

ZONING AND PLANNING

Table 14-602-2: Uses Allowed in Commercial Districts ⁶⁵⁷

Previous District Name	C-1	C-2/RC-2	(/NCC)	C-3/RC-3	C-4	C-5	C-7/NSC	ASC	
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4	CMX-5	CA-1	CA-2	Use-Specific Standards
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(4)(a) (Notes for Table 14-602-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
Residential Use Category									
Household Living (as noted below)									
Single-Family	[1]	Y[3]	Y[3]	N	N	N	N	N	
Two-Family	[1]	Y[3]	Y[3]	Y[7]	N	N	N	N	
Multi-Family	[1]	Y[2][3]	Y[3][8]	Y	Y	Y	N	N	
Group Living (except as noted below)	N	N	N	Y	Y	Y	N	N	
Personal Care Home	N	S[3]	S[3]	Y	Y	Y	Y	N	§ 14-603(11)
Single-Room Residence	N	N	N	Y	Y	Y	N	N	
Parks and Open Space Use Category									
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	
Active Recreation	S	S	S	Y	Y	Y	Y	Y	
Public, Civic, and Institutional Use Category									
Adult Care	Y	Y	Y	Y	Y	Y	Y	Y	
Child Care (as noted below)									
Family Child Care	Y	Y	Y	Y	Y	Y	N	N	§ 14-603(5)
Group Child Care	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Child Care Center	S	Y	Y	Y	Y	Y	Y	Y	§ 14-603(5)
Community Center	N	Y	S	Y	Y	Y	N	N	
Educational Facilities	N	Y	N	Y	Y	Y	N	Y	
Fraternal Organization	N	Y	S	Y	Y	Y	N	Y	
Hospital	N	Y	Y	Y	Y	Y	N	Y	
Libraries and Cultural Exhibits	Y	Y	Y	Y	Y	Y	Y	Y	
Religious Assembly	Y	Y	S	Y	Y	Y	N	Y	
Safety Services	Y	Y	Y	Y	Y	Y	Y	Y	
Transit Station	Y	S	S	Y	Y	Y	S	Y	
Utilities and Services, Basic	S	S	N	S	S	S	S	S	
Wireless Service Facility (as noted below)									
Freestanding Tower	S	S	S	Y	Y	Y	S	Y	§ 14-603(16)
Building or Tower-Mounted Antenna	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(17)
Office Use Category									
Business and Professional	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Medical, Dental, Health Practitioner (as noted below)									
Sole Practitioner	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Group Practitioner	S[5]	S	S	Y	Y	Y	Y	Y	
Government	Y[5]	Y	Y	Y	Y	Y	Y	Y	

⁶⁵⁷ 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. 130855 (approved January 20, 2014); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150766 (approved December 8, 2015); amended, Bill No. 160227 (approved May 17, 2016); amended, Bill No. 160716 (approved December 20, 2016); amended, Bill No. 160919 (approved December 20, 2016); amended, Bill No. 161003-A (approved May 8, 2017); amended, Bill No. 170402 (approved June 27, 2017); amended, Bill No. 180346-A (approved July 18, 2018); amended, Bill No. 190253 (approved July 24, 2019); amended, Bill No. 190601-A (approved December 30, 2019); amended, Bill No. 210075 (approved March 29, 2021); amended, Bill No. 210078-A (approved April 28, 2021); amended, Bill No. 230764 (approved December 20, 2023).

THE PHILADELPHIA CODE

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Retail Sales Use Category									
Building Supplies and Equipment	Y[5]	Y	Y	Y	Y	Y	Y	Y	§ 14-603(3)
Consumer Goods (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Drug Paraphernalia Sales	N	N	N	N	N	N	N	N	§ 14-603(13)
Gun Shop	N	N	N	N	N	N	N	N	§ 14-603(13)
Medical Marijuana Dispensary	N	Y	Y	Y	Y	Y	N	Y	§ 14-603(20)
Food, Beverages, and Groceries	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Pets and Pet Supplies	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Wearing Apparel and Accessories	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Commercial Services Use Category									
Animal Services (except as noted below)	Y[5]	S	S	Y	Y	Y	Y	Y	
Boarding and Other Services	N	N	N	N	N	N	N	N	§ 14-603(14)
Assembly and Entertainment (except as noted below)	N	S	S	S	Y	Y	S	Y	
Casino	N	N	N	N	N	N	N	N	
Nightclubs and Public Entertainment Venue	N	S	N	S	Y	Y	N	Y	§ 14-603(18)
Event Assembly Facility	N	S	N	S	Y	Y	N	Y	
Building Services	N	N	N	Y	Y	Y	N	Y	
Business Support	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Eating and Drinking Establishments (as noted below)									
Prepared Food Shop	S[5]	Y	Y	Y	Y	Y	Y	Y	
Take-Out Restaurant	N	S	S	Y	Y	Y	S	Y	§ 14-603(6)
Sit Down Restaurant	N	Y	Y	Y	Y	Y	Y	Y	
Smoking Lounge	N	N	S	S	Y	Y	N	N	§ 14-603(19)
Financial Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Personal Credit Establishment	N	N	N	N	N	N	N	N	§ 14-603(13)
Funeral and Mortuary Services	S[5]	Y	N	Y	Y	Y	Y	Y	
Maintenance and Repair of Consumer Goods	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Marina	N	N	N	Y	Y	Y	N	N	
Parking, Non-Accessory (as noted below)									
Surface Parking	N	S	N	S	N	N	S	Y	§ 14-603(10)
Structured Parking	N	S	S	Y	[6]	[6]	S	Y	§ 14-603(10)
Personal Services (except as noted below)	Y[5]	Y	Y	Y	Y	Y	Y	Y	
Body Art Service	S	S	Y	Y	Y	Y	Y	Y	§ 14-603(2)
Fortune Telling Service	N	N	N	Y	Y	Y	Y	Y	
Radio, Television, and Recording Services	N	Y	Y	Y	Y	Y	Y	Y	
Visitor Accommodations	N	N	N	Y	Y	Y	N	Y	
Commissaries and Catering Services	N	Y	Y	Y	Y	Y	Y	Y	
Vehicle and Vehicular Equipment Sales and Services Use Category									
Commercial Vehicle Sales and Rental	N	N	N	N	N	N	N	S	
Personal Vehicle Repair and Maintenance	N	N	N	S	N	N	N	N	§ 14-603(7)
Personal Vehicle Sales and Rental	N	N	N	S	S	S	N	S	
Vehicle Fueling Station	N	N	N	S	N	N	S	Y	§ 14-603(8)
Vehicle Equipment and Supplies Sales and Rental	N	Y	N	Y	Y	Y	S	S	

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Wholesale, Distribution, and Storage Use Category									
Moving and Storage Facilities	N	N	N	N	N	N	N	Y	
Wholesale Sales and Distribution	N	N	N	N	N	N	N	Y	
Industrial Use Category									
Artist Studios and Artisan Industrial	N	Y	Y	Y	Y	Y	N	Y	
Research and Development	N	Y	Y	Y	Y	Y	Y	Y	
Urban Agriculture Use Category									
Community Garden	Y	Y	Y	Y	Y	Y	Y	Y	§ 14-603(15)
Market or Community-Supported Farm	Y	Y	Y	Y	N	N	Y	Y	§ 14-603(15)