

City of Philadelphia



(Bill No. 120015)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street; and amending Section 14-305 of The Philadelphia Code, entitled “‘C-4’ Commercial and ‘C-5’ Commercial District”; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§14-305. “C-4” Commercial and “C-5” Commercial Districts.

* * *

(17) Notwithstanding anything to contrary in this Title, the following shall apply in the area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street in order to promote historic renovations and active space along North Broad Street. In order to promote these public benefits, the following shall apply:

(a) Use Regulations. The following uses are allowed as a main use to lots designated “C-4” Commercial: (i) restaurants, with or without a beer distillery; (ii) a day spa; (iii) a nightclub; and (iv) live entertainment. All limitations on multiple uses on a lot, whether stated or implied, shall not apply.

(b) Parking for Hotels. Parking is not required on a lot for hotel uses so long as parking spaces are provided within 1100 feet from where a hotel is located at a ratio of one (1) space for each two (2) hotel units. Special Use Permits shall not be required for accessory private parking lots accessory to a hotel.

(c) Area Regulations.

(.1) No set back above grade shall be required for lots designated “C-4” Commercial.

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(.2) *Yards and Courts.* All qualifications and restrictions set forth in this Title for legally required windows shall not apply in this District.

(.3) *Floor Area Ratio.* The gross floor area for the construction of new hotels shall not exceed 550% of the area of the lot.

(d) *Loading.* Loading for hotels shall be provided at a minimum of one (1) space.

(e) *Conflicting Provisions.* When the provisions of this Subsection conflict with other provisions of this Title or Code, the provisions stated herein shall prevail.

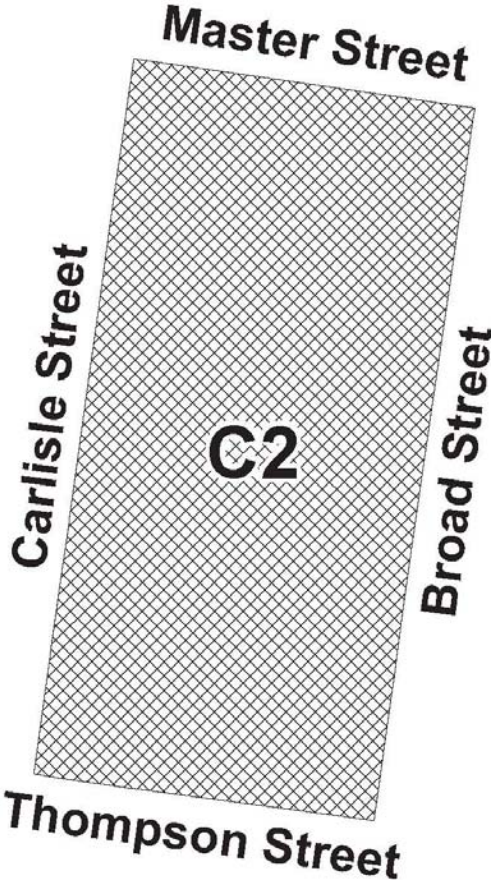
SECTION 2. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street from the existing zoning designations indicated on Map “A” set forth below to the zoning designations indicated on Map “B” set forth below.

SECTION 3. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

Map A - Existing Zoning

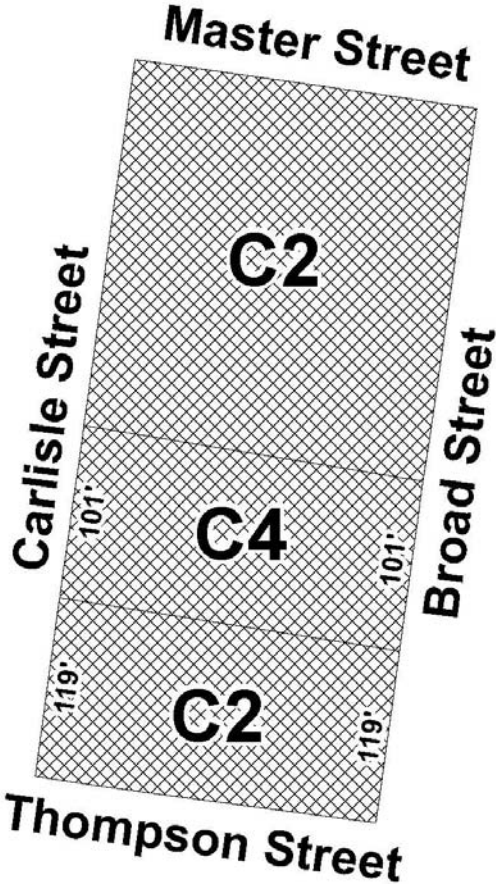


Legend

 C2 Commercial



Map B - Proposed Zoning



Legend

-  C2 Commercial
-  C4 Commercial



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 24, 2012. The Bill was Signed by the Mayor on June 6, 2012.



Michael A. Decker
Chief Clerk of the City Council