

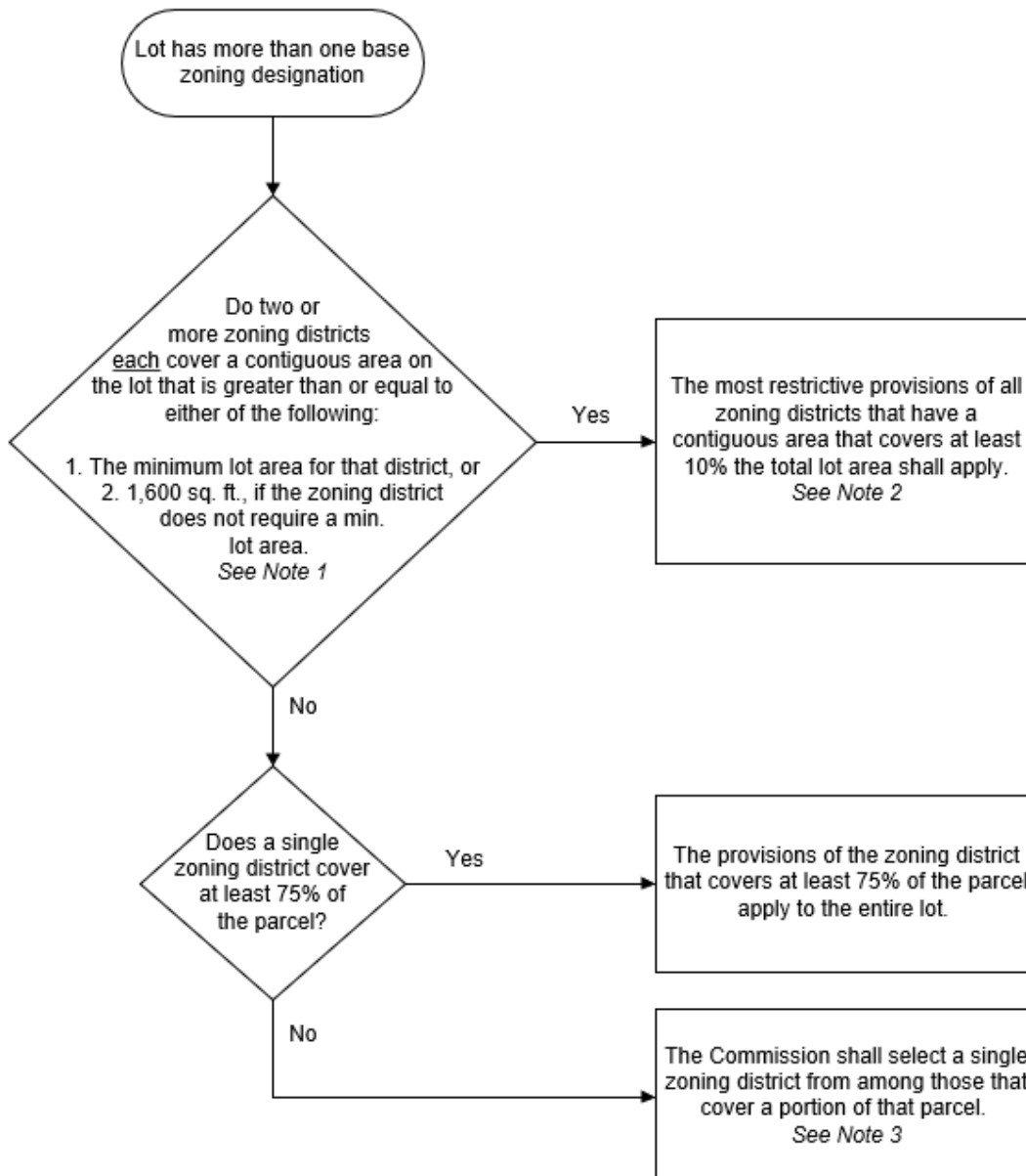
FAQ: My property has more than one base zoning district. How will it be evaluated?

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 [14-107\(2\)](#) determine how the property is evaluated.

Answer:

When a property is covered by more than one base zoning district, the provisions of [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.

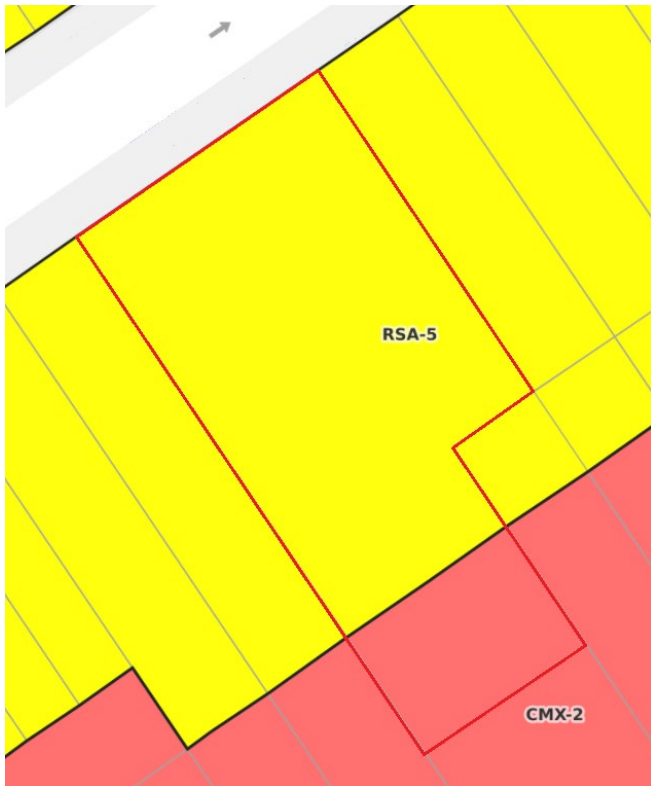
Examples:

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

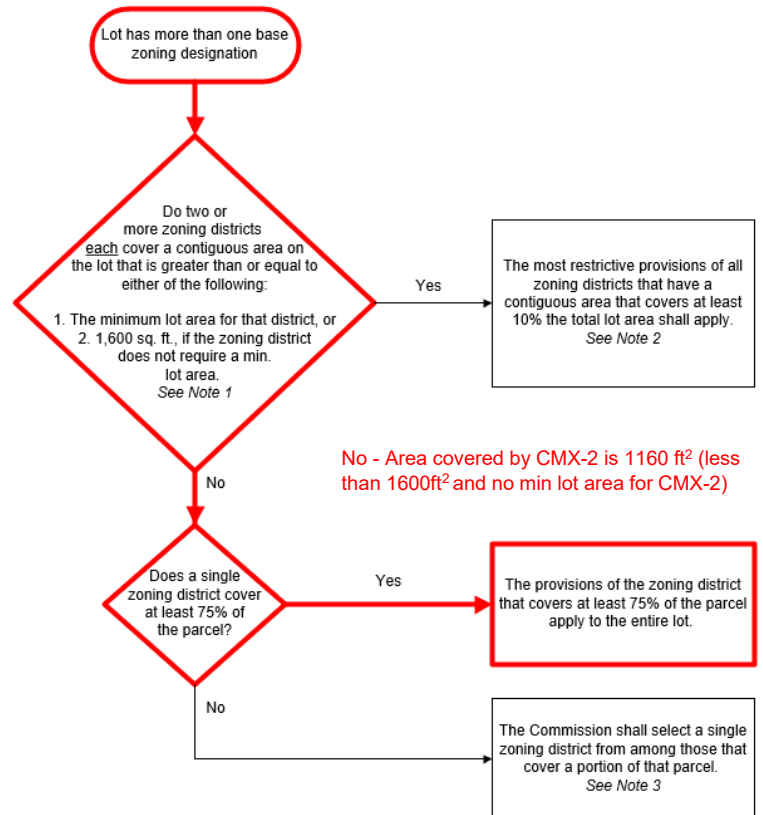
Example 1

Summary:

- Area covered by RSA-5 = 5,600 ft² (83%)
- Area covered by CMX-2 = 1,160 ft² (17%)
- 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:



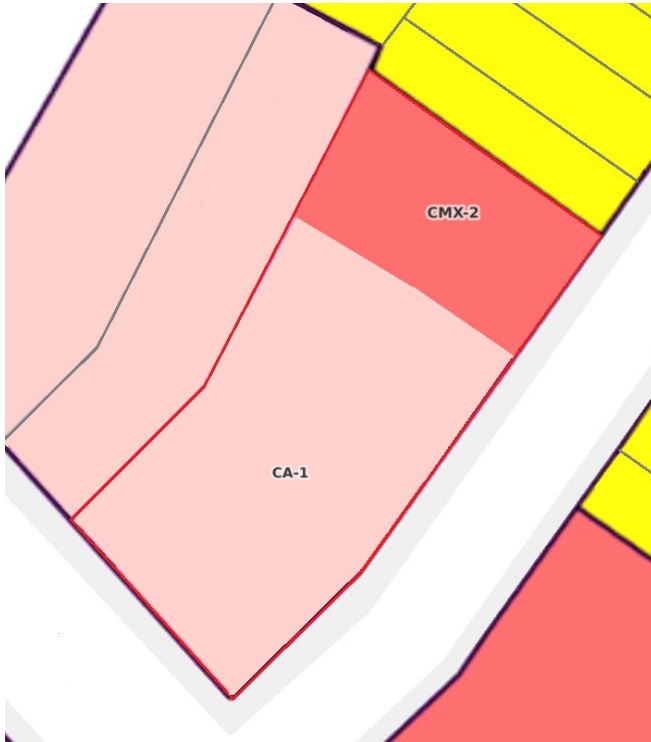
Conclusion:

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

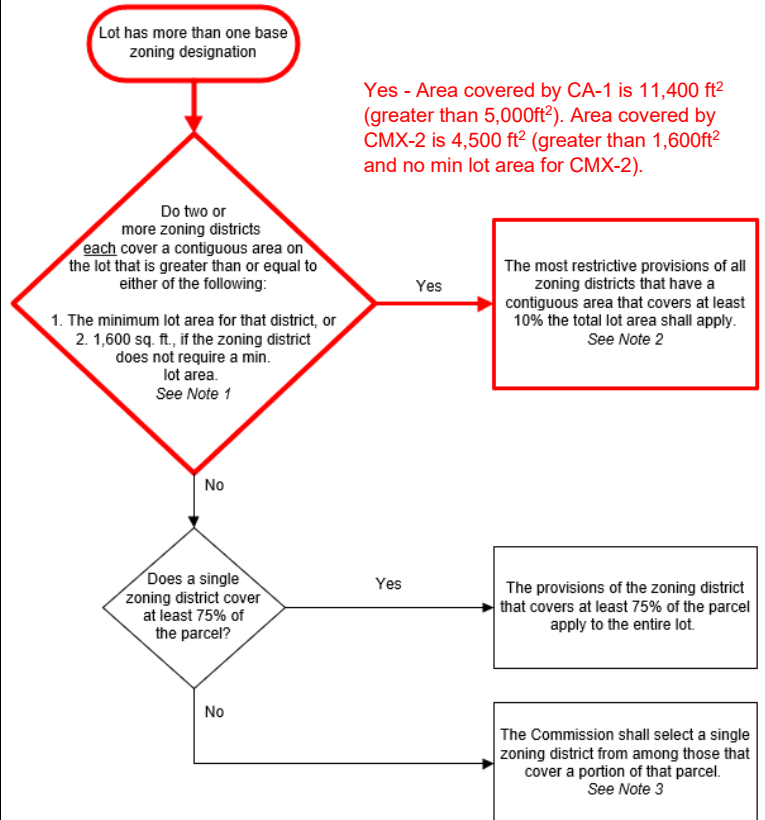
Example 2

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



Analysis:



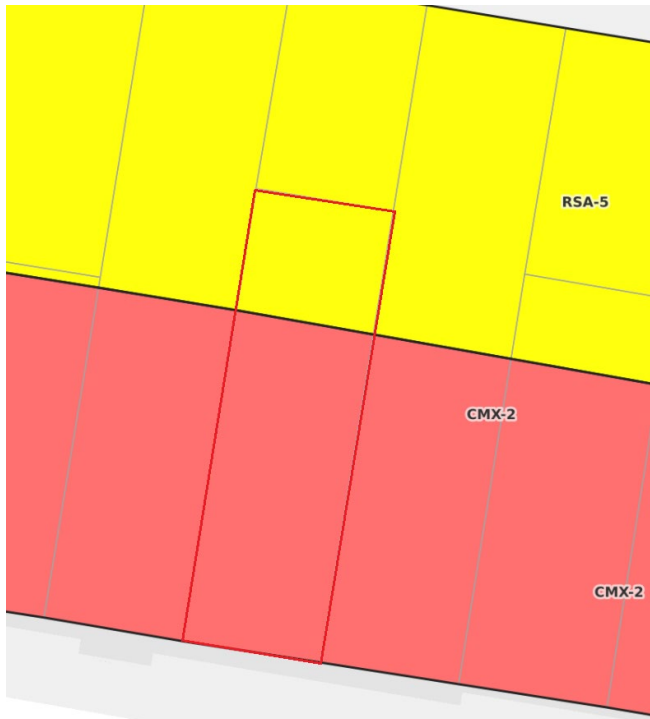
Conclusion:

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

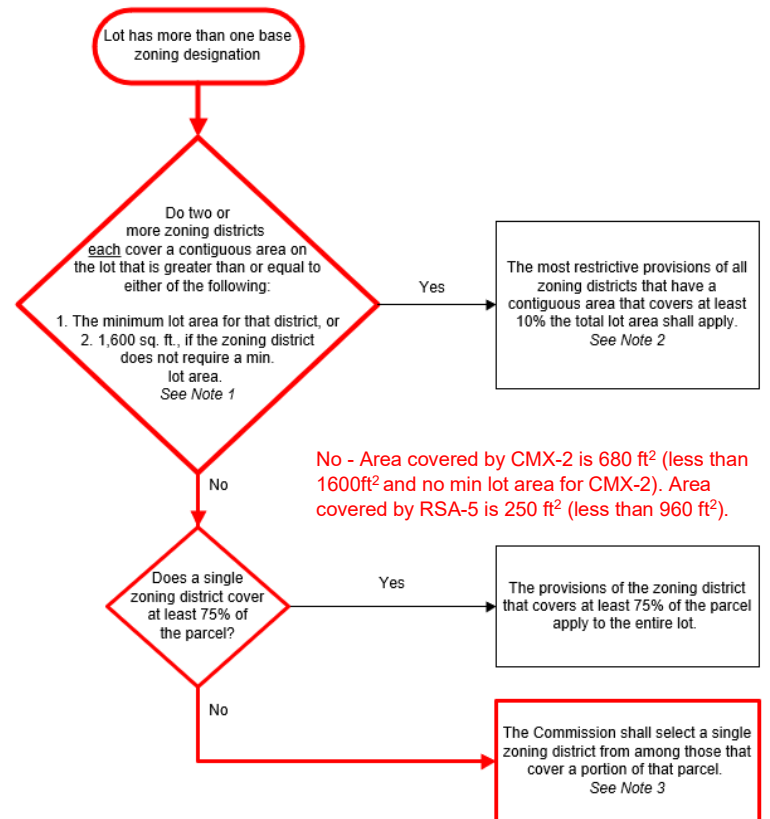
Example 3

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:



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:

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