

City of Philadelphia



(Bill No. 200118)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-700, entitled “Development Standards,” by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, 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

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CHAPTER 14-700. DEVELOPMENT STANDARDS

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§ 14-701. Dimensional Standards.

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(5) CMX-4 and CMX-5 Bulk and Massing Controls.

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(b) Option A: Sky Plane Controls.

The bulk and massing provisions of this § 14-701(5)(b) apply to any lot frontage facing a street 50 ft. or more in width, except for lots that are located across a street from a public park and where the distance from the lot frontage to the furthest boundary of the public park is greater than 200 ft. The street width shall be the width of the right-of-way as confirmed on the City Plan of streets.

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(.2) Chestnut Street and Walnut Street Regulations

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The maximum width of a building frontage located along Walnut Street or Chestnut Street shall be 100 ft. for corner lots and 60 ft. for intermediate lots.

(c) Option B: Open Area, Building Width, Spacing, Height Controls.

(.1) Open Area Above Ground Level.

The following standards apply to all CMX-4 and CMX-5 [lots.] *lots, except for lots with frontage on Sansom Street.* All height measurements shall include mechanical space:

* * *

(.5) Sansom Street Regulations.

[The maximum building height for lots fronting on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street, shall be 320 ft.]

The following standards apply to lots with frontage on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street.

(.a) The maximum building height shall be 320 ft. including mechanical space.

(.b) The maximum width of a building frontage along Sansom Street shall be 100 ft.

(.c) The maximum lot coverage of buildings for the first 45 ft. of building height shall be 100%.

(.d) The maximum lot coverage for portions of buildings above 45 ft. and up to 85 ft. in height shall be 75% of the lot.

(.e) The maximum lot coverage for portions of buildings above 85 ft. and up to 200 ft. in height shall be 50% of the lot.

(.f) The maximum lot coverage for portions of buildings above 200 ft. in height shall be 30% of the lot.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 23, 2022. The Bill was Signed by the Mayor on August 31, 2022.



Michael A. Decker
Chief Clerk of the City Council