



Department of  
**Planning and Development**  
CITY OF PHILADELPHIA

PHILADELPHIA CITY PLANNING COMMISSION

PHILADELPHIA ZONING CODE  
**QUICK GUIDE**  
SEPTEMBER 2022



# IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

## IRMX

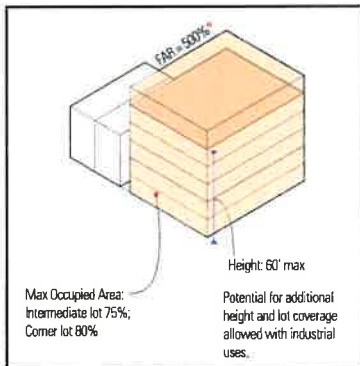
**Table 14-701-4: Dimensional Standards for Industrial Districts**



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; 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.



* 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 <a href="#">page 49</a> .		

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

**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	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.

Y = Yes permitted as of right S = Special exception approval required N = 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	