


PHILADELPHIA CITY PLANNING COMMISSION



PHILADELPHIA ZONING CODE

QUICK GUIDE

SEPTEMBER 2022

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	I-2	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Multi-family	N	
Caretaker Quarters	Y	
Group Living	N	14-603 (11)
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	N	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	N	
Child Care	N	14-603 (5)
Detention and Correctional Facilities	S	14-603 (13)
Educational Facilities	N	
Fraternal Organization	N	
Libraries and Cultural Exhibits	N	
Re-Entry Facility	S	14-603 (12)
Religious Assembly	N	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	Y	
Utilities and Services, Major	Y	
Wireless Service Facility	Y	14-603 (16)(17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	N	
Group Practitioner	Y	
Government	Y	
RETAIL SALES USE CATEGORY [4]		
Adult-Oriented Merchandise	S	14-603 (13)
Building Supplies and Equipment	Y	14-603 (3)
Consumer Goods (except as noted below)	N	
Drug Paraphernalia Sales	S	14-603 (13)
Gun Shop	S	14-603 (13)
Food, Beverages, and Groceries	N	
Pets and Pet Supplies	N	
Sundries, Pharmaceuticals, and Convenience Sales	N	
Wearing Apparel and Accessories	N	
COMMERCIAL SERVICES USE CATEGORY		
Adult-Oriented Service	S	14-603 (13)
Animal Services (except as noted below)	Y	
Boarding and Other Services	S	14-603 (14)
Assembly and Entertainment (except as noted below)	N	14-603 (18)
Casino	N	
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)	N	
Take-Out Restaurant	N	14-603 (6)
Smoking Lounge	N	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	S	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory	Y	14-603 (10)
Personal Services	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	N	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Repair and Maintenance	Y	
Commercial Vehicle Sales and Rental	Y	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
Vehicle Paint Finishing Shop	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Equipment and Materials Storage Yards and Buildings	Y	
Moving and Storage Facilities	Y	
Warehouse	Y	
Wholesale Sales and Distribution	Y	
Distributor of Malt or Brewed Beverages	Y	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Limited Industrial	Y	
General Industrial	Y	
Intensive Industrial	N	
Junk and Salvage Yards and Buildings	S	14-603 (9)
Marine-Related Industrial	N	
Medical Marijuana Growing/Processing Facility	Y	
Mining/Quarrying	N	
Research and Development	Y	
Trucking and Transportation Terminals	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)
Animal Husbandry	Y	14-603 (15)
Horticulture Nurseries and Greenhouses	Y	

See page 48 for information pertaining to bracketed numbers (e.g., “[2]”) in use table cells.