

1100 Wharton Street

Exhibit A – Zoning and Planning

ZONING AND PLANNING

**Table 14-802-3: Required Parking in Industrial Districts<sup>442</sup>**

	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	IRMX	ICMX I-1	I-2/3 I-P
<b>Residential Use Category</b> (as noted below)			
Household Living (except as noted below)	3/10 units	1/2 units	1/2 units
Multi-Family Building	3/10 units	1/2 units	1/2 units
Caretaker Quarters	0	1/unit	0
Group Living (as noted below)	1/10 permanent beds	1/10 permanent beds	1/10 permanent beds
Single-Room Residence	1/20 units + 1; min. 2	1/20 units + 1; min. 2	1/20 units + 1; min. 2
<b>Public, Civic, and Institutional Use Category</b> (as noted below)			
Detention and Correctional Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Educational Facilities	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Fraternal Organization	1/300 sq. ft.	1/300 sq. ft.	1/500 sq. ft.
Hospital	1/4 bed design capacity	1/4 bed design capacity	1/4 bed design capacity
Libraries and Cultural Exhibits	None for the first 4,000 sq. ft., then 1/1,000 sq. ft.	1/1000 sq. ft.	None for the first 4,000 sq. ft., then 1/1,000 sq. ft.
Religious Assembly	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater	The greater of (a) none for the first 400 seats then 1/10 seats or (b) none for the first 10,000 sq. ft. then 1/1,000 sq. ft.
Safety Services	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Transit Station	0	0	0
Utilities and Services, Basic	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Utilities and Services, Major	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
Wireless Service Facility	0	0	0
<b>Office Use Category</b> (as noted below)			
All Office Uses	0	1/1,000 sq. ft.	1/1,000 sq. ft.
<b>Retail Sales Use Category</b> (as noted below)			
Adult-Oriented Merchandise	1/1,000 sq. ft.	1/1,000 sq. ft.	1/1,000 sq. ft.
Building Supplies and Equipment	1/1,000 sq. ft.	1/1,000 sq. ft.	3/2,000 sq. ft.
All Other Retail Sales Uses	0	1/1,000 sq. ft.	None for first 2,500 sq. ft., then 1/1,000 sq. ft.
<b>Commercial Services Use Category</b> (as noted below)			
Assembly and Entertainment	1/10 seats or 1/1,000 sq. ft., whichever is greater	1/10 seats or 1/1,000 sq. ft., whichever is greater	The greater of (a) none for the first 200 seats then 1/10 seats or (b) none for the first 4,000 sq. ft. then 1/1,000 sq. ft.
Eating and Drinking Establishments	0	5/1,000 sq. ft.	5/2,000 sq. ft.
Parking, Non-Accessory	0	0	0
Personal Services	0	1/1,000 sq. ft.	None for first 2,500 sq. ft., then 1/1,000 sq. ft.
Visitor Accommodations	1/3 rooms	1/3 rooms	1/3 rooms
All other Commercial Services Uses	0	1/1,000 sq. ft.	1/1,000 sq. ft.
<b>Vehicle and Vehicular Equipment Sales Services Use Category</b> (as noted below)			
Commercial Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater
Personal Vehicle Repair and Maintenance	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater	2/repair bay or 300 sq. ft. of repair space, whichever is greater
All Other Vehicle and Vehicular Equipment Sales and Services	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.

<sup>442</sup> Amended, Bill No. 120431 (approved June 27, 2012), effective August 22, 2012; amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150766 (approved December 8, 2015).

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	Minimum Required Parking Spaces (spaces per unit/sq. ft. of gross floor area/beds/seats/room)		
	IRMX	ICMX I-1	I-2/3 I-P
<b>Wholesale, Distribution, and Storage Use Category</b> (as noted below)			
All Wholesale, Distribution, and Storage Uses	1/2,000 sq. ft.	1/2,000 sq. ft.	1/2,000 sq. ft.
<b>Industrial Use Category</b> (as noted below)			
All Industrial Uses (except as noted below)	1/800 sq. ft.	1/800 sq. ft.	1/800 sq. ft.
Artist Studios and Artisan Manufacturing	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Research and Development	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
Limited Industrial	None for the first 7,500 sq. ft. then 1/2,000 sq. ft.	None for the first 5,000 sq. ft. then 1/1,000 sq. ft.	1/800 sq. ft.
<b>Urban Agriculture Use Category</b> (as noted below)			
Horticulture Nurseries and Greenhouses	1/4,000 sq. ft.	1/4,000 sq. ft.	None for the first 2,000 sq. ft. then 1/4,000 sq. ft.

## **§ 14-806. Off-Street Loading.**

All development shall comply with the off-street loading standards in this section. Uses that are not permitted in a particular zoning district shall provide off-street loading in accordance with the zoning district in [Table 14-806-1](#) that has the strictest requirements for that use at the gross floor area occupied by that use. In the case of mixed-use buildings or developments, off-street loading requirements shall be calculated by determining the required loading spaces for the cumulative gross floor area occupied by each group of uses listed in each row of [Table 14-806-1](#) or [Table 14-806-2](#), as applicable, and then taking the highest result of these calculations.

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**Table 14-806-1: Off-Street Loading**<sup>471</sup>

Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
<b>Residential Districts except RMX-3</b>		
Office, Hospital, Public, Civic, and Institutional, Visitor Accommodation, or Residential	100,000 - 150,000	1
	150,001 - 400,000	2
	400,001 - 660,000	3
	660,001 - 970,000	4
	970,001 - 1,300,000	5
	Over 1,300,000	1 additional space per each additional 350,000 sq. ft.
<b>Commercial Districts except CMX-4 and CMX-5</b>		
Office, Hospital, Public, Civic, and Institutional, Visitor Accommodation, or Residential	100,000 - 150,000	1
	150,001 - 400,000	2
	400,001 - 660,000	3
	660,001 - 970,000	4
	970,001 - 1,300,000	5
	Over 1,300,000	1 additional space per each additional 350,000 sq. ft.
All other permitted uses	20,000 - 40,000	1
	40,001 - 100,000	2
	100,001 - 160,000	3
	160,001 - 240,000	4
	240,001 - 320,000	5
	Over 320,000	1 additional space per each additional 90,000 sq. ft.
<b>Industrial Districts except IRMX</b>		
All permitted uses	10,000 - 20,000	1
	20,001 - 40,000	2
	40,001 - 60,000	3
	60,001 - 80,000	4
	80,001 - 100,000	5
	Over 100,000	1 additional space per each additional 50,000 sq. ft.

<sup>471</sup> Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150766 (approved December 8, 2015).

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Use	Gross Floor Area (Sq. Ft.)	Required Loading Spaces
<b>IRMX</b>		
Office, Hospital, Public, Civic, and Institutional, Visitor Accommodation, or Residential	100,000 - 150,000	1
	150,001 - 400,000	2
	400,001 - 660,000	3
	660,001 - 970,000	4
	970,001 - 1,300,000	5
	Over 1,300,000	1 additional space per each additional 350,000 sq. ft.
All other permitted uses	20,000 - 40,000	1
	40,001 - 60,000	2
	60,001 - 80,000	3
	80,001 - 100,000	4
	100,001 - 120,000	5
	Over 120,000	1 additional space per each additional 50,000 sq. ft.

**(5) Industrial Districts Use Table.**

Principal uses are allowed in Industrial districts in accordance with Table 14-602-3. Uses classified as accessory uses, such as home occupations, are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

**(a) Notes for Table 14-602-3.**

- [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 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 60% of the total ground floor area of all buildings on the lot.
- [4] In the IRMX district, retail sales uses are prohibited on any floor other than the ground floor of a building.

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**Table 14-602-3: Uses Allowed in Industrial Districts<sup>337</sup>**

Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
<p>Y = Yes permitted as of right   S = Special exception approval required                      N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited                      See § 14-602(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.</p>							
<b>Residential Use Category</b>							
Household Living (as noted below)							
Multi-Family	Y	N	N	N	N	N	
Caretaker Quarters	Y	Y	Y	Y	Y	Y	
Group Living	Y	N	N	N	N	N	§ 14-603(11)
<b>Parks and Open Space Use Category</b>							
Passive Recreation	Y	Y	Y	Y	Y	Y	
Active Recreation	Y	Y	N	N	N	N	
<b>Public, Civic, and Institutional Use Category</b>							
Day Care	Y	Y	N	N	N	N	§ 14-603(5)
Detention and Correctional Facilities	N	S	N	S	Y	N	§ 14-603(13)
Educational Facilities	Y	Y	N	N	N	N	
Fraternal Organization	Y	Y	N	N	N	N	
Libraries and Cultural Exhibits	Y	Y	N	N	N	N	
Re-Entry Facility	N	S	S	S	Y	S	§ 14-603(12)
Religious Assembly	Y	Y	N	N	N	N	
Safety Services	Y	Y	Y	Y	Y	Y	
Transit Station	Y	Y	Y	Y	Y	Y	
Utilities and Services, Basic	Y	Y	Y	Y	Y	Y	
Utilities and Services, Major	N	N	N	Y	Y	Y	
Wireless Service Facility	Y	Y	Y	Y	Y	Y	§ 14-603(16); § 14-603(17)
<b>Office Use Category</b>							
Business and Professional	Y	Y	Y	Y	N	N	
Medical, Dental, Health Practitioner (as noted below)							
Sole Practitioner	Y	Y	Y	N	N	N	
Group Practitioner	Y	Y	Y	Y	Y	N	
Government	Y	Y	Y	Y	N	N	
<b>Retail Sales Use Category [4]</b>							
Adult-Oriented Merchandise	N	S	N	S	Y	N	§ 14-603(13)
Building Supplies and Equipment	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)							
Drug Paraphernalia Sales	N	S	N	S	Y	N	§ 14-603(13)
Gun Shop	N	S	N	S	Y	N	§ 14-603(13)
Food, Beverages, and Groceries (except as noted below)							
Fresh Food Market	Y	Y	N	N	N	N	§ 14-603(7)
Pets and Pet Supplies	Y	Y	N	N	N	N	
Sundries, Pharmaceuticals, and Convenience Sales	Y	Y	N	N	N	N	
Wearing Apparel and Accessories	Y	Y	N	N	N	N	

<sup>337</sup> Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 120917-AA (approved April 2, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 130768 (approved April 23, 2014); amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150766 (approved December 8, 2015); amended, Bill No. 160919 (approved December 20, 2016); amended, Bill No. 161003-A (approved May 8, 2017).



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Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
<p>Y = Yes permitted as of right   S = Special exception approval required                      N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited                      See § 14-602(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.</p>							
<b>Commercial Services Use Category</b>							
Adult-Oriented Service	N	S	N	S	Y	N	§ 14-603(13)
Animal Services (except as noted below)	Y	Y	Y	Y	Y	N	
Boarding and Other Services	N	N	S	S	N	N	§ 14-603(14)
Assembly and Entertainment (except as noted below)	S	Y	N	N	N	N	§ 14-603(18)
Amusement Arcade	N	S	N	N	Y	N	§ 14-603(13)
Casino	N	N	N	N	N	N	
Pool or Billiards Room	N	S	N	N	Y	N	§ 14-603(13)
Building Services	Y	Y	Y	Y	Y	N	
Business Support	Y	Y	Y	Y	Y	N	
Eating and Drinking Establishments (except as noted below)	Y	Y	N	N	N	N	
Take-Out Restaurant	S	Y	N	N	N	N	§ 14-603(6)
Financial Services (except as noted below)	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	S	N	S	Y	N	§ 14-603(13)
Funeral and Mortuary Services	Y	Y	N	N	N	N	
Maintenance and Repair of Consumer Goods	Y	Y	Y	Y	Y	Y	
Marina	N	Y	Y	Y	N	N	
Parking, Non-Accessory	S	S	Y	Y	Y	Y	§ 14-603(10)
Personal Services (except as noted below)	Y	Y	N	N	N	N	
Body Art Service	N	S	N	S	Y	N	§ 14-603(2); § 14-603(13)
Radio, Television, and Recording Services	Y	Y	Y	Y	Y	N	
Visitor Accommodations	Y	N	N	N	N	N	
Commissaries and Catering Services	Y	Y	N	N	N	N	
<b>Vehicle and Vehicular Equipment Sales and Services Use Category</b>							
Commercial Vehicle Repair and Maintenance	N	N	Y	Y	Y	Y	
Commercial Vehicle Sales and Rental	N	S[1]	Y	Y	Y	Y	
Personal Vehicle Repair and Maintenance	N	S[2]	Y	Y	Y	N	
Personal Vehicle Sales and Rental	N	S[1]	N	Y	Y	N	
Vehicle Fueling Station	N	Y	Y	Y	Y	N	§ 14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	S[1]	N	N	N	N	
Vehicle Paint Finishing Shop	N	N	Y	Y	Y	N	
<b>Wholesale, Distribution, and Storage Use Category</b>							
Equipment and Materials Storage Yards and Buildings	S	Y	Y	Y	Y	Y	
Moving and Storage Facilities	N	Y	Y	Y	Y	Y	
Warehouse	Y	Y	Y	Y	Y	Y	
Wholesale Sales and Distribution (except as noted below)	S	Y	Y	Y	Y	Y	
Distributor of Malt or Brewed Beverages	Y	Y	Y	Y	Y	Y	§ 14-603(1)
<b>Industrial Use Category</b>							
Artists Studios and Artisan Industrial	Y	Y	Y	Y	Y	N	
Limited Industrial	S	Y	Y	Y	Y	N	
General Industrial	N	N	N	Y	Y	N	
Intensive Industrial	N	N	N	N	Y	N	
Junk and Salvage Yards and Buildings	N	N	N	S	Y	N	§ 14-603(9)
Marine-Related Industrial	N	N	N	N	Y	Y	
Medical Marijuana Growing/Processing Facility	N	N	Y	Y	Y	N	
Mining/Quarrying	N	N	N	N	Y	N	
Research and Development	Y	Y	Y	Y	Y	N	
Trucking and Transportation Terminals	N	N	Y	Y	Y	Y	

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Previous District Name	New	L4/L-5	L1/L2/L3	G1/G2	LR	PI	
District Name	IRMX [3]	ICMX	I-1	I-2	I-3	I-P	Use-Specific Standards
<p>Y = Yes permitted as of right   S = Special exception approval required                      N = Not allowed (expressly prohibited)   Uses not listed in this table are prohibited                      See § 14-602(5)(a) (Notes for Table 14-602-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.</p>							
<b>Urban Agriculture Use Category</b>							
Community Garden	Y	Y	Y	Y	Y	N	§ 14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	§ 14-603(15)
Animal Husbandry	N	Y	Y	Y	Y	N	§ 14-603(15)
Horticulture Nurseries and Greenhouses	Y	Y	Y	Y	Y	N	

**(4) Industrial District Dimensional Table.**

**(a) Notes for Table 14-701-4.**

- [1] Reserved.
- [2] Where any space is left open between structures, and between structures and lot lines other than street lines, the open space shall have a minimum dimension of 12 ft.
- [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; or
  - (.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.

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**Table 14-701-4: Dimensional Standards for Industrial Districts<sup>380</sup>**

Previous District Name	New District	L4/L5	L1/L2/L3	G1/G2	LR	PI
District Name	IRMX	ICMX	I-1	I-2	I-3	I-P [2]
See § 14-701(4)(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.						
		Denotes zoning requirements not applicable				
<b>Lot Dimensions</b>						
Max. Occupied Area (% of lot)	Intermediate: 75 Corner: 80 [5]	100	100	100	100	100
<b>Yards</b>						
Min. Front Yard Depth (ft.)	0 [3]	0 [3]	0 [3]	0 [3]	0 [3]	0 [3]
Min. Side Yard Width, Each (ft.)	0 [3]	8 if used [3]	8 if used [3]	6 if used [3]	If used: Buildings ≤ 4 stories = 6; Others = 8 [3]	0 [3]
Min. Rear Yard Depth (ft.)	0 [3]	8 if used [3]	8 if used [3]	8 if used [3]	8 if used [3]	0 [3]
<b>Height</b>						
Max. Height (ft.)	60 [4] [5]	60	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit	60 if abutting a Residential or SP-PO district; otherwise no limit
<b>Floor Area Ratio (FAR)</b>						
Max. Floor Area Ratio (FAR) (% of lot area)	500	500	500	500	500	

<sup>380</sup> Amended, Bill No. 150168 (approved April 21, 2015); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150766 (approved December 8, 2015).