



CHESTNUT HILL COMMUNITY ASSOCIATION

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Serving the community since 1947

What you need to know about the PHILADELPHIA ZONING CODE and RESIDENTIAL YARD PARKING

This information is for PROPERTY OWNERS who are contemplating creating a front yard driveway or parking pad. Importantly, it is also for REALTORS, CONTRACTORS, DESIGN PROFESSIONALS, and any other entity in the position to advise on the legality of accessory parking in residential zoning districts.

The Chestnut Hill Community Association (CHCA) is dedicated to encouraging a sense of community and to improving the quality of life in Chestnut Hill. The CHCA does not write City zoning code or report violations. However, the CHCA does believe the Philadelphia Building and Zoning Codes regarding accessory parking in residential districts are appropriate for Chestnut Hill and supports them for the following reasons:

- The code encourages setbacks in front, side, and rear yards that are free of development and vehicle parking.
- Visually open setbacks free of vehicles enhance the broader community's architectural tradition, balance of built environment and open space, neighborliness, and security.
- Chestnut Hill, by tradition, includes many properties that have no on-site parking, thus maintaining its quality as a walkable and transit-accessible 'green-country town.' We are pleased that the Zoning Code supports this tradition.

It is important to know that the Philadelphia Zoning Code (PZC) places restrictions on parking in residential districts:

1. Garages and carports which are attached to the principal building shall be governed by the same setback and yard provisions as the building itself. (Additional details can be found in Section 14-604 of the PZC – see below.)
2. Surface parking spaces and detached garages and carports are prohibited in required front, side, and rear yards (with certain exceptions).

Note: - New curb cuts and details of curb cut construction are regulated by the Street Department.
- Driveways have specific dimensional and location restrictions regulated by the PZC.

The specific zoning code governing these regulations can be found at:

http://www.amlegal.com/codes/client/philadelphia_pa/



§ 14-701. Dimensional Standards



§ 14-803. Motor Vehicle Parking Standards



§ 14-604. Accessory Uses and Structures

To demonstrate its support of the Philadelphia Zoning Code regulations as they pertain to parking in residential districts, the Board of the CHCA approved the following motion in October 2015:

The CHCA actively opposes all applications for variances for front yard parking because front yard parking erodes the functional and aesthetic qualities of the house, neighborhood, and our National Register Historic District community.