



City of Philadelphia
Zoning Code

Quick Reference Guide

This Zoning Code Reference Guide 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. If this Reference Guide conflicts with any adopted ordinance or code, including the Zoning Code, the latter shall govern.



September 2012

Quick Reference Guide

Lower Density Residential Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
<p>RSD-1</p> <p>Permitted Building Type: Detached</p> <p>Uses permitted as of right: Single-Family; Passive Recreation; Community Garden</p> <p>Uses requiring special exception approval: Market or Community-Supported Farm</p>			<p>Min. Lot Width</p> <p>Min. Lot Area</p> <p>Min. Open Area</p> <p>Min. Front Setback</p> <p>Min. Side Yard Width</p> <p>Min. Rear Yard Depth</p> <p>Max. Height</p>	<p>75 ft.</p> <p>10,000 sq. ft.</p> <p>65%</p> <p>35 ft.</p> <p>15 ft. per yard</p> <p>30 ft.</p> <p>38 ft.</p>
<p>RSD-2</p> <p>Permitted Building Type: Detached</p> <p>Uses permitted as of right: Single-Family; Passive Recreation; Community Garden</p> <p>Uses requiring special exception approval: Market or Community-Supported Farm</p>			<p>Min. Lot Width</p> <p>Min. Lot Area</p> <p>Min. Open Area</p> <p>Min. Front Setback</p> <p>Min. Side Yard Width</p> <p>Min. Rear Yard Depth</p> <p>Max. Height</p>	<p>65 ft.</p> <p>7,800 sq. ft.</p> <p>65%</p> <p>35 ft.</p> <p>10 ft. per yard</p> <p>30 ft.</p> <p>38 ft.</p>
<p>RSD-3</p> <p>Permitted Building Type: Detached</p> <p>Uses permitted as of right: Single-Family; Passive Recreation; Family Day Care; Community Garden</p> <p>Uses requiring special exception approval: Market or Community-Supported Farm</p>			<p>Min. Lot Width</p> <p>Min. Lot Area</p> <p>Min. Open Area</p> <p>Min. Front Setback</p> <p>Min. Side Yard Width</p> <p>Min. Rear Yard Depth</p> <p>Max. Height</p>	<p>50 ft.</p> <p>5,000 sq. ft.</p> <p>70%</p> <p>25 ft.</p> <p>Intermediate: 10 ft. per yard, 25 ft. total; Corner Lot: 7 ft.</p> <p>25 ft.</p> <p>38 ft.</p>

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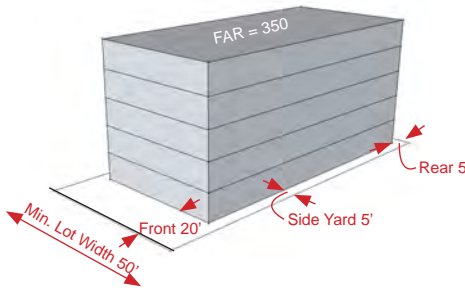

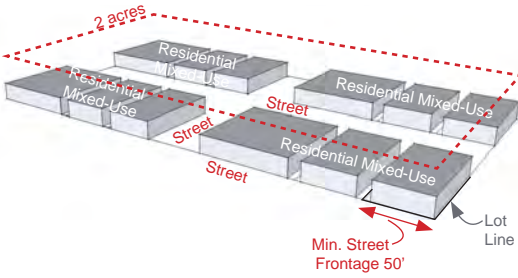

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Higher Density Residential Districts

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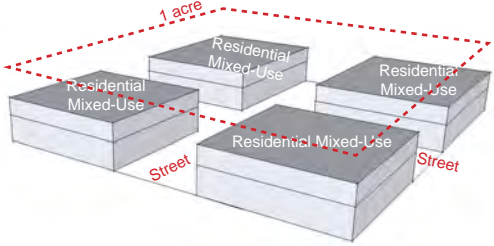

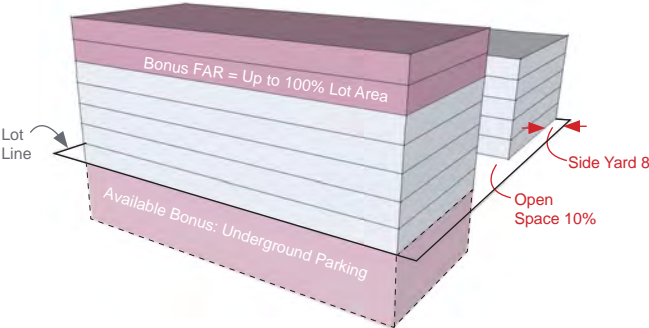

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<p>RMX-1*</p> <p><i>*Rezoning to RMX-1 requires master plan approval</i></p> <p>Permitted Building Type: Detached; Semi-Detached; Attached; Multiple Buildings on a Lot</p> <p>Uses permitted as of right: Group Living; Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Group Day Care; Day Care Center; Religious Assembly; Safety Services; Transit Station; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, Groceries; Sundries, Pharmaceuticals, Convenience Sales; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Personal Services; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility; Medical, Dental, Health Group Practitioner</p>			<p>Min. Lot Width: NA</p> <p>Min. Street Frontage: 50 ft.</p> <p>Min. District Area: 2 acres</p> <p>Min. Open Area: 50% (or 25% for areas with historically significant structures) of master plan area unoccupied by structures or parking</p> <p>Max. FAR: 150% of District Area, excluding streets</p>	

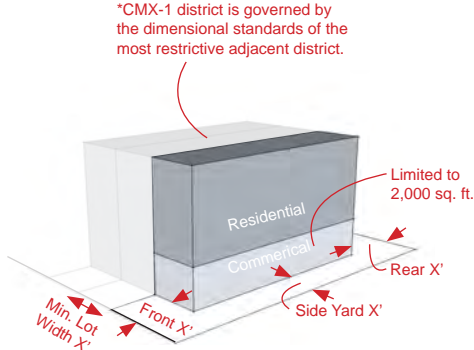

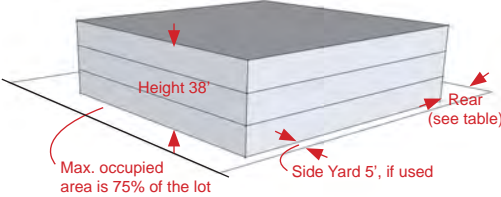

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Higher Density Residential Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
<p align="center">RMX-2*</p> <p>Permitted Building Type: Detached; Semi-Detached; Attached; Multiple Buildings on a Lot</p> <p>Uses permitted as of right: Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Group Day Care; Day Care Center; Religious Assembly; Safety Services; Transit Station; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, Groceries; Sundries, Pharmaceuticals, Convenience Sales; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Personal Services; Visitor Accommodations; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility; Medical, Dental, Health Group Practitioner</p>	<p>*Rezoning to RMX-2 requires master plan approval; District is intended to conserve natural resources and preserve historically significant buildings, structures, and property</p> 		Min. Lot Width	NA
			Min. Street Frontage	NA
			Min. District Area	1 acre
			Min. Open Area	25% of District Area, excluding open air parking
			Max. FAR	250% of District Area, excluding streets
<p align="center">RMX-3*</p> <p>Permitted Building Type: Detached; Semi-Detached; Attached; Multiple Buildings on a Lot</p> <p>Uses permitted as of right: Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Group Day Care; Day Care Center; Religious Assembly; Safety Services; Transit Station; Business, Professional Office; Medical, Dental, Health Sole or Group Practitioner; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, Groceries; Sundries, Pharmaceuticals, Convenience Sales; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Personal Services; Visitor Accommodations; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Group Living; Personal Care Home; Single-Room Residence; Active Recreation; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility</p>	<p>*District is intended for application primarily in Center City</p> 		Min. Lot Width	NA
			Min. Street Frontage	NA
			Min. District Area	NA
			Min. Open Area	Buildings ≤ 5 stories with 1 or more dwelling units: 10%; Others: 0
			Min. Side Yard Width	Buildings ≤ 4 stories with 3 or fewer dwelling units: 5 ft.; Others: 8 ft.
			Max. FAR	500%; up to additional 100% with bonuses

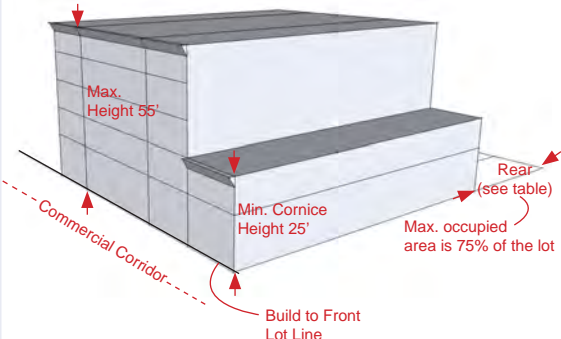

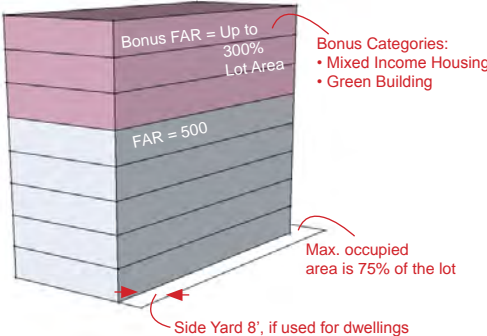

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Commercial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
CMX-1*	 <p style="color: red; font-size: small;">*CMX-1 district is governed by the dimensional standards of the most restrictive adjacent district.</p> <p style="color: red; font-size: small;">Limited to 2,000 sq. ft.</p> <p style="color: red; font-size: small;">Rear X'</p> <p style="color: red; font-size: small;">Side Yard X'</p> <p style="color: red; font-size: small;">Front X'</p> <p style="color: red; font-size: small;">Min. Lot Width X'</p>		Max. Occupied Area	Contextual*
<p>Description: Small scale neighborhood commercial and residential mixed use</p> <p>Uses permitted as of right: Household Living**; Passive Recreation; Family Day Care; Group Day Care; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Building or Tower-Mounted Antenna; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Business Support; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; On-Premise Dry Cleaning; Personal Services (except Body Art and Fortune Telling Services); Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Active Recreation; Day Care Center; Wireless Freestanding Tower; Medical, Dental, Health Group Practitioner; Prepared Food Shop; Funeral and Mortuary Services</p>			Min. Front Yard Depth	Contextual*
			Min. Side Yard Width	Contextual*
			Min. Rear Yard Depth	Contextual*
			Max. Height	Contextual*
			Min. Cornice Height	Contextual*
			Max. FAR	Contextual*
CMX-2*	 <p style="color: red; font-size: small;">*An attached building in CMX-2 that is occupied by household living must also contain an office, retail sales, or commercial services along the ground floor frontage.</p> <p style="color: red; font-size: small;">Height 38'</p> <p style="color: red; font-size: small;">Max. occupied area is 75% of the lot</p> <p style="color: red; font-size: small;">Side Yard 5', if used</p> <p style="color: red; font-size: small;">Rear (see table)</p>		Max. Occupied Area	Intermediate: 75% Corner: 80%
<p>Description: Small scale neighborhood commercial and residential mixed use</p> <p>Uses permitted as of right: Household Living**; Personal Care Home; Passive Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Building or Tower-Mounted Antenna; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Business Support; Prepared Food Shop; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Structured Parking; Personal Services (except Body Art and Fortune Telling Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Group Living; Active Recreation; Freestanding Tower; Medical, Dental, Health Group Practitioner; Assembly and Entertainment; Night Clubs and Private Clubs; Take-Out Restaurant; Surface Parking</p>			Min. Front Yard Depth	NA
			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.

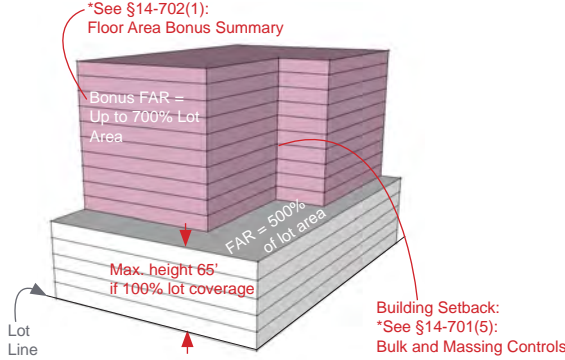

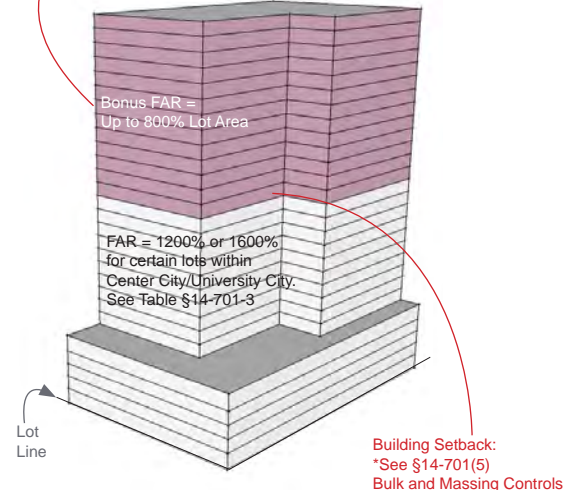

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Commercial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS												
CMX-2.5	<p><i>*Residential uses are prohibited along the ground floor frontage. Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area; and 480 sq. ft. of lot area is required per dwelling unit thereafter.</i></p> 		<table border="1"> <tr> <td>Max. Occupied Area</td> <td>Intermediate: 75% Corner: 80%</td> </tr> <tr> <td>Min. Front Yard Depth</td> <td>Built to front lot line</td> </tr> <tr> <td>Min. Side Yard Width</td> <td>5 ft. if used</td> </tr> <tr> <td>Min. Rear Yard Depth</td> <td>The greater of 9 ft. or 10% of Lot Depth</td> </tr> <tr> <td>Max. Height</td> <td>55'</td> </tr> <tr> <td>Min. Cornice Height</td> <td>25'</td> </tr> </table>	Max. Occupied Area	Intermediate: 75% Corner: 80%	Min. Front Yard Depth	Built to front lot line	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'	Min. Cornice Height	25'
Max. Occupied Area	Intermediate: 75% Corner: 80%														
Min. Front Yard Depth	Built to front lot line														
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'														
Min. Cornice Height	25'														
CMX-3			<table border="1"> <tr> <td>Max. Occupied Area</td> <td>Intermediate: 75% Corner: 80%</td> </tr> <tr> <td>Min. Front Yard Depth</td> <td>NA</td> </tr> <tr> <td>Min. Side Yard Width</td> <td>8 ft. if used for building w/ dwelling units</td> </tr> <tr> <td>Min. Rear Yard Depth</td> <td>NA</td> </tr> <tr> <td>Max. FAR</td> <td>500%; up to an additional 300% with bonuses</td> </tr> </table>	Max. Occupied Area	Intermediate: 75% Corner: 80%	Min. Front Yard Depth	NA	Min. Side Yard Width	8 ft. if used for building w/ dwelling units	Min. Rear Yard Depth	NA	Max. FAR	500%; up to an additional 300% with bonuses		
Max. Occupied Area	Intermediate: 75% Corner: 80%														
Min. Front Yard Depth	NA														
Min. Side Yard Width	8 ft. if used for building w/ dwelling units														
Min. Rear Yard Depth	NA														
Max. FAR	500%; up to an additional 300% with bonuses														

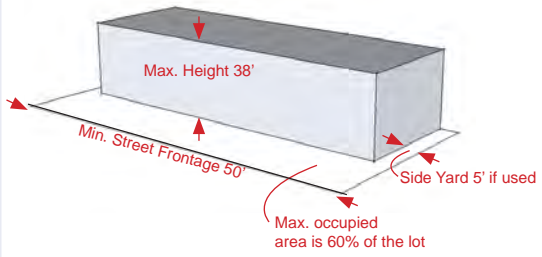

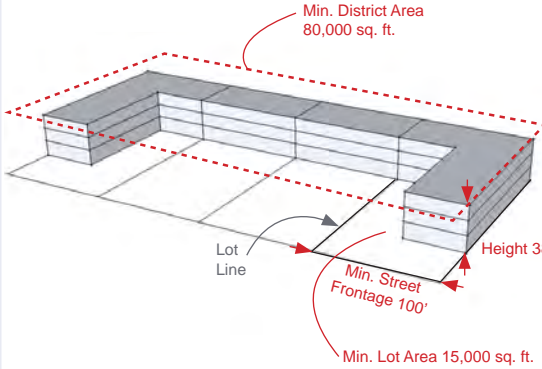

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Commercial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
<p style="text-align: right; font-weight: bold; color: white;">CMX-4*</p> <p>Description: Center City commercial mixed use</p> <p>Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden</p> <p>Uses requiring special exception approval: Non-Accessory Above-ground Structured Parking</p>	 <p>*See §14-702(1): Floor Area Bonus Summary</p> <p>Bonus FAR = Up to 700% Lot Area</p> <p>FAR = 500% of lot area</p> <p>Max. height 65' if 100% lot coverage</p> <p>Lot Line</p> <p>Building Setback: *See §14-701(5): Bulk and Massing Controls</p>		<p>Max. Occupied Area</p>	<p>Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%</p>
<p style="text-align: right; font-weight: bold; color: white;">CMX-5*</p> <p>Description: Center City core commercial mixed use</p> <p>Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden</p> <p>Uses requiring special exception approval: Non-Accessory Above-ground Structured Parking</p>	 <p>*See §14-702(1): Floor Area Bonus Summary</p> <p>Bonus FAR = Up to 800% Lot Area</p> <p>FAR = 1200% or 1600% for certain lots within Center City/University City. See Table §14-701-3</p> <p>Lot Line</p> <p>Building Setback: *See §14-701(5) Bulk and Massing Controls</p>		<p>Min. District Area</p>	<p>NA</p>
			<p>Max. Occupied Area</p>	<p>Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%</p>
			<p>Min. Side Yard Width</p>	<p>Buildings ≤ 4 stories with 3 or fewer dwelling units: 5'; Others: 8'</p>
			<p>Max. FAR</p>	<p>1200%; 1600% for certain lots within Center City/ University City FAR Map; up to an additional 800% with bonuses</p>

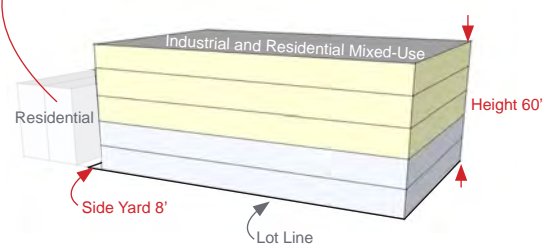

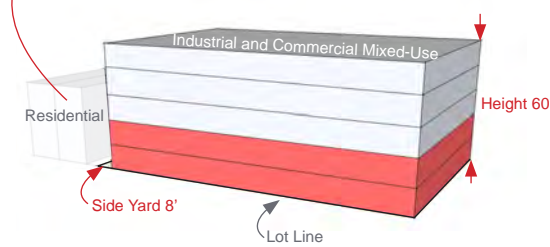

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Commercial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
<p style="text-align: right; font-weight: bold; font-size: 1.2em;">CA-1</p> <p>Description: Auto-oriented commercial district</p> <p>Uses permitted as of right: Personal Care Home; Recreation; Group Day Care; Day Care Center; Libraries and Cultural Exhibits; Safety Services; Utilities and Services, Basic; Building or Tower-Mounted Antenna; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Business Support; Prepared Food Shop; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Research and Development; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Transit Station; Wireless Freestanding Tower; Assembly and Entertainment (except Amusement Arcade, Casino, Night Clubs and Private Clubs, and Pool or Billiards); Take-Out Restaurant; Surface Parking; Structured Parking; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental</p>			<p>Min. Street Frontage</p> <p>Min. Lot Area</p> <p>Max. Occupied Area</p> <p>Min. Front Yard Depth</p> <p>Min. Side Yard Width</p> <p>Min. Rear Yard Depth</p> <p>Max. Height</p>	<p>50 ft.</p> <p>5,000 sq. ft.</p> <p>60%</p> <p>NA</p> <p>5 ft. if used</p> <p>5 ft. if used</p> <p>38 ft.</p>
<p style="text-align: right; font-weight: bold; font-size: 1.2em;">CA-2</p> <p>Description: Auto-oriented commercial district</p> <p>Uses permitted as of right: Recreation; Group Day Care; Day Care Center; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, Night Clubs and Private Clubs, and Pool or Billiards Room); Building Services; Business Support; Eating and Drinking Establishments; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Surface Parking; Structured Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Personal Vehicle Sales and Rental; Gasoline Station; Vehicle Equipment Sales and Rental; Moving and Storage Facilities; Wholesale Sales and Distribution; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm</p>			<p>Min. District Area</p> <p>Min. Street Frontage</p> <p>Min. Lot Area</p> <p>Max. Occupied Area</p> <p>Min. Front Yard Depth</p> <p>Min. Side Yard Width</p> <p>Min. Rear Yard Depth</p> <p>Max. Height</p>	<p>80,000 sq.ft.</p> <p>100 ft.</p> <p>15,000 sq. ft.</p> <p>100%</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>38 ft.</p>

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Industrial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
IRMX			Max. Occupied Area	100%
<p>Description: Industrial Residential Mixed-Use</p> <p>Uses permitted as of right: Multi-Family; Caretaker Quarters; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Building Services; Business Support; Eating and Drinking Establishments; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Commercial Vehicle Sales and Rental; Warehouse; Distributor of Malt or Brewed Beverages; Artists Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm; Horticulture Nurseries and Greenhouses</p> <p>Uses requiring special exception approval: Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Limited Industrial</p>	<p style="color: red;">*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 district</p> 		Min. Front Yard Depth	0*
			Min. Side Yard Width	8 ft. if used*
			Min. Rear Yard Depth	8 ft. if used*
			Max. Height	60 ft.
			Max. FAR	500%
ICMX			Max. Occupied Area	100%
<p>Description: Industrial Commercial Mixed-Use</p> <p>Uses permitted as of right: Caretaker Quarters; Recreation; Day Care; Educational Facilities; Fraternal Organization; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Eating and Drinking Establishments; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Personal Vehicle Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Vehicle Paint Finishing Shop; Equipment and Materials Storage Yards and Buildings; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Artists Studios and Artisan Industrial; Limited Industrial; Research and Development; Community Garden; Market or Community-Supported Farm; Animal Husbandry; Horticulture Nurseries and Greenhouses</p> <p>Uses requiring special exception approval: Detention and Correctional Facilities; Re-Entry Facility; Adult-Oriented Merchandise; Drug Paraphernalia Sales; Gun Shop; Adult-Oriented Service; Amusement Arcade; Pool or Billiards Room; Personal Credit Establishment; Non-Accessory Parking; Body Art Service</p>	<p style="color: red;">*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 district</p> 		Min. Front Yard Depth	0*
			Min. Side Yard Width	8 ft. if used*
			Min. Rear Yard Depth	8 ft. if used*
			Max. Height	60 ft.
			Max. FAR	500%

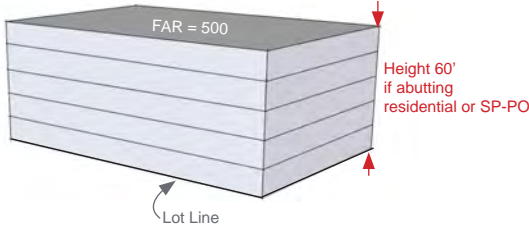

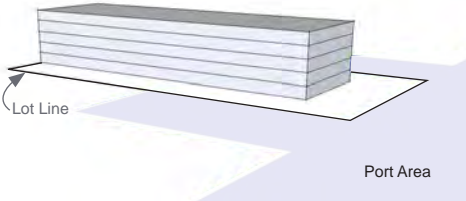

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Industrial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
I-1			Max. Occupied Area	75%
<p>Description: Light Industrial</p> <p>Uses permitted as of right: Caretaker Quarters; Passive Recreation; Educational Facilities; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; Non-Accessory Parking; Radio, Television, and Recording Services; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Paint Finishing Shop; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Artists Studios and Artisan Industrial; Limited Industrial; Research and Development; Trucking and Transportation Terminals; Community Garden; Market or Community-Supported Farm; Animal Husbandry; Horticulture Nurseries and Greenhouses</p> <p>Uses requiring special exception approval: Re-Entry Facility; Stables</p>	<p>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 district</p> <p>Residential</p> <p>FAR = 225% of Lot Area</p> <p>Height 60' if abutting residential</p> <p>Side Yard 50'</p> <p>Side Yard 12'</p> <p>Lot Line</p>		Min. Front Yard Depth	50 ft. if abutting a Residential or SP-PO district; Other: 20 ft.
			Min. Side Yard Width	Two yards, each: 50 ft. if abutting a Residential or SP-PO district; Other: 12 ft.
			Min. Rear Yard Depth	50 ft. if abutting a Residential or SP-PO district; Other: 12 ft.
			Max. Height	60 ft. if abutting a Residential or SP-PO district; Other: no limit
			Max. FAR	225%
			Max. Occupied Area	75%
I-2			Max. Occupied Area	100%
<p>Description: Medium Industrial</p> <p>Uses permitted as of right: Caretaker Quarters; Passive Recreation; Educational Facilities; Safety Services; Transit Station; Utilities and Services, Basic and Major; Wireless Service Facility; Business and Professional; Medical, Dental, Health Group Practitioner; Government; Building Supplies and Equipment; Animal Services; Building Services; Business Support; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; Non-Accessory Parking; Radio, Television, and Recording Services; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Personal Vehicle Sales and Rental; Gasoline Station; Vehicle Paint Finishing Shop; Equipment and Materials Storage Yards and Buildings; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Artists Studios and Artisan Industrial; Limited Industrial; General Industrial; Research and Development; Trucking and Transportation Terminals; Community Garden; Market or Community-Supported Farm; Animal Husbandry; Horticulture Nurseries and Greenhouses</p> <p>Uses requiring special exception approval: Detention and Correctional Facilities; Re-Entry Facility; Drug Paraphernalia Sales; Gun Shop; Adult-Oriented Merchandise; Adult-Oriented Service; Stables; Amusement Arcade; Pool or Billiards Room; Personal Credit Establishment; Body Art Service; Junk and Salvage Yards and Buildings</p>	<p>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 district</p> <p>Residential</p> <p>FAR = 500% of Lot Area</p> <p>Height 60' if abutting residential</p> <p>Side Yard 6'</p> <p>Lot Line</p>		Min. Front Yard Depth	0
			Min. Side Yard Width	6 ft. if used
			Min. Rear Yard Depth	8 ft. if used
			Max. Height	60 ft. if abutting a Residential or SP-PO district; Other: no limit
			Max. FAR	500%
			Max. Occupied Area	100%

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Industrial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS					
<p>I-3*</p> <p>Description: Heavy Industrial</p> <p>Uses permitted as of right: Caretaker Quarters; Passive Recreation; Detention and Correctional Facilities; Re-Entry Facility; Safety Services; Transit Station; Utilities and Services, Basic and Major; Wireless Service Facility; Medical, Dental, Health Group Practitioner; Adult-Oriented Merchandise; Building Supplies and Equipment; Drug Paraphernalia Sales; Gun Shop; Adult-Oriented Service; Animal Services; Amusement Arcade; Pool and Billiards Room; Building Services; Business Support; Financial Services; Personal Credit Establishment; Maintenance and Repair of Consumer Goods; Non-Accessory Parking; Body Art Service; Radio, Television, and Recording Services; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Personal Vehicle Repair and Maintenance; Personal Vehicle Sales and Rental; Gasoline Station; Vehicle Paint Finishing Shop; Equipment and Materials Storage Yards and Buildings; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Artists Studios and Artisan Industrial; Limited Industrial; General Industrial; Intensive Industrial; Junk and Salvage Yards and Buildings; Marine-Related Industrial; Mining/Quarrying; Research and Development; Trucking and Transportation Terminals; Community Garden; Animal Husbandry; Horticulture Nurseries and Greenhouses</p>	<p>*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 district</p> 		<p>Max. Occupied Area</p> <p>100%</p>	<p>Min. Front Yard Depth</p> <p>0</p>	<p>Min. Side Yard Width</p> <p>If used: Buildings ≤ 4 stories = 6; Others = 8</p>	<p>Min. Rear Yard Depth</p> <p>8 ft.</p>	<p>Max. Height</p> <p>60 ft. if abutting a Residential or SP-PO district; Other: no limit</p>	<p>Max. FAR</p> <p>500%</p>
<p>I-P*</p> <p>Description: Port Industrial</p> <p>Uses permitted as of right: Caretaker Quarters; Passive Recreation; Safety Services; Transit Station; Utilities and Services, Basic and Major; Wireless Service Facility; Building Supplies and Equipment; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; Non-Accessory Parking; Commercial Vehicle Repair and Maintenance; Commercial Vehicle Sales and Rental; Equipment and Materials Storage Yards and Buildings; Moving and Storage Facilities; Warehouse; Wholesale Sales and Distribution; Marine-Related Industrial; Trucking and Transportation Terminals</p> <p>Uses requiring special exception approval: Re-Entry Facility</p>	<p>*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 district</p> 		<p>Max. Occupied Area</p> <p>100%</p>	<p>Min. Front Yard Depth</p> <p>NA</p>	<p>Min. Side Yard Width</p> <p>NA</p>	<p>Min. Rear Yard Depth</p> <p>NA</p>	<p>Max. Height</p> <p>60 ft. if abutting a Residential or SP-PO district; Other: no limit</p>	<p>Max. FAR</p> <p>NA</p>

