

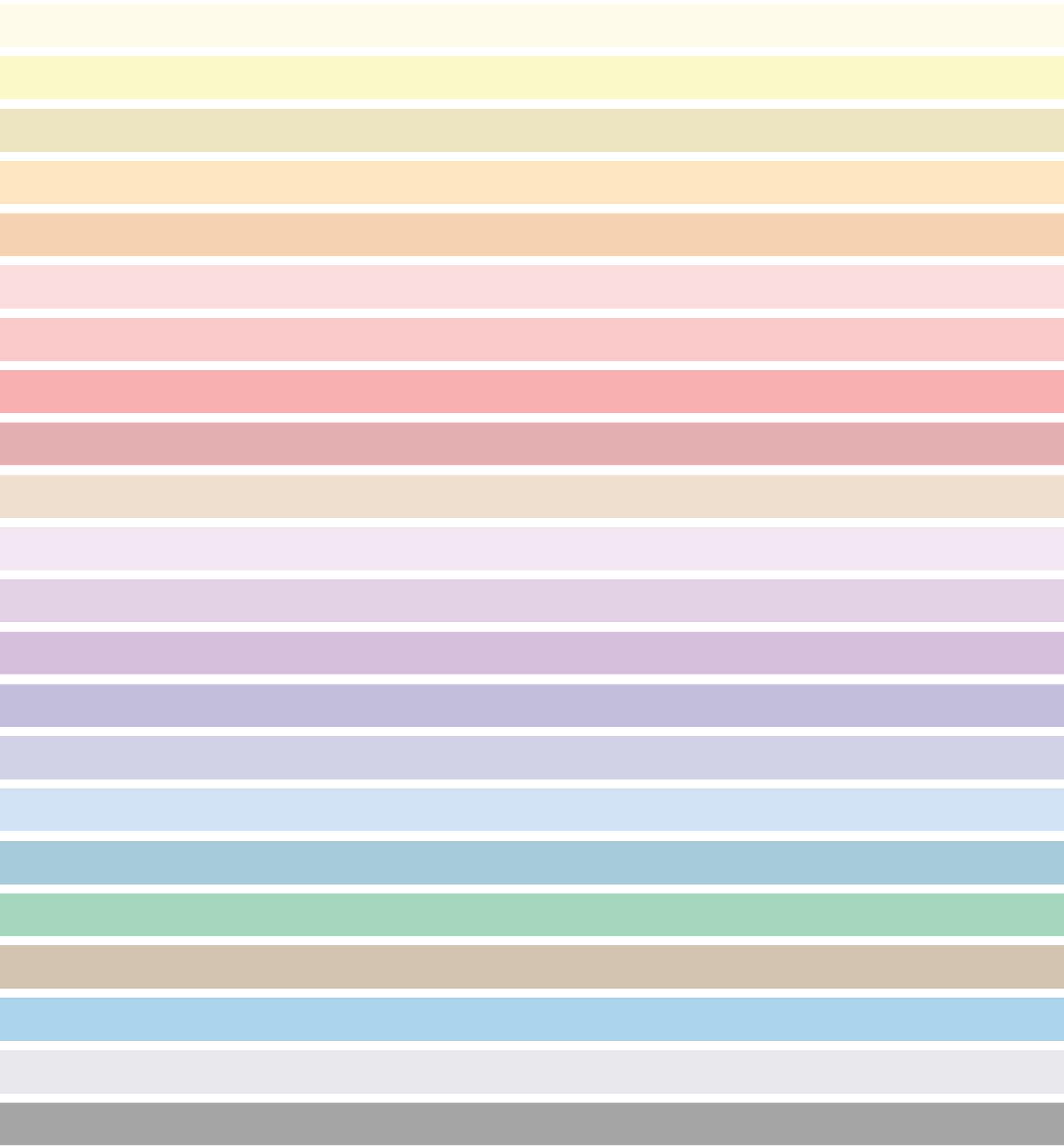
PHILADELPHIA CITY PLANNING COMMISSION



# PHILADELPHIA ZONING CODE

## **QUICK GUIDE**

### SEPTEMBER 2022



# ZONING QUICK GUIDE

## TABLE OF CONTENTS

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

# USING THIS GUIDE

*The Philadelphia Zoning Code Quick Reference Manual is intended as a general guide to users of Title 14 of The Philadelphia Code (the Zoning Code). It is not a substitute for any adopted ordinances or codes. The Philadelphia Zoning Code Quick Reference Manual provides additional details on use and dimensional standards. If these guides conflict with any adopted ordinance or code, including the Zoning Code, the latter shall govern.*

The Zoning Code, contained in Title 14 of the Philadelphia Code, seeks to protect public health, safety and welfare by regulating the use of land and controlling the type, size, and height of structures. The Zoning Code includes land use regulations, building dimensional standards, and parking, signage and landscaping requirements.

This guide includes the general dimensional and use standards for base zoning districts. Notes for dimensional standards and use tables are included in this guide as well as a summary of bonuses. Consult Chapter 14-600 of the Philadelphia Code for complete information regarding use regulations. Complete information concerning development standards can be found in Chapter 14-700. Other zoning standards are not covered by this guide. Please see references below for more general information.

Please see references below for more information regarding:

**General Provisions** | Chapter 14-100

**Definitions** | Chapter 14-200

**Administration and Procedures** | Chapter 14-300

**Base Zoning Districts** | Chapter 14-400

**Overlay Zoning Districts** | Chapter 14-500

**Note: Overlays may alter any/all of the use/bulk provisions of a parcel's base zoning.**

**Use Regulations** | Chapter 14-600

**Development Standards** | Chapter 14-700

**Parking and Loading** | Chapter 14-800

**Signs** | Chapter 14-900

**Historic Preservation** | Chapter 14-1000

Consult Chapter 14-500 of the Philadelphia Code for information on Overlay Zoning Districts. If overlay districts conflict with other provisions of this Zoning Guide, the overlay district provisions shall govern regardless of whether such provisions are more restrictive or less restrictive than the conflicting provision. If two or more overlay district provisions conflict, the stricter provision shall govern, unless otherwise specified.

The following list of overlay districts may not be exhaustive. Please consult the Philadelphia Code for complete, up-to-date overlay zoning districts and their provisions.

- /CTR - Center City Overlay District
- /NCA - Neighborhood Commercial Area Overlay District
- /NCO - Neighborhood Conservation Overlay District
- /ENV - Environmental Preservation Overlay District
- /NCP - North Central Philadelphia Overlay District
- /CDO - Central Delaware Riverfront Overlay District
- /DRC - Delaware River Conservation Overlay District
- /CAO - City Avenue Overlay District
- /WWO - Wissahickon Watershed Overlay District
- /AHC - Airport Hazard Control Overlay District
- /TOD - Transit-Oriented Development Overlay District
- /FNE - Far Northeast Overlay District
- /NE - Northeast Overlay District
- /WST - West Overlay District
- /UED - Urban Experiential Display Overlay Control District
- /WWA - West Washington Avenue Overlay District
- /ECO - East Callowhill Overlay District
- /NDO - Ninth District Overlay District
- /STM - St. Mary's Master Plan Overlay
- /FAO - Frankford Academy Overlay District
- /IMA - Industrial and Manufacturing Area Overlay District
- /FDO - Fourth District Overlay District
- /SNM - South Ninth Street Market Overlay District
- /AME - American Street Overlay District
- /SMH - South Philadelphia Municipal Hub Overlay District
- /TSO - 30th Street Overlay District
- /VDO - Fifth District Overlay District
- /EDO - Eighth District Overlay District
- /HHC - Heliport Hazard Control Overlay District
- /GAO - Girard Avenue Overlay District
- /MIN - Mixed Income Neighborhoods Overlay District

# QUICK REFERENCES

## **Zoning Permits:**

There are three main paths to getting a zoning permit from the City: by right, by special exception, or by variance. In all of these cases, you must complete any applicable prerequisite reviews before the Department of Licenses and Inspections (L&I) can issue a decision on your zoning permit application.

## **By Right / As-of-Right:**

When the project proposal complies with all zoning provisions applicable to the property, an applicant can get a zoning permit from L&I “by-right” without any action by the Zoning Board of Adjustment, Planning Commission, or City Council. Certain large projects must go through an advisory Civic Design Review process.

## **By Special Exception:**

The Zoning Code permits certain uses and development by special exception, which is granted by the Zoning Board of Adjustment if the project is compatible with the surrounding neighborhood.

## **By Variance:**

Sometimes special circumstances prevent projects from conforming to the Zoning Code standards. In these instances, applicants must obtain a variance from the Zoning Board of Adjustment to deviate from the zoning standards. The Zoning Board of Adjustment will verify that there are special circumstances presenting an unnecessary hardship in complying with the Zoning Code.

Consult Chapter 14-300 of the Philadelphia Code for additional information about zoning permit procedures and requirements.

## **Nonconformities**

Many land uses, buildings, parking areas, lots, signs, and site improvements in the city do not meet the requirements of the Zoning Code either because they were established before the adoption of zoning, or they were legal when established but have become nonconforming due to later zoning changes. While nonconformities are allowed, the Zoning Code regulates the continued existence, use, modification, and expansion of them. See Section 14-305 of the Philadelphia Code for additional information.

# RSD RESIDENTIAL SINGLE-FAMILY DETACHED

## RSD-1



## RSD-2



## RSD-3

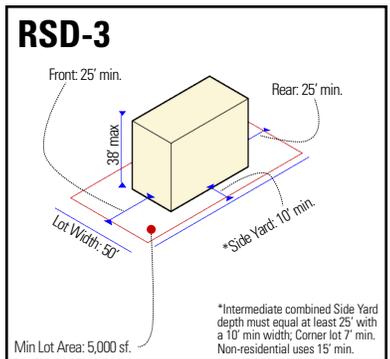
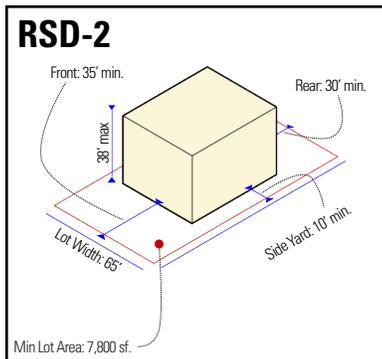
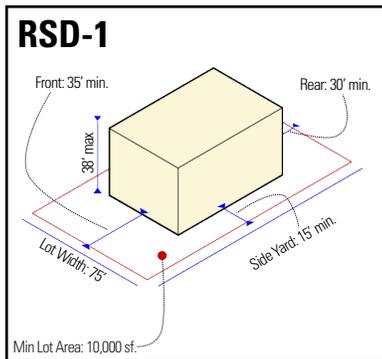


**Table 14-701-1: Dimensional Standards for Lower Density Residential Districts**

Min. Lot Width	75 ft.	65 ft.	50 ft.
Min. Lot Area	10,000 sq. ft.	7,800 sq. ft.	5,000 sq. ft.
Max. Occupied Area	35%	35%	30%
Min. Front Setback	35 ft.	35 ft.	25 ft.
Min. Side Yard Width [6]	Intermediate Lot: 2/ 15 ft. each Corner Lot: 15	Intermediate Lot: 2/ 10 ft. each Corner Lot: 10	Intermediate Lot: 2/ 10 ft. each, 25 ft. total Corner Lot: 7
Min. Rear Yard Depth	30 ft.	30 ft.	25 ft.
Max. Height	38 ft.	38 ft.	38 ft.
Building Types	Detached Only		

**Table Notes:**

[6] 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.



**INTENT:** Detached houses on individual lots

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RSD-1	RSD-2	RSD-3	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	N	N	N	
Multi-Family	N	N	N	
Group Living (except as noted below)	N	N	N	
Personal Care Home	N	N	N	14-603 (11)
Single-Room Residence	N	N	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>				
Passive Recreation	Y	Y	Y	
Active Recreation	N	N	N	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>				
Adult Care	N	N	N	
Child Care (as noted below)				
Family Child Care	N	N	Y	14-603 (5)
Group Child Care	N	N	N	14-603 (5)
Child Care Center	N	N	N	14-603 (5)
Community Center	N	N	N	
Educational Facilities	N	N	N	
Fraternal Organization	N	N	N	
Hospital	N	N	N	
Libraries and Cultural Exhibits	N	N	N	
Religious Assembly	N	N	N	
Safety Services	N	N	N	
Transit Station	N	N	N	
Utilities and Services, Basic	N	N	N	
Wireless Service Facility	N	N	N	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
<b>RETAIL SALES USE CATEGORY</b>				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>				
Business Support	N	N	N	
Eating and Drinking Establishment	N	N	N	14-603 (6)
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	S	S	S	14-603 (15)

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

# RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

## RSA-1



## RSA-2



## RSA-3



## RSA-4

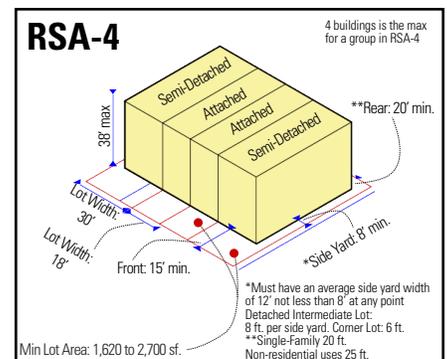
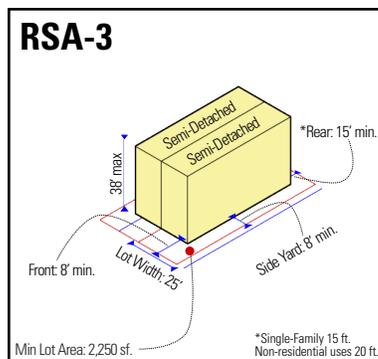
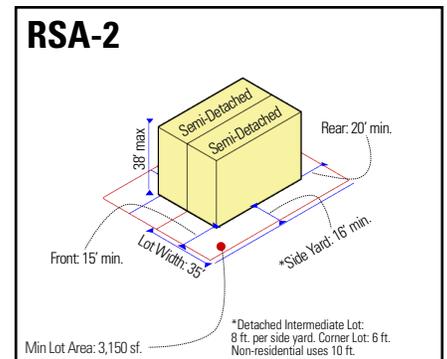
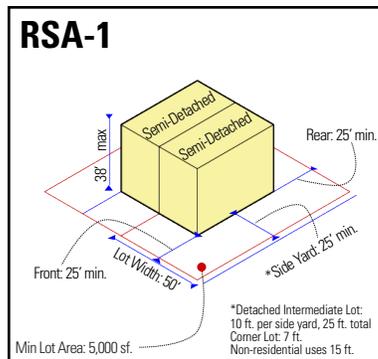


**Table 14-701-1: Dimensional Standards for Lower Density Residential Districts**

	RSA-1	RSA-2	RSA-3	RSA-4
Min. Lot Width	50 ft.	35 ft.	25 ft.	18 ft. [1]
Min. Lot Area	5,000 sq. ft.	3,150 sq. ft.	2,250 sq. ft.	1,620 sq. ft. [1]
Max. Occupied Area	30%	40%	50%	50%
Min. Front Setback	25 ft.	15 ft.	8 ft.	15 ft.
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/10 ft. each, 25 total [8][9] Detached, Corner Lot: 7 ft. Semi-Detached: 25 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each [9] Detached, Corner Lot: 6 ft. Semi-Detached: 16 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each [9] Detached, Corner Lot: 8 ft. Semi-Detached: 8 ft. [8]	Detached, Intermediate Lot: 2/8 ft. each Detached, Corner Lot: 6 ft. Semi-Detached: 8 ft. [1] Attached: [1]
Min. Rear Yard Depth	25 ft.	20 ft.	Single-Family: 15 ft. Other Use: 20 ft.	Single-Family: 20 ft. Other Use: 25 ft.
Max. Height	38 ft.	38 ft.	38 ft.	38 ft.
Building Types	Detached, Semi-Detached			Detached, Semi-Detached, Attached

**Table Notes:**

- [1] In the RSA-4 district, a group of attached buildings shall contain a maximum of four buildings, including the semi-detached buildings at either end of the group. Each semi-detached building at the end of a group shall comply with the following:
  - a. The minimum lot width shall be 30 ft.
  - b. The minimum lot area shall be 2,700 sq. ft.
  - c. The minimum required side yard width shall be a minimum average of 12 ft., not less than 8 ft. at any point.
- [6] 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.
- [8] In the RSA-1, RSA-2, and RSA-3 districts, side yards shall comply with the following:
  - a. For lots bounded on only one side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that adjoins that side and that meets this minimum size.
  - b. For lots bounded on both sides by the side or rear yards of semi-detached or detached structures, a semi-detached structure is not permitted. Any detached structure must be constructed as stated in § 14-701(2)(b)[9].
  - c. For lots that are not bounded on any side by the side or rear yard of a semi-detached or detached structure, any structure must be constructed with a side yard that fully meets this minimum size on either side.
- [9] In the RSA-1, RSA-2, and RSA-3 districts, for lots bounded on both sides by the side yard of a semi-detached structure, any detached structure must be constructed with a side yard on both sides, each with at least fifty percent (50%) of the minimum semi-detached side yard width required for permitted residential uses.



**INTENT:** Attached and semi-detached houses on individual lots

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

<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RSA-1</b>	<b>RSA-2</b>	<b>RSA-3</b>	<b>RSA-4</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>					
Household Living (as noted below)					
Single-Family	Y	Y	Y	Y	
Two-Family	N	N	N	N	
Multi-Family	N	N	N	N	
Group Living (except as noted below)	S	S	S	S	
Personal Care Home	S	S	S	S	14-603 (11)
Single-Room Residence	N	N	N	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	S	S	S	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>					
Adult Care	N	N	N	N	
Child Care (as noted below)					
Family Child Care	Y	Y	Y	Y	14-603 (5)
Group Child Care	N	N	N	N	14-603 (5)
Child Care Center	N	N	N	N	14-603 (5)
Community Center	N	N	N	N	
Educational Facilities	S[2]	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	S	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>					
Business and Professional	N	N	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	N	N	N	N	
Group Practitioner	N	N	N	N	
<b>RETAIL SALES USE CATEGORY</b>					
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	N	N	N	14-603 (13)
Gun Shop	N	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>					
Business Support	N	N	N	N	
Eating and Drinking Establishment	N	N	N	N	14-603 (6)
Personal Services	N	N	N	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>					
Community Garden	Y	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	Y	14-603 (15)

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

# RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

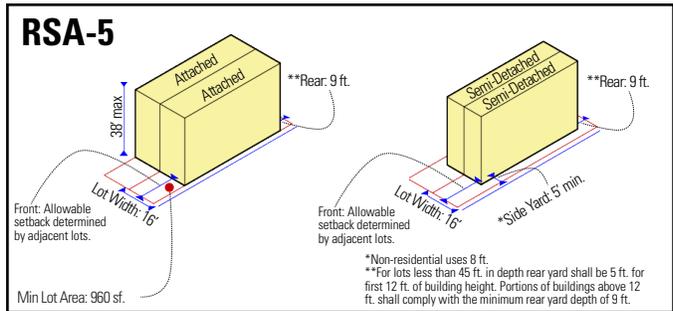
## RSA-5



**Table 14-701-1: Dimensional Standards for Lower Density Residential Districts**

Min. Lot Width	16 ft.
Min. Lot Area	Council Districts 1,2,3,7: 960 sq. ft. [2]
	Council Districts 4,5,6,8,9,10: 1,440 sq. ft. [2]
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]
Min. Front Setback	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. each
	Detached, Corner Lot: 5 ft.
	Semi-Detached: 5 ft.
Min. Rear Yard Depth	9 ft. [7]
Max. Height	38 ft.
Building Types	Detached, Semi-Detached, Attached

Accessory Dwelling Units in RSA-5	
Permitted in historic structures or on lots 1,600 sq. ft or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10



**Table Notes:**

- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:
  - a. At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
  - b. Each of the lots created is used for one single-family attached home; and
  - c. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 and RSA-6 districts, buildings on lots equal to or less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line required by § 14-701(2)(b)[5] below; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 and RSA-6 districts, 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 and the front lot line 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.
- [6] 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.
- [7] In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft.

**INTENT:** Attached and semi-detached houses on individual lots

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

<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RSA-5</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	N	
Multi-Family	N	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	N	
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	N	
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)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
<b>RETAIL SALES USE CATEGORY</b>		
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	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

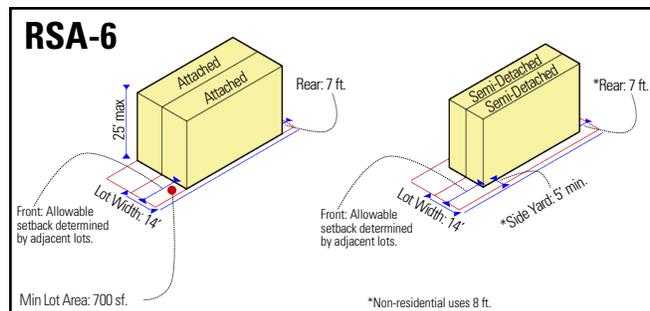
# RSA RESIDENTIAL SINGLE-FAMILY ATTACHED

## RSA-6



**Table 14-701-1: Dimensional Standards for Lower Density Residential Districts**

Min. Lot Width	14 ft.
Min. Lot Area	700 sq. ft.
Max. Occupied Area	80% [3]
Min. Front Setback	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. each
	Detached, Corner Lot: 5 ft.
	Semi-Detached: 5 ft.
Min. Rear Yard Depth	7 ft.
Max. Height	25 ft. [10]
Building Types	Detached, Semi-Detached, Attached



**Table Notes:**

- [3] In the RSA-5 and RSA-6 districts, buildings on lots equal to or less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line required by § 14-701(2)(b)[5] below; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 and RSA-6 districts, 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 and the front lot line 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.
- [6] 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.
- [10] The maximum height shall be 35 ft. if any of the following conditions apply, provided that the maximum height shall be 38 ft. if no roof deck access structures are included on the lot and any of the following conditions apply:
  - a. The lot has an area of 960 sq. ft. or greater;
  - b. The applicant records an instrument, or instruments, in favor of the City, in substance satisfactory to the Department of Planning and Development and in form satisfactory to the Law Department, committing to maintain the property as affordable, as defined in § 14-702(7)(a)(1) and as regulated by § 14-702(7)(b)(2) and § 14-702(7)(e); or
  - c. The applicant demonstrates that at least thirty percent (30%) of lots on the same block face as the primary frontage of the applicant's property have either:
    - i. No structures; or
    - ii. A structure with a height of at least 30 feet (not including roof deck access structures, parapets, balustrades, or solar collectors).

**INTENT:** Attached and semi-detached houses on individual lots

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

<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RSA-6</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	N	
Multi-Family	N	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	N	
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	N	
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)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
<b>RETAIL SALES USE CATEGORY</b>		
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	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

# RTA RESIDENTIAL TWO-FAMILY ATTACHED

## RTA-1

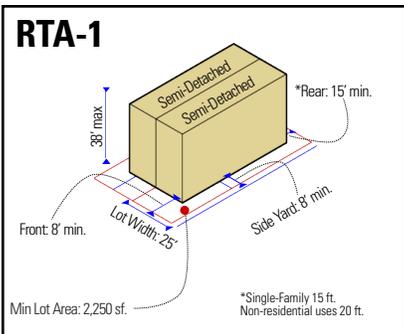


**Table 14-701-1: Dimensional Standards for Lower Density Residential Districts**

Min. Lot Width	25 ft.
Min. Lot Area	2,250 sq. ft.
Max. Occupied Area	50%
Min. Front Setback	8 ft.
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/8ft. each  Detached, Corner Lot: 8 ft.  Semi-Detached: 8 ft.
Min. Rear Yard Depth	Single-Family: 15 ft. Other Use: 20 ft.
Max. Height	38 ft.
Building Types	Detached, Semi-Detached

**Table Notes:**

[6] 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.



**INTENT:** Two-family, semi-detached houses on individual lots

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

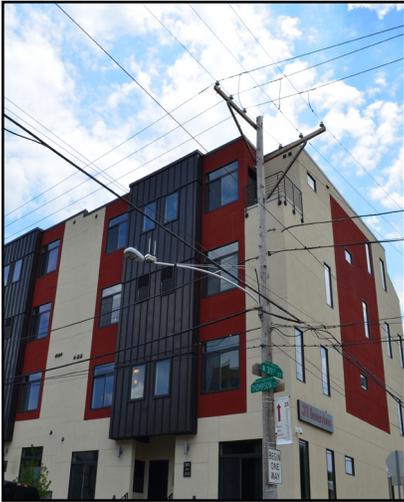
<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RTA-1</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-Family	Y	
Two-Family	Y	
Multi-Family	N	
Group Living (except as noted below)	S	
Personal Care Home	S	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
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	N	
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)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)		
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	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

# RM RESIDENTIAL MULTI-FAMILY

## RM-1

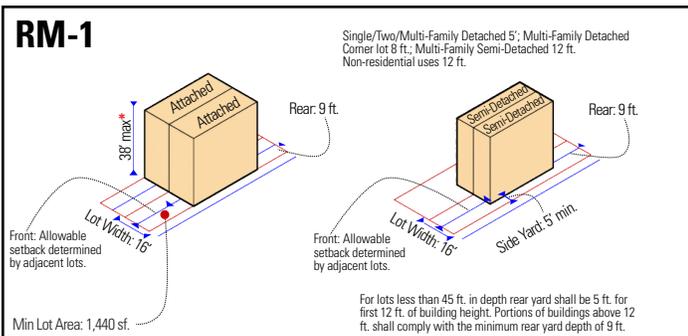
**Table 14-701-2: Dimensional Standards for Higher Density Residential Districts**



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](#).

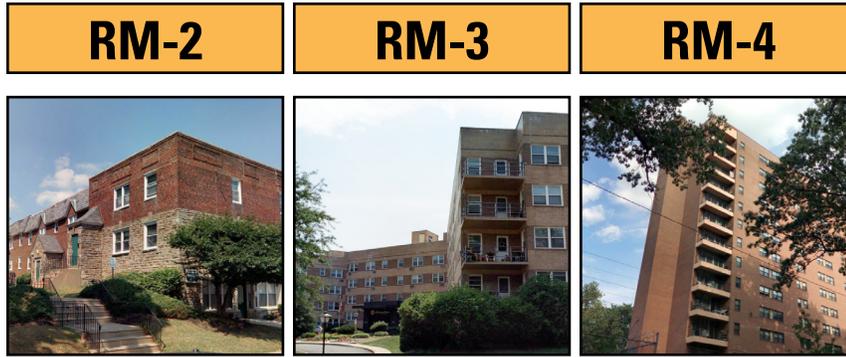
**INTENT:** Moderate- to high-density, multi-unit residential buildings

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>RM-1</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
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	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
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))
<b>OFFICE USE CATEGORY</b>		
Business and Professional	N	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	N	
<b>RETAIL SALES USE CATEGORY</b>		
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	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Business Support	N	
Eating and Drinking Establishment	N	14-603 (6)
Personal Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

# RM RESIDENTIAL MULTI-FAMILY

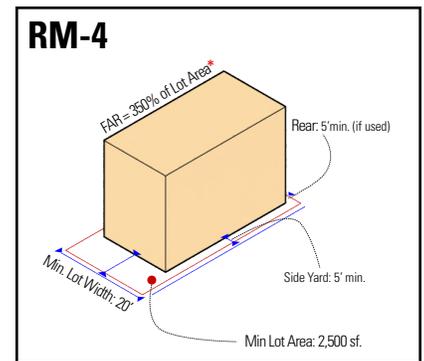
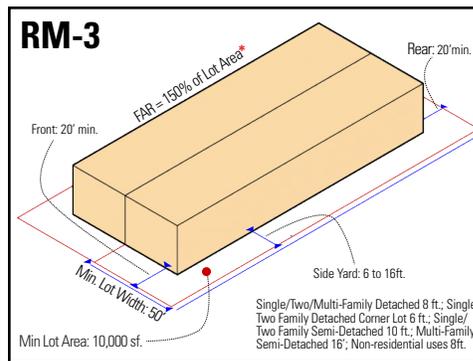
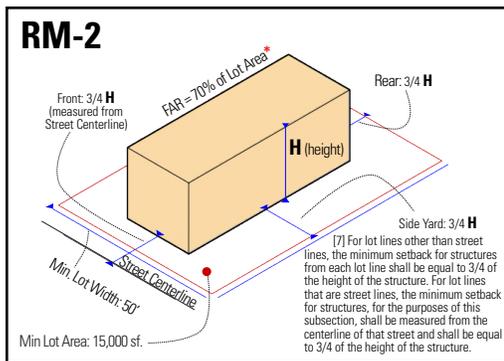


**Table 14-701-2: Dimensional Standards for Higher Density Residential Districts**

Min. Lot Width	50 ft.	50 ft.	20 ft.
Min. Lot Area	15,000 sq. ft.	10,000 sq. ft.	2,500 sq. ft.
Max. Occupied Area	N/A	50%	Intermediate 75%; Corner 80%
Min. Front Setback	Based on height [7]	20 ft.	N/A
Min. Side Yard Width [8]	Based on height [7]	6' to 16' based on number of families (see diagram)	5 ft.
Min. Rear Yard Depth	Based on height [7]	20 ft.	5 ft. if used
Max. Height / FAR (Floor Area Ratio)	70% of Lot Area*	150% of Lot Area*	350% of Lot Area*

**Table Notes:**

- [7] For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the centerline of that street and shall be equal to 3/4 of the height of the structure.
- [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.



* Zoning Bonus Summary		Additional FAR		
		RM-2	RM-3	RM-4
Mixed Income Housing (§14-702(7))	Moderate Income	25%	50%	100%
	Low Income	50%	75%	175%

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><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	<b>RM-2</b>	<b>RM-3</b>	<b>RM-4</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	Y	Y	Y	
Multi-Family	Y	Y	Y	
Group Living (except as noted below)	S	S	S	
Personal Care Home	S	S	S	14-603 (11)
Single-Room Residence	S	S	S	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>				
Passive Recreation	Y	Y	Y	
Active Recreation	S	S	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>				
Adult Care	Y	Y	Y	
Child Care (as noted below)				
Family Child Care	Y	Y	Y	14-603 (5)
Group Child Care	S[2]	S[2]	S[2]	14-603 (5)
Child Care Center	N	N	N	14-603 (5)
Community Center	Y	Y	Y	
Educational Facilities	S[2]	S[2]	S[2]	
Fraternal Organization	S[2]	S[2]	S[2]	
Hospital	S[2]	S[2]	S[2]	
Libraries and Cultural Exhibits	S[2]	S[2]	S[2]	
Religious Assembly	Y[2]	Y[2]	Y[2]	
Safety Services	Y[2]	Y[2]	Y[2]	
Transit Station	Y[2]	Y[2]	Y[2]	
Utilities and Services, Basic	S[2]	S[2]	S[2]	
Wireless Service Facility	S	S	S	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>				
Business and Professional	N	N	N	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	N	N	N	
Group Practitioner	N	N	N	
<b>RETAIL SALES USE CATEGORY</b>				
Consumer Goods (except as noted below)	N	N	N	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	N	N	N	
Wearing Apparel and Accessories	N	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>				
Business Support	N	N	N	
Eating and Drinking Establishment	N	N	N	14-603 (6)
Personal Services	N	N	N	
Visitor Accommodations	N	N	N	
Commissaries and Catering Services	N	N	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	14-603 (15)

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

# RMX RESIDENTIAL MIXED-USE

## RMX-1



## RMX-2



## RMX-3

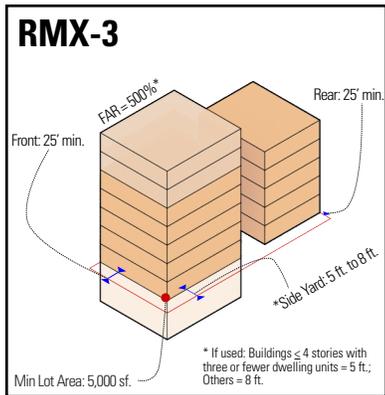
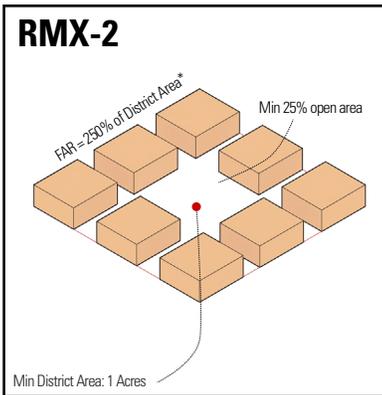
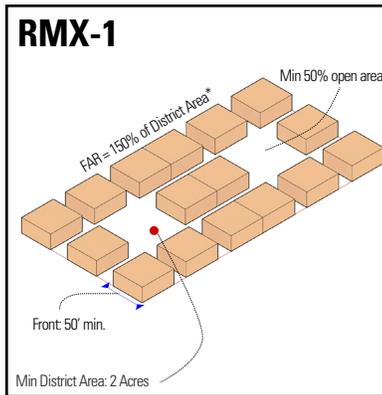


**Table 14-701-2: Dimensional Standards for Higher Density Residential Districts**

Min. Lot Width	N/A	N/A	N/A
Min. Street Frontage	50 ft.	N/A	N/A
Min. District Area	2 Acres	1 Acre	N/A
Max Occupied Area	50% (or 75% for areas with historic structures) [3]	75% of district area [4]	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
Max. Floor Area Ratio	150% of District Area (excluding streets) *	250% of District Area (excluding streets) [4] *	500% *
Subject to Approved Master Plan			

**Table Notes:**

- [3] The occupied area shall constitute no more than fifty percent (50%) of the master plan area, except that for land containing historically significant structures, occupied area shall constitute no more than seventy-five percent (75%) of the master plan area.
- [4] Open air parking shall be included in the maximum occupied area measurement in the RMX-1 and RMX-2 district.



* Zoning Bonus Summary		Additional FAR		
		RMX-1	RMX-2	RMX-3
Mixed Income Housing (§14-702(7))	Moderate Income	50%	75%	150%
	Low Income	75%	125%	250%

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

**INTENT:** Residential and mixed- use development, including master plan development

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	RMX-1	RMX-2	RMX-3	USE SPECIFIC STANDARDS
<b>Residential Use Category</b>				
Household Living (as noted below)				
Single-Family	Y	Y	Y	
Two-Family	Y	Y	Y	
Multi-Family	Y	Y	Y	
Group Living (except as noted below)	S	S	S	
Personal Care Home	S	S	S	14-603 (11)
Single-Room Residence	S	S	S	
<b>Parks and Open Spaces Use Category</b>				
Passive Recreation	Y	Y	Y	
Active Recreation	S	S	S	
<b>Public, Civic, and Institutional Use Category</b>				
Adult Care	Y	Y	Y	
Child Care (as noted below)				
Family Child Care	Y	Y	Y	14-603 (5)
Group Child Care	Y	Y	Y	14-603 (5)
Child Care Center	Y	Y	Y	14-603 (5)
Community Center	Y	Y	N	
Educational Facilities	S	S	S	
Fraternal Organization	S	S	S	
Hospital	S	S	S	
Libraries and Cultural Exhibits	S	S	S	
Religious Assembly	Y	Y	Y	
Safety Services	Y	Y	Y	
Transit Station	Y	Y	Y	
Utilities and Services, Basic	S	S	S	
Wireless Service Facility	S	S	S	14-603 (16)(17)
<b>Office Use Category</b>				
Business and Professional	Y[3]	Y[4]	Y	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	Y[3]	Y[4]	Y	
Group Practitioner	S[3]	S[4]	Y	
<b>Retail Sales Use Category</b>				
Consumer Goods (except as noted below)	Y[3]	Y[4]	Y[5]	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Food, Beverages, and Groceries	Y[3]	Y[4]	Y[5]	14-603 (7)
Sundries, Pharmaceuticals, Convenience Sales	Y[3]	Y[4]	Y[5]	
Wearing Apparel and Accessories	Y[3]	Y[4]	Y[5]	
<b>Commercial Services Use Category</b>				
Business Support	Y[3]	Y[4]	Y[5]	
Eating and Drinking Establishment	Y[3]	Y[4]	Y[5]	14-603 (6)
Personal Services	Y[3]	Y[4]	Y[5]	
Visitor Accommodations	N	Y[4]	Y[5]	
Commissaries and Catering Services	Y[3]	Y[4]	Y[5]	
<b>Urban Agriculture Use Category</b>				
Community Garden	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	14-603 (15)

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

# CA AUTO-ORIENTED COMMERCIAL

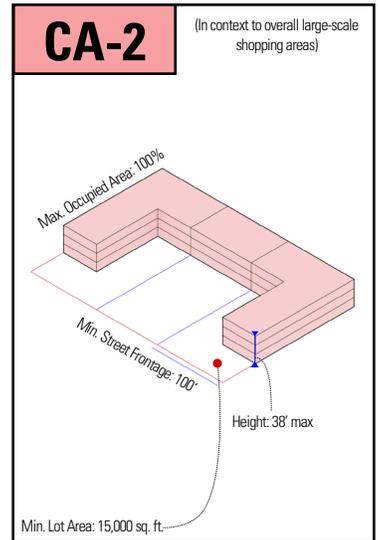
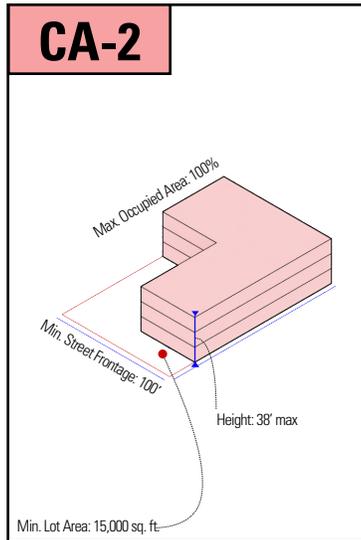
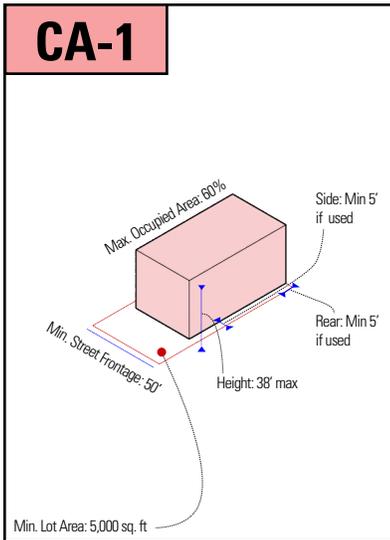
## CA-1



## CA-2



Min. District Area	N/A	80,000 sq. ft.
Min. Street Frontage	50 ft.	100 ft.
Min. Lot Area	5,000 sq. ft.	15,000 sq. ft.
Max. Occupied Area	60%	100%
Min. Side Yard Width	5 ft. if used	N/A
Min. Rear Yard Depth	5 ft. if used	N/A
Max. Height	38 ft.	38 ft.



**INTENT:** A range of uses, often in the form of shopping centers and other destination-oriented uses

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CA</b>		<b>USE SPECIFIC STANDARDS</b>
	<b>1</b>	<b>2</b>	
<b>RESIDENTIAL USE CATEGORY</b>			
Household Living (as noted below)			
Single-family	N	N	
Two-family	N	N	
Multi-family	N	N	
Group Living (except as noted below)	N	N	
Personal Care Home	Y	N	14-603 (11)
Single-Room Residence	N	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>			
Passive Recreation	Y	Y	
Active Recreation	Y	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>			
Adult Care	Y	Y	
Child Care (as noted below)			
Family Child Care	N	N	14-603 (5)
Group Child Care	Y	Y	14-603 (5)
Child Care Center	Y	Y	14-603 (5)
Community Center	N	N	
Educational Facilities	N	Y	
Fraternal Organization	N	Y	
Hospital	N	Y	
Libraries and Cultural Exhibits	Y	Y	
Religious Assembly	N	Y	
Safety Services	Y	Y	
Transit Station	S	Y	
Utilities and Services, Basic	S	S	
Wireless Service Facility (as noted below)			
Freestanding Tower	S	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>			
Business and Professional	Y	Y	
Medical, Dental, Health Practitioner (as noted below)			
Sole Practitioner	Y	Y	
Group Practitioner	Y	Y	
Government	Y	Y	
Building Supplies and Equipment	Y	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>			
Consumer Goods (except as noted below)	Y	Y	
Drug Paraphernalia Sales	N	N	14-603 (13)
Gun Shop	N	N	14-603 (13)
Medical Marijuana Dispensary	N	Y	14-603 (20)
Food, Beverages, and Groceries	Y	Y	14-603 (7)
Pets and Pet Supplies	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	
Wearing Apparel and Accessories	Y	Y	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CA</b>		<b>USE SPECIFIC STANDARDS</b>
	<b>1</b>	<b>2</b>	
<b>COMMERCIAL SERVICES USE CATEGORY</b>			
Animal Services (except as noted below)	Y	Y	
Boarding and Other Services	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	Y	
Casino	N	N	
Nightclubs and Private Clubs	N	Y	14-603 (18)
Building Services	N	Y	
Business Support	Y	Y	
Eating and Drinking Establishments (as noted below)			
Prepared Food Shop	Y	Y	
Take-Out Restaurant	S	Y	14-603 (6)
Sit Down Restaurant	Y	Y	
Smoking Lounge	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	
Personal Credit Establishment	N	N	14-603 (13)
Funeral and Mortuary Services	Y	Y	
Maintenance & Repair of Consumer Goods	Y	Y	
Marina	N	N	
Parking, Non-Accessory (as noted below)			
Surface Parking	S	Y	14-603 (10)
Structured Parking	S	Y	14-603 (10)
Personal Services (except as noted below)	Y	Y	
Body Art Service	N	N	14-603 (2) (13)
Fortune Telling Service	Y	Y	
Radio, Television, and Recording Services	Y	Y	
Visitor Accommodations	N	Y	
Commissaries and Catering Services	Y	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>			
Commercial Vehicle Sales and Rental	N	S	
Personal Vehicle Repair and Maintenance	N	N	
Personal Vehicle Sales and Rental	N	S	
Vehicle Fueling Station	S	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S	S	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>			
Moving and Storage Facilities	N	Y	
Wholesale Sales and Distribution	N	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>			
Artist Studios and Artisan Industrial	N	Y	
Research and Development	Y	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>			
Community Garden	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	14-603 (15)

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

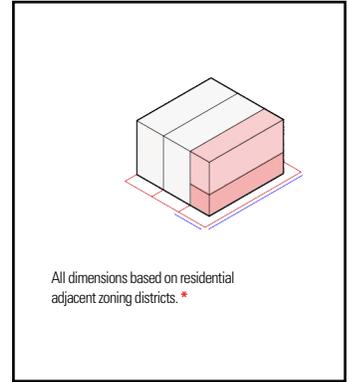
# CMX COMMERCIAL MIXED-USE

## CMX-1

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings. [1] *
Min. Front Yard Depth	
Min. Side Yard Width	
Min. Rear Yard Depth	
Max. Height	
Min. Cornice Height	



**Table Notes:**

- [1] Except with respect to front yard depths, as provided in Table Note [3], below, all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided, however, that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply.
- [3] In the CMX-1 district, front yard depths shall comply with the following:
  - a. On any given street, the front yard depth shall be no deeper than the front yard depth of the principal building on the immediately adjacent lot on such street with the deepest front yard depth; and shall be no shallower than the front yard depth of the principal building on the immediately adjacent lot on such street with the shallowest front yard depth.
  - b. On any given street, if there is no principal building on an immediately adjacent lot, then the front yard depth shall match the front yard depth on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front yard depth 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 yard depth requirements of (a) and (b) above.

* Zoning Bonus Summary		CMX-1	
		Additional Height	Housing Unit Bonus
Green Roof (§14-702(16))		n/a	25% increase in units permitted
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
CMX-1 lots earning a Mixed-Income Housing bonus shall be subject dwelling unit density calculations as if the lot were located in a CMX-2 district. (see <a href="#">page 26</a> )			
For bonus restrictions in select geographic areas, see <a href="#">page 49</a> .			

Accessory Dwelling Units in CMX-1	
Permitted in historic structures or on lots 1,600 sq. ft or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10

**INTENT:** Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-1</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	[1]	
Two-family	[1]	
Multi-family	[1]	
Group Living (except as noted below)	N	
Personal Care Home	N	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	S	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y[5]	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y[5]	
Group Practitioner	S[5]	
Government	Y[5]	
Building Supplies and Equipment	Y[5]	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y[5]	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	N	14-603 (20)
Food, Beverages, and Groceries	Y[5]	14-603 (7)
Pets and Pet Supplies	Y[5]	
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	
Wearing Apparel and Accessories	Y[5]	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-1</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	Y[5]	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y[5]	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	S[5]	
Take-Out Restaurant	N	14-603 (6)
Sit Down Restaurant	N	
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y[5]	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	S[5]	
Maintenance & Repair of Consumer Goods	Y[5]	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	N	14-603 (10)
Personal Services (except as noted below)	Y[5]	
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	N	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

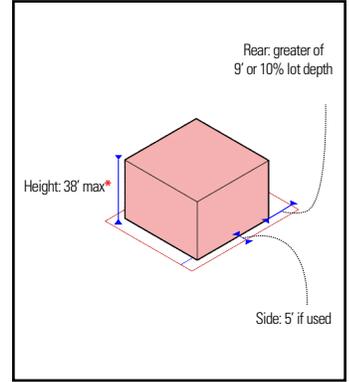
# CMX COMMERCIAL MIXED-USE

## CMX-2

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%
Min. Front Yard Depth	N/A
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	38 ft.*
Min. Cornice Height	N/A



* Zoning Bonus Summary		CMX-2	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

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

### Dwelling Unit Density by Lot Size

Council District	CMX-2		
	< 1,440 sq. ft.	1,440 to 1,919 sq. ft.	> 1,919 sq. ft
1	480 sq. ft. per unit		
2	480 sq. ft. per unit		
3	480 sq. ft. per unit		
4	2 units	3 units	480 sq. ft. per unit
5	2 units	3 units	480 sq. ft. per unit
6	2 units	3 units	480 sq. ft. per unit
7	480 sq. ft. per unit		
8	2 units	3 units	480 sq. ft. per unit
9	2 units	3 units	480 sq. ft. per unit
10	2 units	3 units	480 sq. ft. per unit

**INTENT:** Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y [2] [3]	
Group Living (except as noted below)	N	
Personal Care Home	S [3]	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

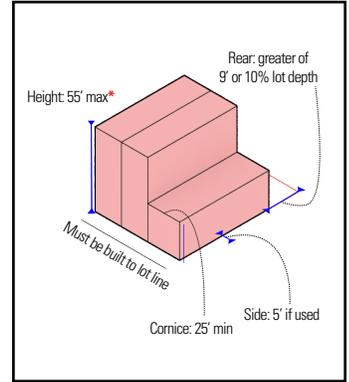
# CMX COMMERCIAL MIXED-USE

## CMX-2.5

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.



**Table Notes:**

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d).4 (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

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

**INTENT:** Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2.5</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y[3] [8]	
Group Living (except as noted below)	N	
Personal Care Home	S[3]	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	S	
Educational Facilities	N	
Fraternal Organization	S	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	S	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	N	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-2.5</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

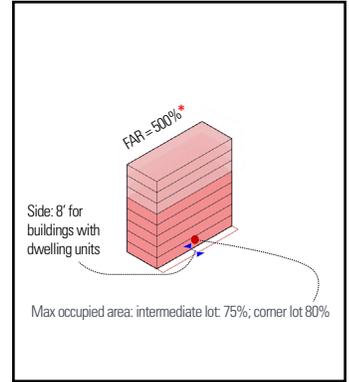
# CMX COMMERCIAL MIXED-USE

## CMX-3

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Lot: Intermediate 75% Corner 80%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary	CMX-3				
	Additional FAR in Applicable Areas <sup>1,2</sup>	Additional Height in /TOD	Additional Height in /CDO	Additional Height in /ECO	
<b>Public Art</b> (§14-702(5))	N/A	N/A	Up to 12 ft.	Up to 12 ft.	
<b>Public Space</b> (§14-702(6))	N/A	Up to 50%	Up to 48 ft.	Up to 24 ft.	
<b>Mixed Income Housing</b> (§14-702(7))	<b>Moderate Income</b>	150%	200%	Up to 48 ft.	Up to 48 ft.
	<b>Low Income</b>	250%	300%	Up to 60 ft.	Up to 60 ft.
<b>Transit Improvements</b> (§14-702(8))	N/A	Up to 100%	Up to 72 ft.	N/A	
<b>Underground Accessory Parking and Loading</b> (§14-702(9))	N/A	50%	N/A	N/A	
<b>Green Building</b> (§14-702(10))	Up to 100%	Up to 100%	Up to 36 ft.	Up to 36 ft.	
<b>Trail</b> (§14-702(11))	N/A	N/A	Up to 72 ft.	N/A	
<b>Street Extension</b> (§14-702(12))	N/A	N/A	Up to 72 ft.	N/A	
<b>Retail Space</b> (§14-702(13))	N/A	N/A	Up to 36 ft.	Up to 48 ft.	
<b>Stormwater Management</b> (§14-702(14))	N/A	N/A	Up to 36 ft.	Up to 72 ft.	
<b>Through-Block Connection</b> (§14-702(15))	N/A	N/A	N/A	Up to 48 ft.	

1 The Center City Commercial District Control Area (§14-502(2)(b)(.29))  
 2 The Old City Residential Area, Bridge Approach (§14-502(2)(b)(.17))

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

**INTENT:** Community- and region-serving mixed use development, including retail and service uses

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-3</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	N	
Two-family	Y[7]	
Multi-family	Y	
Group Living (except as noted below)	NY	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-3</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	S	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	S	14-603 (10)
Structured Parking	Y	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	S	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

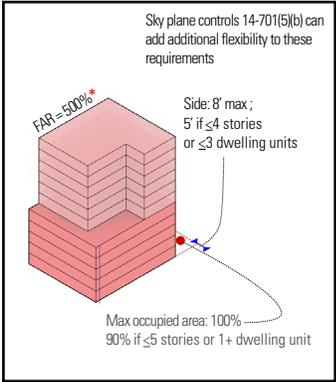
# CMX COMMERCIAL MIXED-USE

## CMX-4

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.
Max. Floor Area Ratio	500%* With additional bonuses



* Zoning Bonus Summary		CMX-4	
		Additional FAR	Additional Height in /CDO
Public Art (§14-702(5))		50%	Up to 12 ft.
Public Space (§14-702(6))		Up to 200%	Up to 48 ft.
Mixed Income Housing (§14-702(7))	Moderate Income	150%	Up to 48 ft.
	Low Income	250%	Up to 60 ft.
Transit Improvements (§14-702(8))		Up to 200%	Up to 72 ft.
Underground Accessory Parking and Loading (§14-702(9))		200%	N/A
Green Building (§14-702(10))		Up to 200%	Up to 36 ft.
Trail (§14-702(11))		N/A	Up to 72 ft.
Street Extension (§14-702(12))		N/A	Up to 72 ft.
Retail Space (§14-702(13))		N/A	Up to 36 ft.
Stormwater Management (§14-702(14))		N/A	Up to 36 ft.
Through-Block Connection (§14-702(15))		N/A	N/A

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

**INTENT:** Community- and region-serving mixed use development, including retail and service uses

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-4</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-4</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

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

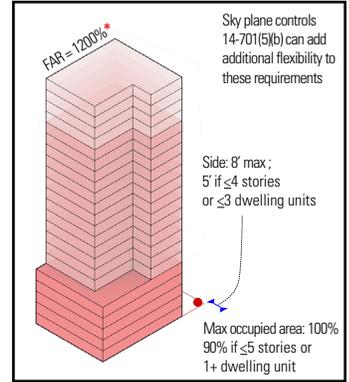
# CMX COMMERCIAL MIXED-USE

## CMX-5

Table 14-701-3: Dimensional Standards for Commercial Districts



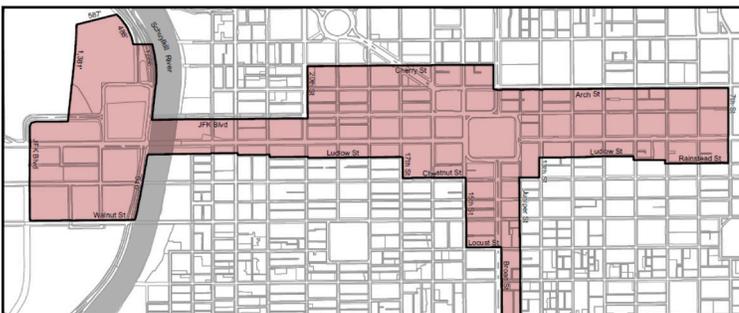
Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5 ft.; Others = 8 ft.	
Max. Floor Area Ratio	1200%* With additional bonuses	1600%** For certain lots within Center City University City, with additional bonuses



* Zoning Bonus Summary		CMX-5 Additional FAR
Public Art (§14-702(5))		100%
Public Space (§14-702(6))		Up to 400%
Mixed Income Housing (§14-702(7))	Moderate Income	300%
	Low Income	400%
Transit Improvements (§14-702(8))		Up to 400%
Underground Accessory Parking and Loading (§14-702(9))		200%
Green Building (§14-702(10))		Up to 400%
Trail (§14-702(11))		N/A
Street Extension (§14-702(12))		N/A
Retail Space (§14-702(13))		N/A
Stormwater Management (§14-702(14))		N/A
Through-Block Connection (§14-702(15))		N/A

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

### \*\* CMX-5 1600% FAR Map



**INTENT:** Mixed-use development in the central core area of Center City

**Table 14-602-2: Uses Allowed in Commercial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-5</b>	<b>USE SPECIFIC STANDARDS</b>
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	<b>CMX-5</b>	<b>USE SPECIFIC STANDARDS</b>
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

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

# IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

## IRMX

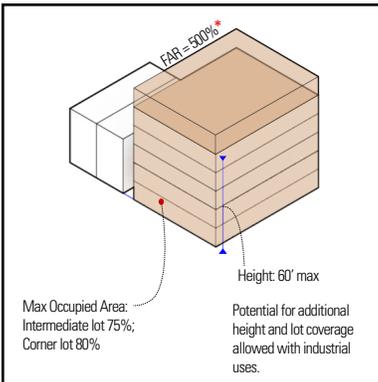
**Table 14-701-4: Dimensional Standards for Industrial Districts**



Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4] [5]
Max. Floor Area Ratio	500%*

**Table Notes:**

- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
  - a. The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots;
  - b. The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.



* Zoning Bonus Summary		IRMX Additional FAR
Mixed Income Housing (§14-702(7))	Moderate Income	150%
	Low Income	250%

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

**INTENT:** A mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses

**Table 14-602-3: Uses Allowed in Industrial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Multi-family	Y	
Caretaker Quarters	Y	
Group Living	Y	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	N	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	N	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY [4]</b>		
Adult-Oriented Merchandise	N	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	IRMX	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Adult-Oriented Service	N	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	S	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
Vehicle Paint Finishing Shop	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Equipment and Materials Storage Yards and Buildings	S	
Moving and Storage Facilities	N	
Warehouse	Y	
Wholesale Sales and Distribution	S	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	S	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

# ICMX INDUSTRIAL COMMERCIAL MIXED-USE

## ICMX

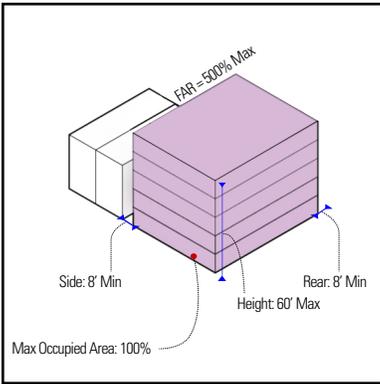
**Table 14-701-4: Dimensional Standards for Industrial Districts**



Max. Occupied Area	100%
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	8 ft. [3]
Min. Rear Yard Depth	8 ft. [3]
Max. Height	60 ft.
Max. Floor Area Ratio	500%

**Table Note:**

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



**INTENT:** Commercial and low-impact industrial uses

**Table 14-602-3: Uses Allowed in Industrial Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care	Y	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	Y	
Fraternal Organization	Y	
Libraries and Cultural Exhibits	Y	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	N	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY [4]</b>		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	Y	
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

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

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	ICMX	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Adult-Oriented Service	S	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	S	14-603 (2)(13)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Repair and Maintenance	N	
Commercial Vehicle Sales and Rental	S[1]	
Personal Vehicle Repair and Maintenance	S[2]	
Personal Vehicle Sales and Rental	S[1]	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S[1]	
Vehicle Paint Finishing Shop	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	N	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	N	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	N	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

# INDUSTRIAL

**INTENT:**

Low-impact uses including light industrial, fabrication, offices, and research and development

**INTENT:**

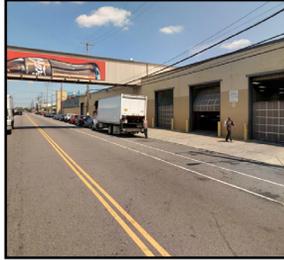
Light/moderate impact industrial uses including manufacturing, processing, and distribution

**INTENT:**

Intensive, high-impact uses, including extractive industries and petroleum processing and storage

**INTENT:**

Marine-related industrial uses such as docks, wharves, piers, and transit sheds

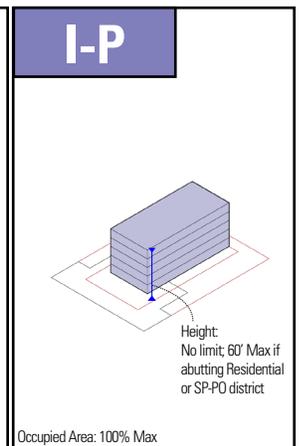
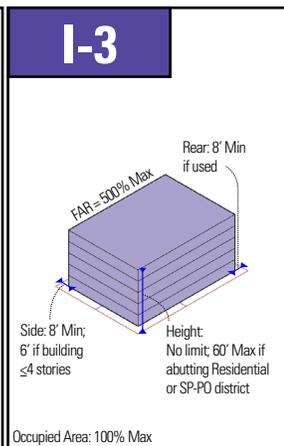
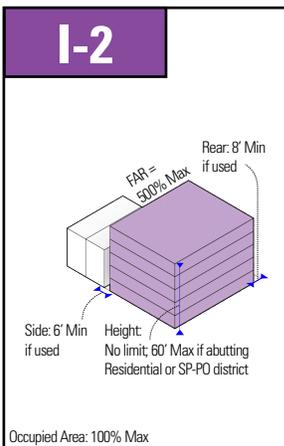
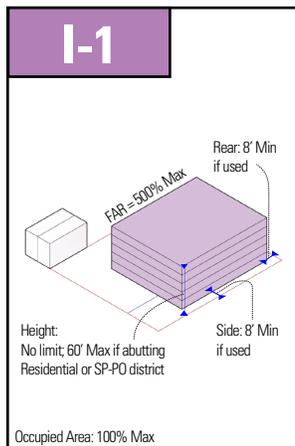


**Table 14-701-4: Dimensional Standards for Industrial Districts**

Max. Occupied Area	100%	100%	100%	100%
Min. Front Yard Depth	0 ft. [3]	0 ft. [3]	0 ft. [3]	0 ft. [3]
Min. Side Yard Width	8 ft. if used [3]	6 ft. if used [3]	If used: Buildings ≤ 4 stories = 6 ft.; Others = 8 ft. [3]	0 ft. [3]
Min. Rear Yard Depth	8 ft. if used [3]	8 ft. if used [3]	8 ft. if used [3]	0 ft. [3]
Max. Height	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit	60 ft. if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio	500%	500%	500%	N/A

**Table Note:**

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.



**Table 14-602-3: Uses Allowed in Industrial Districts**

Y = Yes permitted as of right   S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	I-1	I-2	I-3	I-P	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>					
Household Living (as noted below)					
Multi-family	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	
Group Living	N	N	N	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>					
Passive Recreation	Y	Y	Y	Y	
Active Recreation	N	N	N	N	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>					
Adult Care	N	N	N	N	
Child Care	N	N	N	N	14-603 (5)
Detention and Correctional Facilities	N	S	Y	N	14-603 (13)
Educational Facilities	N	N	N	N	
Fraternal Organization	N	N	N	N	
Libraries and Cultural Exhibits	N	N	N	N	
Re-Entry Facility	S	S	Y	S	14-603 (12)
Religious Assembly	N	N	N	N	
Safety Services	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	
Utilities and Services, Major	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>					
Business and Professional	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)					
Sole Practitioner	Y	N	N	N	
Group Practitioner	Y	Y	Y	N	
Government	Y	Y	N	N	
<b>RETAIL SALES USE CATEGORY [4]</b>					
Adult-Oriented Merchandise	N	S	Y	N	14-603 (13)
Building Supplies and Equipment	Y	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	N	N	N	N	
Drug Paraphernalia Sales	N	S	Y	N	14-603 (13)
Gun Shop	N	S	Y	N	14-603 (13)
Food, Beverages, and Groceries	N	N	N	N	
Pets and Pet Supplies	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	N	N	N	
Wearing Apparel and Accessories	N	N	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>					
Adult-Oriented Service	N	S	Y	N	14-603 (13)
Animal Services (except as noted below)	Y	Y	Y	N	
Boarding and Other Services	S	S	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	N	N	N	N	14-603 (18)
Casino	N	N	N	N	
Building Services	Y	Y	Y	N	
Business Support	Y	Y	Y	N	
Eating and Drinking Establishments (as noted below)	N	N	N	N	
Take-Out Restaurant	N	N	N	N	14-603 (6)
Smoking Lounge	N	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	Y	
Personal Credit Establishment	N	S	Y	N	14-603 (13)
Funeral and Mortuary Services	N	N	N	N	
Maintenance & Repair of Consumer Goods	Y	Y	Y	Y	
Marina	Y	Y	N	N	
Parking, Non-Accessory	Y	Y	Y	Y	14-603 (10)
Personal Services	N	N	N	N	
Radio, Television, and Recording Services	Y	Y	Y	N	
Visitor Accommodations	N	N	N	N	
Commissaries and Catering Services	N	N	N	N	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>					
Commercial Vehicle Repair and Maintenance	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	Y	Y	N	
Vehicle Fueling Station	Y	Y	Y	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	N	N	N	
Vehicle Paint Finishing Shop	Y	Y	Y	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>					
Equipment and Materials Storage Yards and Buildings	Y	Y	Y	Y	
Moving and Storage Facilities	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	
Wholesale Sales and Distribution	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>					
Artist Studios and Artisan Industrial	Y	Y	Y	N	
Limited Industrial	Y	Y	Y	N	
General Industrial	N	Y	Y	N	
Intensive Industrial	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	S	Y	N	14-603 (9)
Marine-Related Industrial	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	Y	Y	Y	N	
Mining/Quarrying	N	N	Y	N	
Research and Development	Y	Y	Y	N	
Trucking and Transportation Terminals	Y	Y	Y	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>					
Community Garden	Y	Y	Y	N	14-603 (15)
Market or Community-Supported Farm	Y	Y	N	N	14-603 (15)
Animal Husbandry	Y	Y	Y	N	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	N	

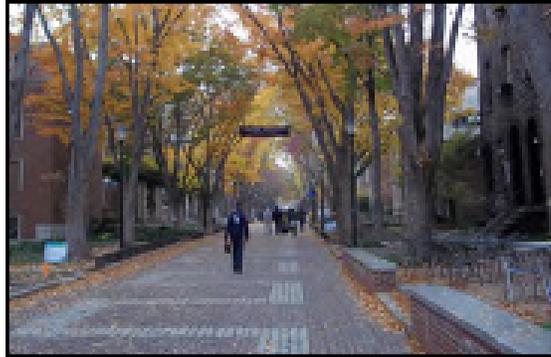
See page 48 for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.

# SP-INS SPECIAL PURPOSE - INSTITUTIONAL

**INTENT:**

Institutional uses in accordance with an approved master plan

## SP-INS



Min. Contiguous Area	5 Acres
Max. Gross Floor Area	400% (exclusive of streets)
Max. Occupied Area	70% (exclusive of streets)
Min. Yard Widths & Depths	N/A or requirements of a residential district if adjacent
Max. Height	N/A or 20 ft. above max. height of adjacent residential within 50 ft. of a residential district
Subject to an approved Master Plan.	

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-INS	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living	N	
Group Living	Y	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	N	
Airport-Related Facilities	Y	
Child Care	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y[3]	
Fraternal Organization	Y	
Hospital	Y[4]	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY</b>		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Marina	N	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>		
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	S	14-603 (15)

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

# SP-CIV SPECIAL PURPOSE - CIVIC, EDUCATIONAL, AND MEDICAL

**INTENT:**

Institutional uses and related facilities in accordance with an approved master plan

## SP-CIV



Min. Contiguous Area	
Max. Gross Floor Area	400%
Max. Occupied Area	80%
Min. Front Yard Depth	N/A or requirements of a residential district if adjacent
Min. Side Yard Width	8 ft. if used
Min. Rear Yard Depth	greater of 9 ft. or 10% of lot depth
Max. Height	N/A or 20 ft. above max. height of adjacent residential within 50 ft. of a residential district

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-CIV	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living	N	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Natural Resource Preservation	Y	
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Airport-Related Facilities	N	
Child Care	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	N	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility	S	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	N	
Medical, Dental, Health Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY</b>		
Building Supplies and Equipment	N	14-603 (3)
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	S	14-603 (7)
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, Convenience Sales	S	
Wearing Apparel and Accessories	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	N	14-603 (18)
Casino	N	
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	S	
Take-Out Restaurant	S	14-603 (6)
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	N	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Marina	N	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	N	14-603 (10)
Personal Services	S	14-603 (2)
Radio, Television, and Recording Services	N	
Visitor Accommodations	N	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>		
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	N	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

# SP-PO SPECIAL PURPOSE - PARKS AND OPEN SPACE

**INTENT:**

Preserve and protect lands set aside for park and open space use

## SP-PO-A



## SP-PO-P



Dimensions can vary and range from a small neighborhood playground to a large park.

The size, location, and design of all buildings, structures, activity areas, and other improvements must comply with the dimensional regulations of the most restrictive adjacent zoning district.

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

<p><b>Y</b> = Yes permitted as of right  <b>S</b> = Special exception approval required  <b>N</b> = Not allowed (expressly prohibited)                      Uses not listed in this table are prohibited</p>	SP-PO-A	SP-PO-P	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>			
Household Living	N	N	
Group Living	N	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>			
Natural Resource Preservation	Y[1]	Y[1]	
Passive Recreation	Y[1]	Y[1]	
Active Recreation	Y[1]	N	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>			
Adult Care	Y	N	
Airport-Related Facilities	N	N	
Child Care	N	N	14-603 (5)
Community Center	Y	N	
Educational Facilities	N	N	
Fraternal Organization	N	N	
Hospital	N	N	
Libraries and Cultural Exhibits	Y[1]	N	
Religious Assembly	N	N	
Safety Services	N	N	
Transit Station	N	N	
Utilities and Services, Basic	N	N	
Wireless Service Facility	N	N	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>			
Business and Professional	N	N	
Medical, Dental, Health Practitioner	N	N	
Government	N	N	
<b>RETAIL SALES USE CATEGORY</b>			
Building Supplies and Equipment	N	N	14-603 (3)
Consumer Goods (except as noted below)	N	N	
Drug Paraphernalia Sales	N	N	14-603 (13)
Gun Shop	N	N	14-603 (13)
Food, Beverages, and Groceries	N	N	14-603 (7)
Pets and Pet Supplies	N	N	
Sundries, Pharmaceuticals, Convenience Sales	N	N	
Wearing Apparel and Accessories	N	N	
<b>COMMERCIAL SERVICES USE CATEGORY</b>			
Animal Services (except as noted below)	N	N	
Stables	N	N	14-603 (14)
Assembly and Entertainment	N	N	14-603 (18)
Casino	N	N	
Building Services	N	N	
Business Support	N	N	
Eating and Drinking Establishments (except as noted below)	Y[5]	N	
Take-Out Restaurant	Y[5]	N	14-603 (6)
Smoking Lounge	N	N	14-603 (19)
Financial Services (except as noted below)	N	N	
Personal Credit Establishment	N	N	14-603 (13)
Funeral and Mortuary Services	N	N	
Marina	N	N	
Maintenance & Repair of Consumer Goods	N	N	
Parking, Non-Accessory	N	N	14-603 (10)
Personal Services	N	N	14-603 (2)
Radio, Television, and Recording Services	N	N	
Visitor Accommodations	N	N	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>			
Wholesale Sales and Distribution	N	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>			
Artist Studios and Artisan Industrial	N	N	
Research and Development	N	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>			
Community Garden	Y	Y	14-603 (15)
Market or Community-Supported Farm	S	S	14-603 (15)

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

# SP-ENT SPECIAL PURPOSE - ENTERTAINMENT

**INTENT:**

Development of major entertainment facilities in accordance with an approved master plan

## SP-ENT



Max. Gross Floor Area	400%; up to 600% if located adjacent to SP-STA
Min. Open Area	10% to 30%
Min. Yard Widths & Depths	Waterfront setback and 25 ft. from residential for parking areas
Max. Height	300 ft. or 30 stories
Subject to an approved Master Plan	

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-ENT	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living	Y	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	N	
Airport-Related Facilities	N	
Child Care	N	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	N	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY</b>		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Casino	Y	
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	N	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Marina	Y	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	N	
Visitor Accommodations	Y	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>		
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

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

# SP-STA SPECIAL PURPOSE - SPORTS STADIUM

## SP-STA

**INTENT:** Large scale specialized sporting facilities and associated large capacity automobile parking areas



Min. Setbacks	300 ft. from residential district; 150 ft. for parking from residential district
Max. Height	38 ft. to 150 ft. depending on use
Subject to an approved Master Plan.	

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-STA	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living	N	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Natural Resource Preservation	N	
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Airport-Related Facilities	N	
Child Care	Y	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	N	
Religious Assembly	N	
Safety Services	N	
Transit Station	Y	
Utilities and Services, Basic	N	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY</b>		
Building Supplies and Equipment	N	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	N	14-603 (7)
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-STA	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Casino	N	
Building Services	N	
Business Support	N	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	N	14-603 (6)
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Marina	N	
Maintenance & Repair of Consumer Goods	N	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>		
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	N	
Research and Development	N	
<b>Urban Agriculture Use Category</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

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

# SP-AIR SPECIAL PURPOSE - AIRPORT

## SP-AIR

**INTENT:** Airport uses and complementary mix of uses, while minimizing impacts on surrounding areas



Max. Gross Floor Area	500%
Max. Occupied Area	70%
Side Setbacks	Buildings up to four stores - 6 ft. Buildings over 4 stories - 8 ft. (if used)
Max Height	Varies under the Airport Hazard Control Overlay (See §14-511)

**Table 14-602-4: Uses Allowed in Special Purpose Districts**

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-AIR	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living	N	
Group Living	N	14-603 (11)
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Natural Resource Preservation	Y	
Passive Recreation	Y	
Active Recreation	Y	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	N	
Airport-Related Facilities	Y	
Child Care	S[2]	14-603 (5)
Community Center	N	
Educational Facilities	N	
Fraternal Organization	N	
Hospital	N	
Libraries and Cultural Exhibits	Y	
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Wireless Service Facility	Y	14-603 (16)(17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner	Y	
Government	Y	
<b>RETAIL SALES USE CATEGORY</b>		
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

<b>Y</b> = Yes permitted as of right <b>S</b> = Special exception approval required <b>N</b> = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	SP-AIR	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)	N	
Stables	N	14-603 (14)
Assembly and Entertainment	Y	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (except as noted below)	Y	
Take-Out Restaurant	Y	14-603 (6)
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Marina	Y	
Maintenance & Repair of Consumer Goods	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	Y	14-603 (2)
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USE CATEGORY</b>		
Wholesale Sales and Distribution	Y	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
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.

# NOTES

## Notes for Table 14-602-1: Residential Districts

- [1] In the RM-1 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:
  - a. A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area.
  - b. 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.
- [2] Must be in a completely enclosed detached building.
- [3] In the RMX-1 district, a cumulative total of up to 50 sq. ft. of office, retail and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [4] In the RMX-2 district, a cumulative total of up to 250 sq. ft. of office, retail, and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.
- [5] In the RMX-3 district, retail sales and commercial service uses may not exceed twenty-five percent (25%) of the total gross floor area. Retail sales uses must be located on the ground floor of a building, except that, in the area bounded by Cherry Street, 23rd Street, John F. Kennedy Boulevard and the right-of-way of CSX Railroad, retail sales uses may be located above the ground floor provided that such retail sales uses have a direct entrance or entrances from the ground floor. Commercial service uses may be located on any floor of a building.

## Notes for Table 14-602-2: Commercial Districts

- [1] In the CMX-1 district, household living use regulations are as follows:
  - a. If the lot is adjacent to a residential district, the household living regulations of the most restrictive adjacent residential district apply, except if the household living use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply.
  - b. If the lot is not adjacent to a residential district, single-family household living shall be permitted and two-family and multi-family household living shall be prohibited.
  - c. Notwithstanding the provisions of subsections (.a) and (.b) above, if the lot would otherwise qualify for, and an applicant chooses to earn, a dwelling unit density bonus for mixed-income housing, pursuant to § 14-702(7), the lot shall instead be subject to Table Note [2], below, as if the lot were located in a CMX-2 district, plus any applicable housing density bonus pursuant to § 14-702(7).
- [2] In the CMX-2 district, a minimum of 480 sq. ft. of lot area is required per dwelling unit, provided that whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.
- [3] In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. 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 this requirement
- [4] Reserved.
- [5] Office, retail, and commercial service uses located on the first floor may not occupy more than 2,000 sq. ft. of gross floor area, nor may any office, retail, or commercial service uses be located on or above the second floor.
- [6] In the CMX-4 and CMX-5 districts, underground parking garages are permitted; otherwise any portion of a parking garage located above ground level requires special exception approval in accordance with the special exception procedures in § 14-303(7) (Special Exception Approval).
- [7] Two-family household living is permitted in the CMX-3 district provided at least fifty percent (50%) of the ground floor frontage contains a non-residential use, or the lot area is less than 1,440 sq. ft.
- [8] In the CMX-2.5 district, the minimum lot area required per dwelling unit is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.
  - a. A minimum of 360 sq. ft. of lot area is required per dwelling unit for buildings less than or equal to 45 ft. in height.
  - b. A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height.

**Notes for Table 14-602-3: Industrial Districts** 

- [1] Sale of used automotive parts is prohibited.
- [2] Storage of parts must be in an enclosed structure and storage of vehicles being serviced must be on a surface parking lot or in a parking garage.
- [3] In the IRMX district, an industrial use must account for a floor area (located anywhere in any building on the same lot) equal to at least fifty percent (50%) of the total ground floor area of all buildings on the lot, or a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least sixty percent (60%) of the total ground floor area of all buildings on the lot.

**Notes for Table 14-602-4: Special Purpose Districts** 

- [1] In addition to the regulations of this Zoning Code, uses in the SP-PO district are subject to Pennsylvania law. Uses on City-owned park and open land are also subject to approval by DPR.
- [2] Child care uses shall be enclosed within a building and may be located within the terminal complex. Child care services may not be located within buildings containing uses listed in § 14-601(4)(a)(.4) to § 14-601(4)(a)(.17).
- [3] Adjunct residential dwellings (including dormitories), amusement arcades, and pool or billiards rooms are permitted.
- [4] Adjunct residential dwellings (including dormitories) are permitted.
- [5] Eating and Drinking Establishments, including Take-Out Restaurants, are only permitted if they are co-located with, and lesser in lot or building area to, a primary on-site Parks and Open Space, Community Center, or Libraries and Cultural Exhibits use.

**Geographic Zoning Bonus Restrictions**

<p>/VDO, Fifth District Overlay District § 14-529(4)</p>	<p>In the Fifth Council District, lots shall not be eligible for any floor area, height, or dwelling unit density bonuses pursuant to § 14-702(7) (“Mixed Income Housing”) or to § 14-702(16) (“Green Roof”), except as follows:                  (a) Lots located south of Spring Garden Street where less than fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) (“Mixed Income Housing”); and                  (b) Lots located south of Spring Garden Street where at least fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) (“Mixed Income Housing”), provided that bonuses may not be earned by entering into a payment in-lieu agreement, as otherwise provided in § 14-702(7)(b)(.6).</p>
<p>/CTR, Center City Overlay District - Society Hill § 14-502(10)</p>	<p>In the Society Hill Area, the provisions of § 14-702(16) (“Green Roof”) shall not apply.</p>