



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 060205
(As Amended, 5/23/06)

Introduced March 16, 2006

Councilmember DiCicco and Council President Verna

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-1600, entitled "Miscellaneous," by adding a new Section, entitled "Off-Street Parking Control District," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-1600. MISCELLANEOUS.

* * *

§14-1632. Off-Street Parking Control District.

(1) *Legislative Findings. The Council finds that:*

(a) *Major public and private investments have been made and continue to be made in the defined area of the City to enhance older residential neighborhoods, prevent a decline in property values, protect and promote small businesses and economic development, and preserve the aesthetics of this area of the City;*

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(b) *The walk-ability of City streets has contributed to the revitalization of this area, and pedestrian safety is critical to maintaining the residential, cultural, economic, and aesthetic vitality of the area;*

(c) *Curb cuts for off-street parking serving only one or two-family dwelling units interrupt the free flow of pedestrian traffic, compromise the safety of pedestrians, negatively impact the use and enjoyment of the sidewalks, as well as the aesthetics of the area, and exacerbate the scarcity of on-street parking in traditional residential neighborhoods;*

(d) *Therefore, special off-street parking controls are required in this area to protect its pedestrian friendly sidewalks, enhance its older residential neighborhoods, prevent a decline in property values, protect and promote small businesses and economic development, and preserve the aesthetics of the area;*

(2) *District Boundaries. For the purposes of this Section, the Off-Street Parking Control District shall include the following:*

(a) *the area bounded by the south side of Chestnut Street (including the south side of Chestnut Street), Oregon Avenue (including both sides of Oregon Avenue), the Delaware River, and the east side of Broad Street (including the east side of Broad Street);*

(b) *the area bounded by the south side of Chestnut Street (including the south side of Chestnut Street), Washington Avenue (including both sides of Washington Avenue), the west side of Broad Street (including the west side of Broad Street), and the Schuylkill River;*

(c) *the area bounded by Spring Garden Street (including both sides of Spring Garden Street), Girard Avenue (including both sides of Girard Avenue), Frankford Avenue (including both sides of Frankford Avenue), the Delaware River, and Sixth Street (including both sides of Sixth Street).*

(3) *Off-Street Parking Controls. Within the area subject to the Off-Street Parking Control District and despite any underlying zoning classification, the following controls shall apply:*

(a) *Off-street parking shall not be required or provided for any one-family or two-family dwelling, except for parking accessed by a common driveway easement that serves three or more abutting properties. Off-street parking serving any one-family or two-family dwelling unit on a lot, except for parking accessed by a common*

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driveway easement serving three or more abutting properties, shall require a Certificate from the Zoning Board of Adjustment;

(b) Parking as a main or principle use, as permitted in Section 14-1402(8)(b) and (c) shall require a Certificate from the Zoning Board of Adjustment.

(4) Conflicting Regulations. When the provisions of this Section conflict with other provisions of this Title, the provisions of this Section shall control.

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.

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