

Department of Licenses and Inspections

Amendment to Regulations Under Philadelphia Code Provision A-301.2.5

Key:

Deletions in [Brackets]

Additions in *Italic*

THE PHILADELPHIA CODE

TITLE 4; SUBCODE A

(THE PHILADELPHIA ADMINISTRATIVE CODE)

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CHAPTER 3 PERMITS

* * *

SECTION A-301 APPLICATION FOR PERMIT

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A-301.2.5 Zoning and use registration permits: A zoning or use registration permit shall not be required for the following activities:

1. Construction and use of structures totally outside of lot lines.
2. A use registration permit is not required for single-family dwellings.
3. Alterations to an existing structure which do not change the area, height, floor area or bulk of the structure and the existing use is legal and unchanged.
4. Temporary uses, structures and signs for special events of a limited time period, typically open to the public and of a non-commercial nature, as approved by the Code Official after consideration of the impact on the immediate area.

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Section A-301.2.5(R) Zoning review: A zoning review is not required for the following activities generally:

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32. Sheds, playhouses, and similar structures accessory to one- or two-family dwellings, provided that they [do not exceed an average height of eight feet or a projected area of 120 square feet and are located in the rear yard, but not within a required setback from a street.] *comply with the following :*

- a. *Projected area of structure does not exceed 200 square feet;*
- b. *Roof does not exceed a height of 10 feet for a flat roof or 13 feet for a gabled or shed roof as measured from the finished floor;*
- c. *The structure is located in the rear yard but not within any required setback from a street; and*
- d. *No more than one of each type of structure is contained on the lot.*

Said structures shall not be considered [as] occupied area.

33. [Covers required by the Building Code for] *Covered or uncovered* exterior stairs, ramps, platform lifts, steps, and landings. For a landing [cover] to be exempted by this subparagraph (33), the landing [being covered (and hence that portion of the cover itself)] shall not exceed 36 square feet, with no dimension greater than 6 feet. *The Department is authorized to exempt from zoning review landings with minor deviations from these size limitations.* This [exclusion] *exemption* does not [provide for] *permit* vertical enclosure of the covered elements except guards required by the Building Code.

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37. *Building service equipment, such as mechanical, electrical or plumbing equipment, including necessary mounting systems, required to operate and maintain facilities located on the same lot. To qualify for this exemption, the equipment may not be located within a required setback from the street nor conflict with any dimensional restriction of the Zoning Code.*

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