



City of Philadelphia

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

BILL NO. 180736

Introduced September 13, 2018

Councilmember Quiñones Sánchez

Referred to the
Committee on Rules

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising Chapter 14-500, entitled “Overlay Zoning Districts,” by creating /MFE, Market-Frankford Elevated Overlay District.

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 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-520. /MFE, Market-Frankford Elevated Overlay District.

(1)Boundaries

(a) *The provisions of this overlay shall apply to any parcel with a primary frontage on any of the following street segments:*

(.1) *Kensington Avenue, between Cumberland Street and Huntingdon Street (both sides)*

(.2) *Kensington Avenue, between Tusculum Street and Cambria Street (both sides)*

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(.3) Kensington Avenue, between Westmoreland Street and Venango Street (both sides)

(b) These boundaries shown on the following maps, for illustrative purposes only:



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(2) **Applicability**

The provisions of § 14-520(3) apply within the boundaries of the /MFE to any zoning application that meets all of the following conditions:

- (a) *The base zoning of parcels is CMX-2 and/or CMX-2.5*
- (b) *Any new construction is built to the front lot line*
- (c) *Any proposal that will result in a total of five or more dwelling units within a building includes common, on-site trash storage. This storage may be included in a basement, designated trash storage room, or a dumpster for which the property owner will be responsible.*

(3) **Use Regulations**

- (a) *The provisions of § 14-602(4)(a)[3], that “buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line,” shall not apply.*
- (b) *Notwithstanding the provisions of § 14-602(4), a minimum of 270 sq. ft. of lot area is required per dwelling unit*

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.