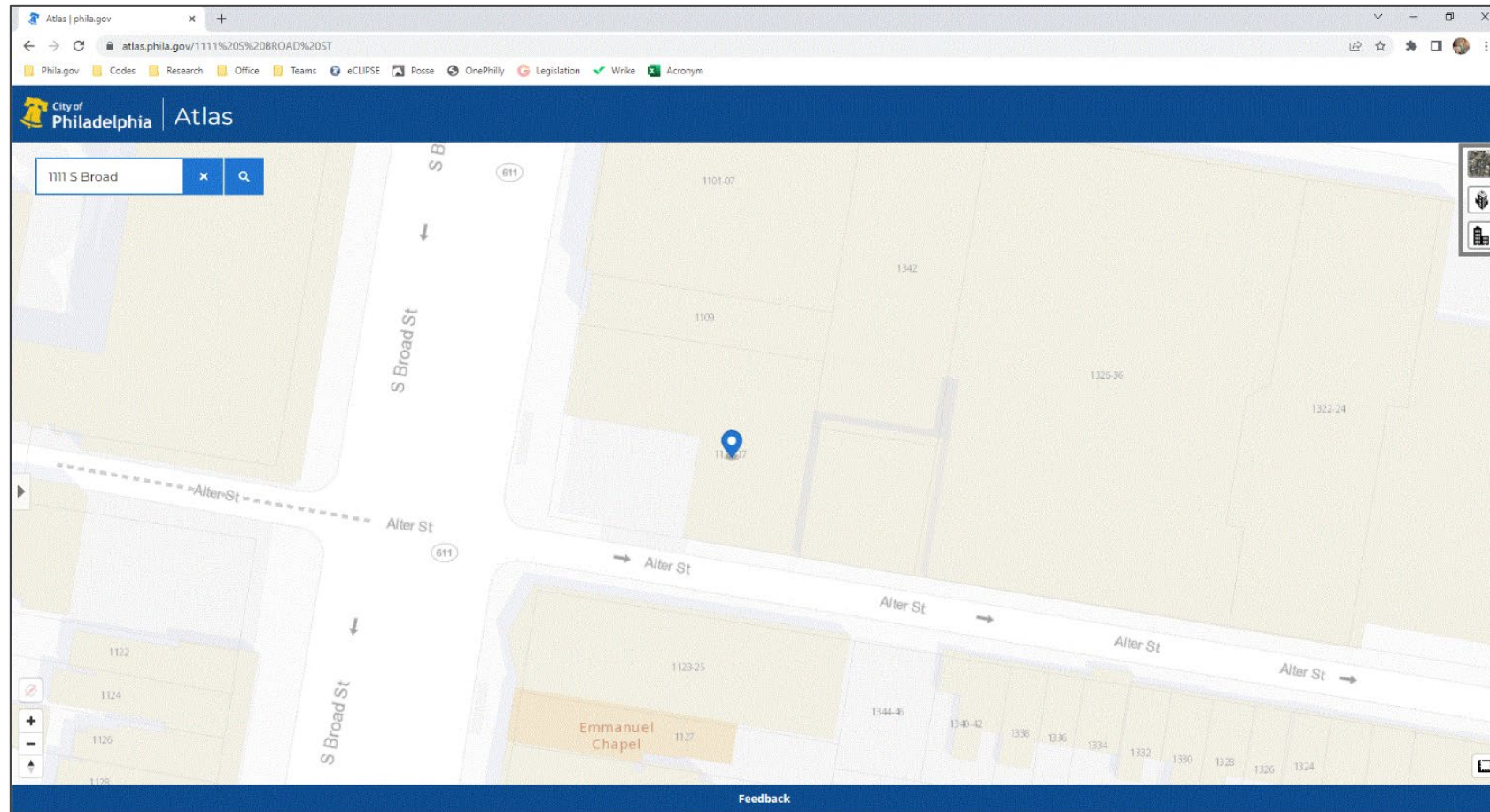
Atlas

Zoning

When you click on Zoning you will see that the zoning map on the right side of the screen. On the left, you will find the parcel's base zoning district, any applicable overlays, any pending legislation that impacts the zoning, ZBA appeals and Registered Community Organizations (RCOs).

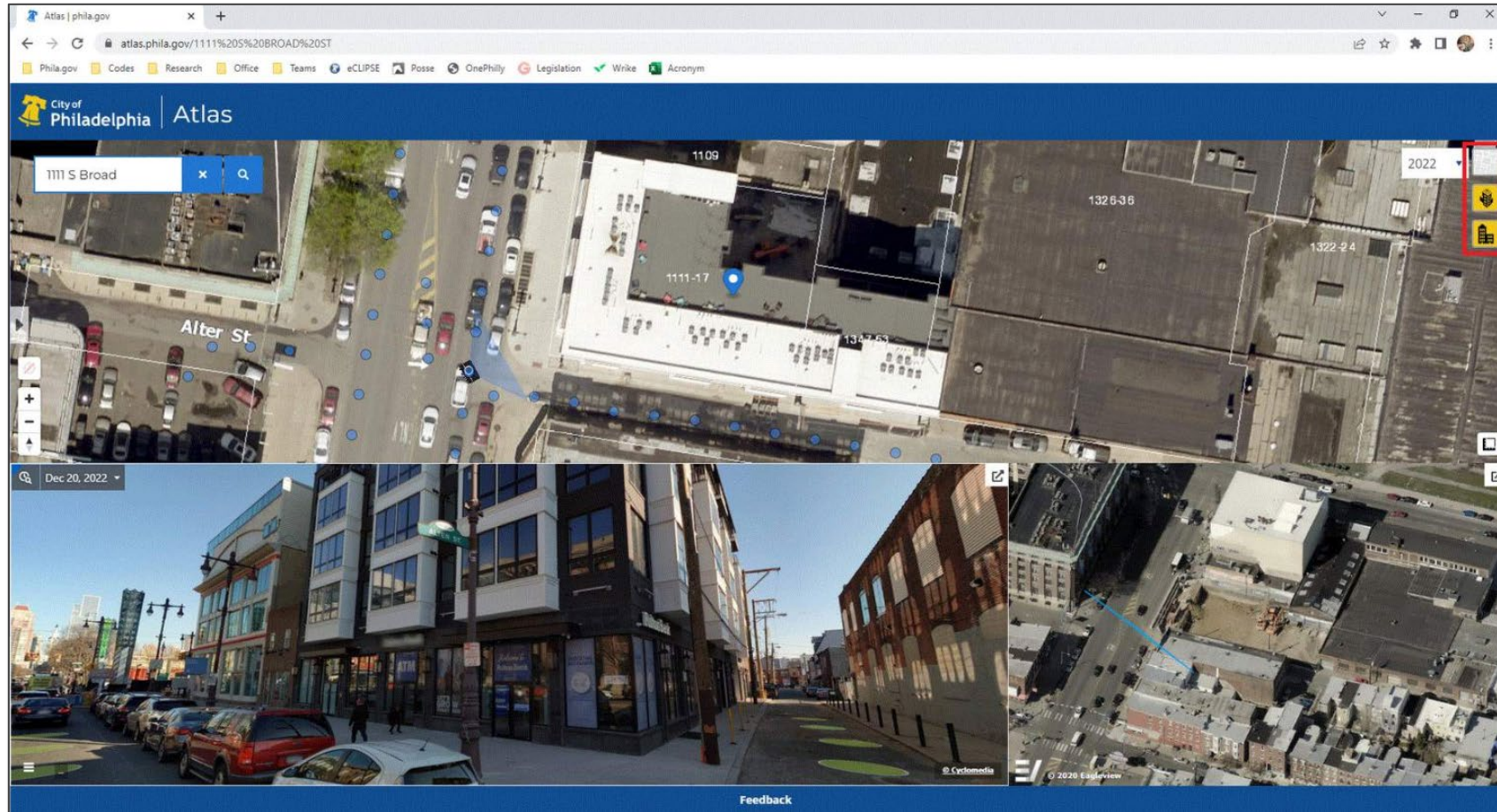


Atlas - Maps, Images, and Additional Tools



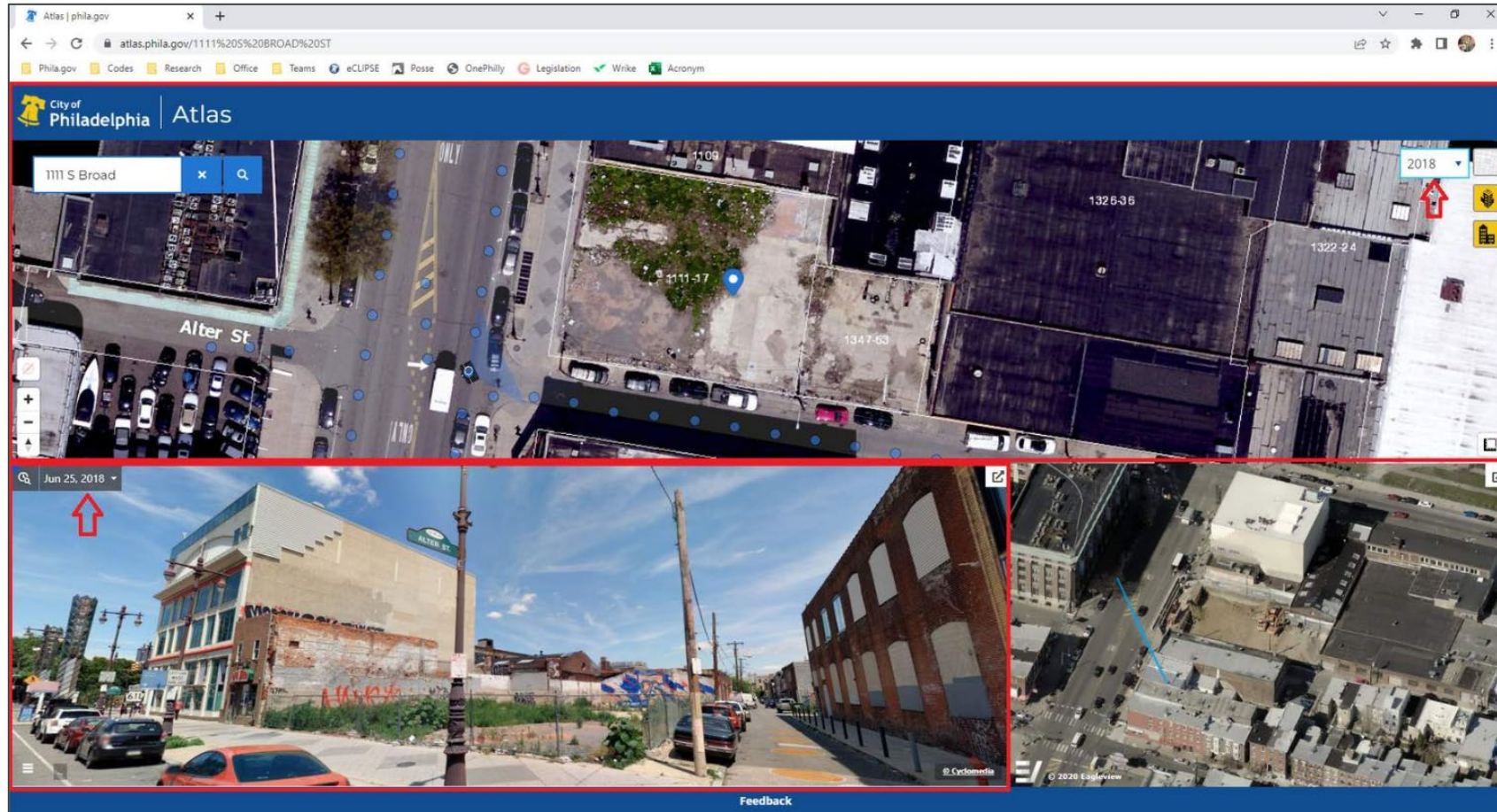
Atlas also has very useful mapping and imagery tools.

Atlas- Maps, Images, and Additional Tools



By clicking the icons in the top right corner, you can see satellite and street images of any property.

Atlas- Maps, Images, and Additional Tools



You can also change the year to see how a property has changed over time.

Atlas- Maps, Images, and Additional Tools

The screenshot shows the Atlas web application interface. At the top, the browser address bar displays the URL `atlas.phila.gov/1111%20S%20BROAD%20ST`. The main content area features an aerial map of a city block with a red polygon measuring a specific area. A data table is overlaid on the right side of the map, providing the following information:

lat	lng	distance (ft)
39.93743	-75.16666	
39.9372	-75.1667	82.84
39.93713	-75.16616	153.78
39.93721	-75.16615	26.93
39.93727	-75.16661	130.56
39.93739	-75.16658	44.33
39.93737	-75.16645	36.5
39.9374	-75.16645	12.62
39.93743	-75.16666	58.28

Below the table, the tool reports: Total Length: 545.84 Ft and Total Area: 5852.61 Sq Feet. At the bottom of the interface, there is a street view image of the location and a feedback button.

There is a measuring tool that can be used to estimate distance and areas.

Atlas- Maps, Images, and Additional Tools



You can also find historical maps of the property by selecting older years (1962 or earlier).

The legends for the maps can be found at [GeoHistory](#).



eCLIPSE

- eCLIPSE is the system that L&I currently uses to issue permits, licenses, certificates, and violations.
- Permits have been issued through eCLIPSE since March 2020.
- The web address is <https://eclipse.phila.gov/>.



eCLIPSE

- There are search features of eCLIPSE that are available to the public without even having to log into eCLIPSE. These features include searching permit and license information that is available to the public, paying L&I violation fees or fines, and requesting a Certificate of Rental Suitability.






The screenshot shows the eCLIPSE website interface. On the left is the logo for eCLIPSE, with the tagline "Electronic Commercial Licensing, Inspection and Permit Services Enterprise". To the right of the logo is a login section titled "Welcome to eCLIPSE." containing two input fields: "Email Address:" and "Password:". Each field has a red asterisk and a link to "Forgot Email Address?" and "Forgot password?" respectively. A blue "Sign In" button is positioned below the password field. Below the login section is a "Register" section with a link to "here" for registration. At the bottom, a red-bordered box highlights the "Search eCLIPSE" section, which contains three links: "here" to search, "here" to request a Certificate of Rental Suitability, and "here" to pay L&I violation fees or fines.

eCLIPSE





- You can search permits issued by address, permit number, contractor, and date.
- You can also pull a daily zoning report that shows all zoning permits issued on a given day. This report can be filtered by RCO and council district.

Search


All Building Permits

-  Daily Zoning Report
-  Search for Permits by Address
-  Search for Permits by Permit Number
-  Search for Permits by Contractor
-  Search for Permits by Date


All Business Licenses

-  Search for Business Licenses by Business Name
-  Search for Business Licenses by Business Location
-  Search for Business Licenses by License Number
-  Search for Rental Licenses

All Activity Licenses

-  Search for Activity Licenses

All Trade Licenses

-  Search for Trade Licenses

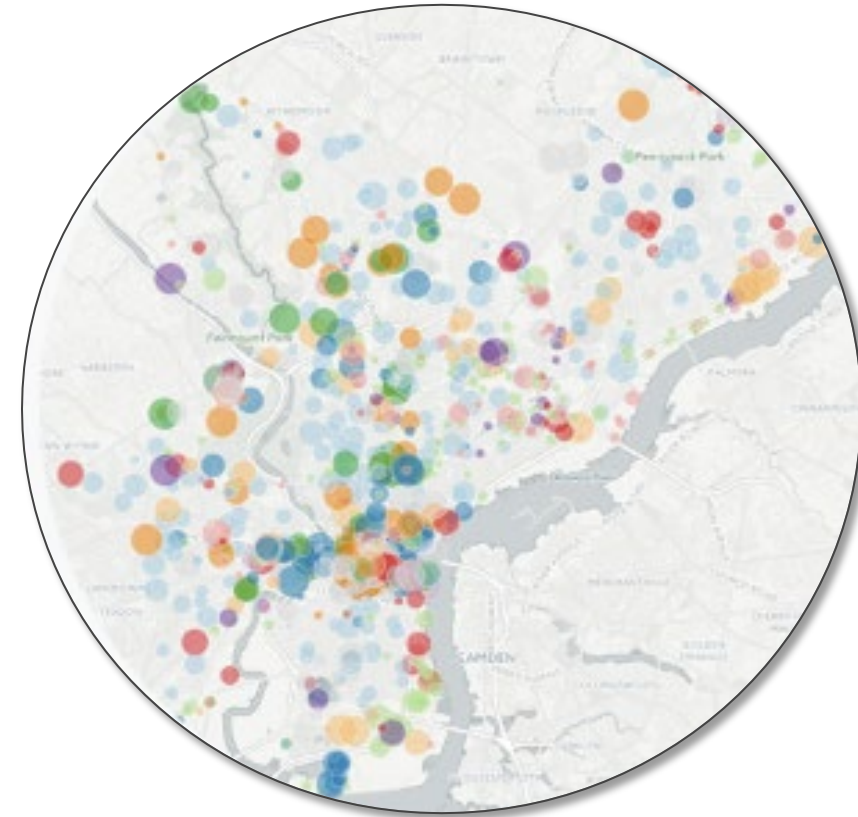
eCLIPSE

Daily Zoning Report

Issued Date:		Apr 22, 2024	to:	Apr 22, 2024	
Responsible Community Organization:		(All)			
Permit Number	Issued Date	Property Address	Owner Name	Council District	Work Description
ZP-2023-007029	Apr 22, 2024	123-27 S 12TH ST, Philadelphia, PA 19107-4933	MFG-SANSOM OWNER LLC	1	1. Propose 10 accessory, flatwall signs 2. No changes to building, height or footprint; no change in uses; no proposed site improvements. 3. As per submitted plans prepared by BLTa, dated 5/3/2023 and 5/24/2023
ZP-2023-011288	Apr 22, 2024	906 N AMERICAN ST, Philadelphia, PA 19123-2209	TURCICH BRIAN, MARKOWITZ CARLY	5	REMOVE KITCHEN ROOF AND ADD 2ND + 3RD FLOOR (REAR ELEVATION)
ZP-2023-012002	Apr 22, 2024	1700-40 MARKET ST, Philadelphia, PA 19103-4113	CR 1700 PROPERTY OWNER LL	5	Removal and Replacement of (2) channel letter signs.
ZP-2024-000463	Apr 22, 2024	338 W SPRINGFIELD AVE, Philadelphia, PA 19118-4035	PROCTOR KIMMELL J	8	PROPOSED 1-STORY REAR ADDITION TO EXIST. 3-STORY SINGLE-FAMILY BUILDING
ZP-2024-000762	Apr 22, 2024	1129 E BERKS ST, Philadelphia, PA 19125-3402	MC GOWEN PATRICK	1	LEGALIZE REAR ADDITINO TO AN EXISTING SINGLE FAMILY HOME. SIZE, LOCATION AND EXTENTS PER PLA.

OpenDataPhilly

- OpenDataPhilly is a catalog of open data in the Philadelphia region.
- You can search [Licenses and Inspections Property History](#) as well as [Licenses and Inspections Building and Zoning Permits](#).
- The permit data set is very large but can be downloaded and filtered/sorted to meet your specific search criteria.
- The web address is <https://opendataphilly.org/>.



OpenDataPhilly

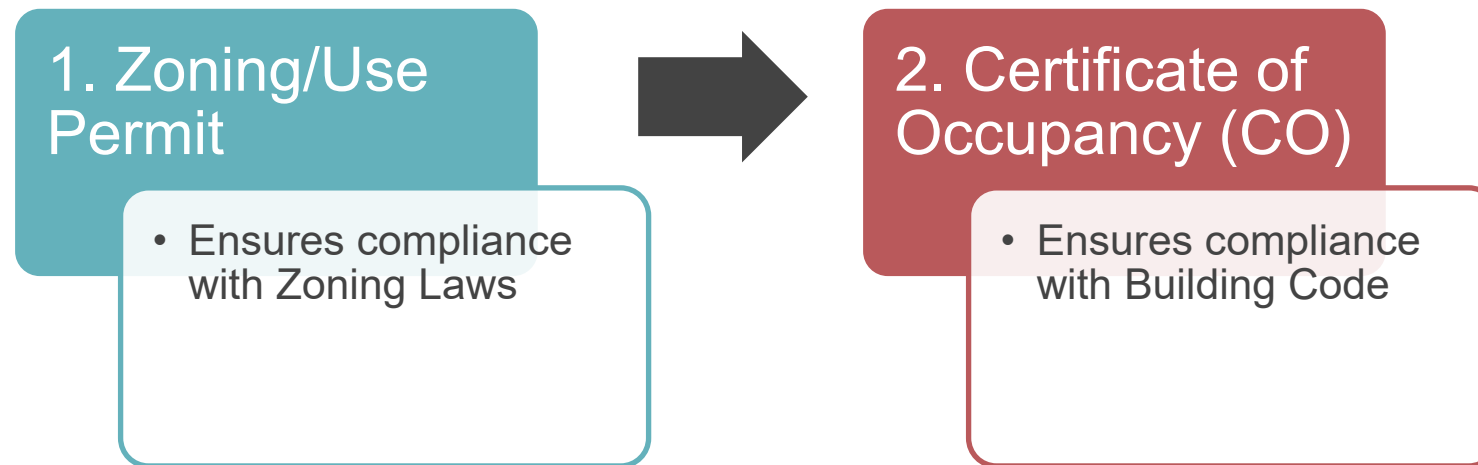
A	B	C	D	E	F	G	H	I	J	K	L	M	N	S	T	U	V	W	X	Y	Z
objecti	permitr	address	parcel	permitt	permitdescript	commen	typeof	approv	permiti	status	applic	contract	contract	mostre	opa_ac	address	unit_tyt	unit_nu	zip	census	council
12642	RP-2024-0	1.32E+08	60415	RESIDENT	RESIDENTIAL BUI	RESIDENT	ADDITION	FOR RENC	2024-04-1	ISSUED	PROFESSI	Z BROTHEI Z		2024-04-2	022303100	749 S 10TH ST			19147-274	18	2
19175	RP-2024-0	1.32E+08	260335	RESIDENT	RESIDENTIAL BUI	RESIDENT	ADDITION	FOR INTEF	2024-04-0	ISSUED	PROFESSI	NIEMIEC & NIEMIEC		2024-05-0	021443300	929 S 6TH ST			19147-403	25	1
21820	CP-2023-0	1.36E+08	107998	BUILDING	COMMERCIAL BUI	COMMERC	ADDITION	FOR LEVEL	2024-04-0	ISSUED	PROFESSI	DOLAN ME DOLAN		2024-04-1	7.81E+08	626 DICKINSON ST			19147-642	28.01	1
22147	MP-2024-0	1.3E+08	43131	MECHANIC	MECHANICAL / FU	RESIDENT	ADDITION	EZ	2024-04-0	ISSUED	PROFESSI	JOHN CAR JOHN		2024-04-2	012414600	1308 REED ST			19147-491	29	1
25243	GP-2024-0	1.3E+08	208732	GENERAL	GENERAL PERMIT	RESIDENT	SOLAR PAI	FOR THE II	2024-04-2	ISSUED	PROFESSI	SOLAR ST SOLAR		2024-05-0	023065900	133 PEMBERTON ST			19147-341	16	1
31485	EP-2024-0	1.32E+08	331888	ELECTRICA	ELECTRICAL PERM	COMMERC	ADDITION	INSTALL	2024-04-2	ISSUED	PROFESSI	HARRY BE HARRY			021589200	1159 S 12TH ST			19147-452	23	1
38428	RP-2023-0	1.32E+08	1408	RESIDENT	RESIDENTIAL BUI	RESIDENT	ADDITION	FOR THE C	2024-04-1	ISSUED	OWNER	AARON DE AARON		2024-04-2	021575900	1215 S 11TH ST			19147-503	23	1
44726	PP-2023-0	1.36E+08	159208	PLUMBING	PLUMBING PERMI	RESIDENT	NEW CON	PLUMBING	2024-04-0	ISSUED	PROFESSI	JUSTIN'S F JUSTIN'S		2024-04-2	023116600	608 S 3RD ST			19147-230	16	1
47657	GM-2024-0	5.69E+08	445987	GENERAL	GENERAL PERMIT	RESIDENT	EZ ROOF C	FOR MINC	2024-04-1	ISSUED	PROFESSI	UNION RC UNION				1113 SOUTH ST			19147-194	11.01	1
51204	PP-2024-0	15740718	505582	PLUMBING	PLUMBING PERMI	RESIDENT	ALTERATIC	INSTALL 2	2024-04-1	ISSUED	PROFESSI	LEPORE PL LEPORE		2024-05-0	021390500	1113 E MOYAMENSING AVE			19147-532	25	1
57729	SP-2024-0	15423873	34052	SITE / UTIL	SITE / UTILITY PER	RESIDENT	EXCAVATI	FOR	2024-04-0	ISSUED	PROFESSI	DORNELA DORNELA		2024-04-1	021570500	919 S 11TH ST			19147-371	24	1
60775	PP-2023-0	1.36E+08	107998	PLUMBING	PLUMBING PERMI	COMMERC	ALTERATIC	INSTALLA	2024-04-0	ISSUED	PROFESSI	DOLAN ME DOLAN		2024-04-1	7.81E+08	626 DICKINSON ST			19147-642	28.01	1
60449	FP-2024-0	15389674	1470975	FIRE SUPP	FIRE SUPPRESSION	RESIDENT	ADDITION	FOR INSTA	2024-04-2	ISSUED	PROFESSI	SCHWEIZE SCHWEIZ		2024-05-0	011058850	1327 S HANCOCK ST			19147-613	27.02	1
63777	MP-2021-0	1.31E+08	305924	MECHANIC	MECHANICAL / FU	RESIDENT	ADDITION	MECHANIC	2024-04-1	ISSUED	PROFESSI	LAPSTONE LAPSTON		2024-04-3	012046100	702 DICKINSON ST			19147-641	28.01	1
67249	PP-2024-0	1.37E+08	1567	PLUMBING	PLUMBING PERMI	RESIDENT	ALTERATIC	REPLACE F	2024-04-0	COMPLETE	PROFESSI	ROTO-RO ROTO-		2024-04-0	022260900	760 S 8TH ST			19147-283	18	1
86138	CP-2024-0	6.55E+08	266921	BUILDING	COMMERCIAL BUI	COMMERC	ADDITION	FOR LEVEL	2024-04-0	ISSUED	PROFESSI	ELC HOLDI ELC		2024-04-2	7.71E+08	916 CHRISTIAN ST			19147-389	24	1
83099	EP-2024-0	1.35E+08	390852	ELECTRICA	ELECTRICAL PERM	RESIDENT	ADDITION	REPLACE T	2024-04-1	ISSUED	PROFESSI	EXPRESS F EXPRESS			021539600	1013 S 10TH ST			19147-381	24	1
80365	RP-2024-0	15769300	455543	RESIDENT	RESIDENTIAL BUI	RESIDENT	ADDITION	FOR	2024-04-0	ISSUED	PROFESSI	GREGORY GREGORY		2024-04-1	023051500	225 MONROE ST			19147-330	16	1
89955	PP-2024-0	1.32E+08	60415	PLUMBING	PLUMBING PERMI	RESIDENT	NEW CON	INSTALL 3	2024-04-2	ISSUED	PROFESSI	STRONGH STRONG			022303100	749 S 10TH ST			19147-274	18	2
89715	MP-2024-0	1.35E+08	390852	MECHANIC	MECHANICAL / FU	RESIDENT	ADDITION	EZ	2024-04-0	ISSUED	PROFESSI	ANGEL HE ANGEL		2024-04-1	021539600	1013 S 10TH ST			19147-381	24	1
89561	EP-2024-0	1.3E+08	43131	ELECTRICA	ELECTRICAL PERM	RESIDENT	ADDITION	INSTALL N	2024-04-1	ISSUED	PROFESSI	GORMLEY GORMLEY			012414600	1308 REED ST			19147-491	29	1
102457	GM-2024-0	1.32E+08	253562	GENERAL	GENERAL PERMIT	RESIDENT	EZ INTERIC	FOR MINC	2024-04-2	ISSUED	OWNER	LABAR VEN LABAR		2024-04-2	011215900	312 WHARTON ST			19147-522	27.02	1
102185	AP-2024-0	1.34E+08	528837	ADMINIST	ADMINISTRATIVE PERMIT		CERTIFICA	FOR CERTI	2024-04-0	ISSUED	OWNER			2024-04-2	012521900	1411 S BROAD ST			19147-491	29	1
115552	PP-2024-0	1.28E+08	245537	PLUMBING	PLUMBING PERMI	RESIDENT	ALTERATIC	REPAIR/RE	2024-04-2	COMPLETE	PROFESSI	THOMAS L THOMAS		2024-04-2	023233400	728 S 8TH ST			19147-200	15	1
108679	CP-2024-0	4.87E+08	272129	BUILDING	COMMERCIAL BUI	COMMERC	COMMERC	MAKE	2024-04-2	ISSUED	PROFESSI	DANA R FC DANA R			8.83E+08	757 S FRONT ST			19147-352	17	1
127673	CP-2024-0	1.6E+08	451611	BUILDING	COMMERCIAL BUI	COMMERC	ADDITION	FOR	2024-04-1	ISSUED	PROFESSI	MEITING L MEITING		2024-05-0	8.71E+08	420 SOUTH ST			19147-153	16	1
125032	PP-2024-0	1.57E+08	198015	PLUMBING	PLUMBING PERMI	COMMERC	NEW CON	INSTALL P	2024-04-1	ISSUED	PROFESSI	JOHN J DE JOHN J		2024-04-2	8.71E+08	1335 E PASSYUNK AVE			19147-562	28.02	1



Establishing the Legal Use and Occupancy

Determining Legal Use

- After a property's permit history is researched, you should be able to use that information to determine if the use of a property is legal.
- Typically, two things are needed for a use to be considered legal:
 1. A Zoning/Use Permit
 2. A Certificate of Occupancy (CO)





Determining Legal Use


- Review Atlas to determine if the use has a Use Permit and a Certificate of Occupancy (CO).
 - If there is a use permit and an issued CO, the use is legal.
 - If there are no records OR if there is a use permit but no associated CO, the use may not be legal, and additional research is required to establish the legal use.





Additional Dates to Consider

If a Use Permit and a CO cannot be located, the following dates should be considered:

- If a use was established prior to June 30, 1969, it pre-dates the requirement for a CO.
 - If a use was established between June 30, 1969 and December 1999, a Use Permit is sufficient to establish the legal use. If there is any indication in the permit records that the use is not legal, those may be considered.
 - If a use was established after 1999 and there is no record substantiating the use and occupancy, the use is not legal.
- 



Determining Continuous Use

License History

- A lapse in licensure does not necessarily mean that a use was abandoned.
- Issuance of a vacant license does not necessarily mean that a use was abandoned unless the license was issued over 3 years ago and no new licenses have been obtained.

Violations

- You can review Atlas to determine if violations have been issued for an observed change in occupancy.
- 



No Records of Use

If there are no zoning records available...

- An owner can submit to the department any alternative proof that they have to confirm a use on a lot.
- If no records or exist, the use is considered new.






Resources

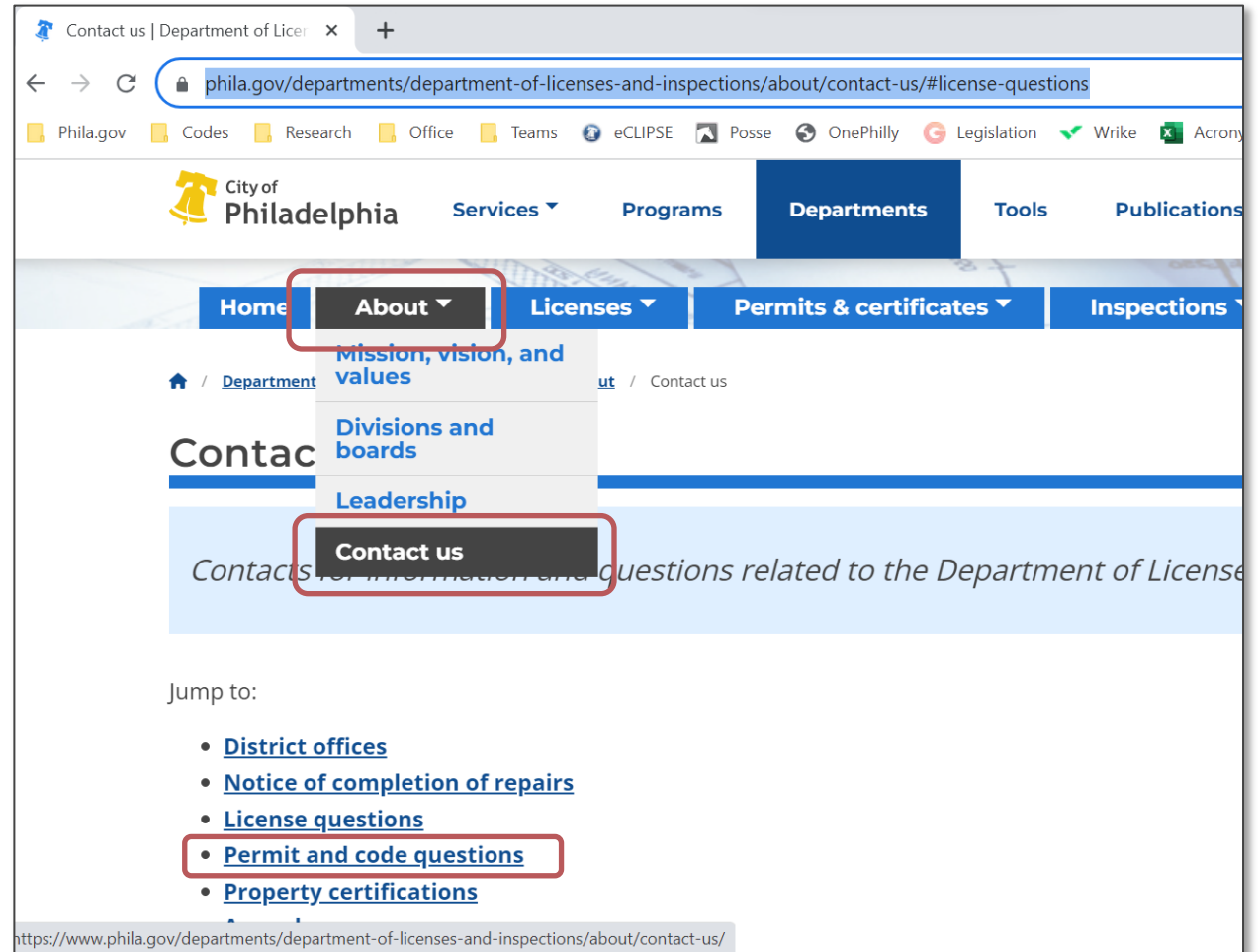


Zoning Resources

- [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](#)
- 

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 or 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 CEU's.
- CEU's 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.

