

FAQ:

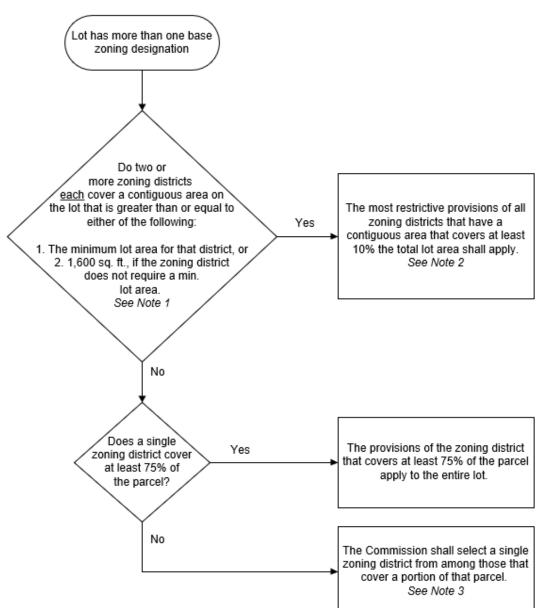
My property has more than one base zoning district. How will it be evaluated?

Background:

Every property within the City of Philadelphia is assigned a base zoning district which dictates how the property can be used and developed. Some properties are covered by more than one base zoning district. In those cases, the provisions of $\frac{14-107(2)}{2}$ determine how the property is evaluated.

Answer:

When a property is covered by more than one base zoning district, the provisions of $\underline{14-107(2)}$ are used to determine how the property will be evaluated. Those provisions are summarized in the flowchart below:



Note 1: Minimum lot area can be found in the Dimensional Standards Tables of 14-701.

Note 2: Only overlays that apply to zoning districts that cumulatively have a contiguous area that covers at least 10% the total lot area shall apply.

Note 3: The Commission shall select the zone based on what best accomplishes the goals for the immediate area in the comprehensive plan, as provided in its regulations. The provisions of the selected zoning district shall apply to the entire parcel.

See Note 2

The provisions of the zoning district

that covers at least 75% of the parcel apply to the entire lot.

The Commission shall select a single zoning district from among those that cover a portion of that parcel See Note 3

No - Area covered by CMX-2 is 1160 ft2 (less

than 1600ft² and no min lot area for CMX-2)



Examples:

Below are several examples of how the provisions of 14-107(2) are applied in various scenarios.

Example 1 **Summary:** Analysis: Area covered by RSA-5 = $5,600 \text{ ft}^2 (83\%)$ Area covered by CMX-2 = $1,160 \text{ ft}^2 (17\%)$ Lot has more than one base Min lot area of RSA-5 (Table 14-701-1) = 960 ft² zoning designation Min lot area of CMX-2 (Table 14-701-3) = N/ADo two or more zoning districts each cover a contiguous area on the lot that is greater than or equal to The most restrictive provisions of all zoning districts that have a either of the following: Yes contiguous area that covers at least 10% the total lot area shall apply. 1. The minimum lot area for that district, or 2. 1,600 sq. ft., if the zoning district does not require a min. lot area.

CMX-2

RSA-5



See Note 1

Does a single

oning district cove

at least 75% of the parcel?

No

No

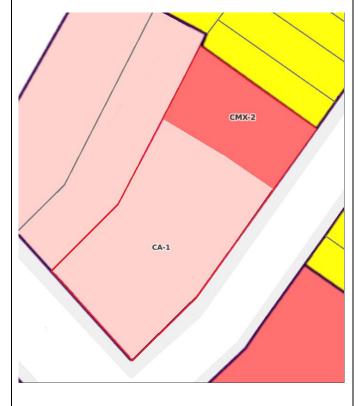
The lot will be evaluated as if it is entirely within the RSA-5 zoning district.

Yes

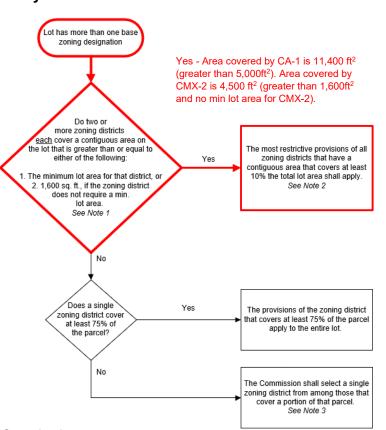


Summary:

- Area covered by CA-1 = 11,400 ft² (72%)
- Area covered by CMX-2 = 4,500 ft² (28%)
- Min lot area of CA-1 (Table 14-701-3) = 5,000 ft²
- Min lot area of CMX-2 (Table 14-701-3) = N/A



Example 2 Analysis:



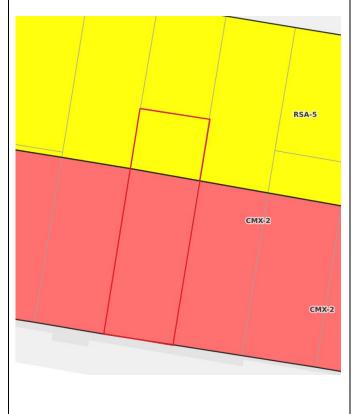
Conclusion:

The most restrictive provisions for both CA-1 and CMX-2 zoning districts shall apply.



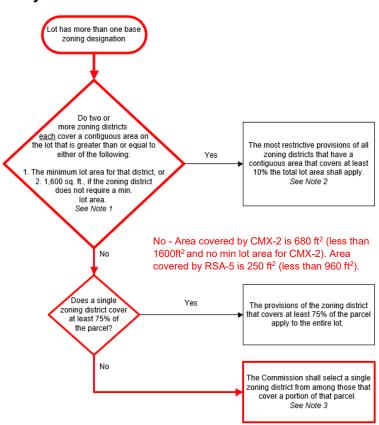
Summary:

- Area covered by RSA-5 = 250 ft² (27%)
- Area covered by CMX-2 = 680 ft² (73%)
- Min lot area of RSA-5 (Table 14-701-1) = 960 ft²
- Min lot area of CMX-2 (Table 14-701-3) = N/A



Analysis:

Example 3



Conclusion:

The Commission shall select a single zoning district from among those that cover a portion of that parcel.

Questions?

Call 311 or (215) 686-8686 (if outside Philadelphia) or submit an online form via http://www.phila.gov/li/get-help.

Disclaimer:

This interpretation, policy or code application is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code application to specific projects may vary. There may be other ways to comply with the Code. If so, you are not required to use this method. You may want to investigate other options or consult with a professional identifying an equally code compliant solution.