


PHILADELPHIA CITY PLANNING COMMISSION



PHILADELPHIA ZONING CODE

QUICK GUIDE

SEPTEMBER 2022

ZONING QUICK GUIDE

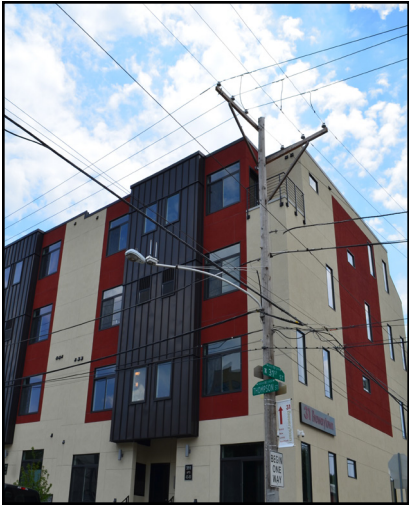
TABLE OF CONTENTS

	How to Use This Guide - Quick References	p.4
	RSD, Residential Single-Family Detached Districts Detached houses on individual lots	p.6
	RSA, Residential Single-Family Attached Districts Attached and semi-detached houses on individual lots	p.8
	RTA, Residential Two-Family Attached District Two-family, semi-detached houses on individual lots	p.14
	RM, Residential Multi-Family Districts Moderate- to high-density, multi-unit residential buildings	p.16
	RMX, Residential Mixed-Use Districts Residential and mixed- use development, including master plan development	p.20
	CA, Auto-Oriented Commercial Districts A range of uses, often in the form of shopping centers and other destination-oriented uses	p.22
	CMX (1, 2, 2.5), Neighborhood Commercial Mixed-Use Districts Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors	p.24
	CMX (3, 4), Community Commercial Mixed-Use Districts Community- and region-serving mixed use development, including retail and service uses	p.30
	CMX (5), Center City Commercial Mixed-Use District Mixed-use development in the central core area of Center City	p.34
	IRMX, Industrial Residential Mixed-Use District A mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses	p.36
	ICMX, Industrial Commercial Mixed-Use District Commercial and low-impact industrial uses	p.38
	I-1, Light Industrial District Low-impact uses including light industrial, fabrication, offices, and research and development	p.40
	I-2, Medium Industrial District Light/moderate impact industrial uses including manufacturing, processing, and distribution	p.40
	I-3, Heavy Industrial District Intensive, high-impact uses, including extractive industries and petroleum processing and storage	p.40
	I-P, Port Industrial District Marine-related industrial uses such as docks, wharves, piers, and transit sheds	p.40
	SP-INS, Institutional (Special Purpose) District Institutional uses in accordance with an approved master plan	p.42
	SP-CIV, Institutional (Special Purpose) District Development and preservation of public-serving institutions and a customary and complementary mix of uses	p.43
	SP-PO, Parks and Open Space (Special Purpose) District Preserve and protect lands set aside for park and open space use	p.44
	SP-ENT, Entertainment (Special Purpose) District Development of major entertainment facilities in accordance with an approved master plan	p.45
	SP-STA, Sports Stadium (Special Purpose) District Large scale specialized sporting facilities and associated large capacity automobile parking areas	p.46
	SP-AIR, Airport (Special Purpose) District Airport uses and complementary mix of uses, while minimizing impacts on surrounding areas	p.47
	Notes Use Table Notes	p.48

RM RESIDENTIAL MULTI-FAMILY

RM-1

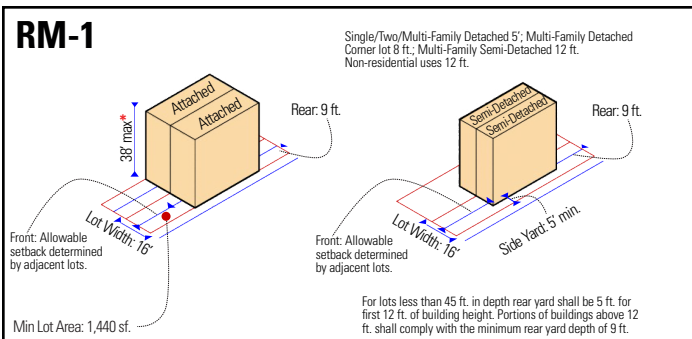
Table 14-701-2: Dimensional Standards for Higher Density Residential Districts



Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft. [1]
Max. Occupied Area	Intermediate 75%; Corner 80% [2]
Min. Front Setback	Based on adjacent [5,6]
Min. Side Yard Width [8]	5' to 12' based on number of families (see diagram)
Min. Rear Yard Depth	9 ft. [9]
Max. Height / FAR (Floor Area Ratio)	38 ft. [5] *
Dwelling Unit Density	A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. 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.

Table Notes:

- [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 seventy-five percent (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 maximum occupied area requirement.
- [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 distance between the front facade and the front lot line described in § 14-701(2)(b)[6] below; except this requirement shall not apply to corner lots.
- [6] In the RM-1 district, front facades shall comply with the following:
 - a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.
 - b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line 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 facade requirements of (.a) and (.b) above.
- [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.



* Zoning Bonus Summary		RM-1 Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	25% increase in units permitted
	Low Income	50% increase in units permitted
Green Roof (§14-702(16))		25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

INTENT: Moderate- to high-density, multi-unit residential buildings

Table 14-602-1: Uses Allowed in Residential Districts

<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>	RM-1	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	Y[1]	
Multi-Family	Y[1]	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	S	
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	Y	
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)	N	
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)

See [page 48](#) for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.