



City of Philadelphia

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

BILL NO. 030492

Introduced June 12, 2003

Councilmember Clarke

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, relating to "Zoning and Planning," by amending Chapter 14-1600, entitled "Miscellaneous," by adding a new Section 14-1627, entitled "Yorktown Special District Controls"; 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.

* * *

§14-1627. Yorktown Special District Controls.

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

(a) *Major public and private investments have been made and continue to be made in and around the Yorktown section of the City to enhance visual aesthetics, prevent declining property values, encourage investment, promote single-family residential uses and protect this section of Philadelphia;*

(b) *Public expenditures have included street and sidewalk improvements, and improvements to the Broad Street Subway and stations;*

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(c) *Private investment within and immediately adjacent to Yorktown includes a number of new facilities for Temple University and the mixed use proposal at Broad Street and Cecil B. Moore Avenue;*

(d) *Yorktown is a unique neighborhood consisting of modern single-family dwellings;*

(e) *Higher density development may change the character of this community and may over burden local streets with additional vehicular traffic;*

(f) *Therefore, special land use and zoning controls providing for controls on the conversion of single-family dwellings, are required to protect the single-family residential character of this section of the City.*

(2) *District Boundaries. For the purposes of this Section, the Yorktown Special District Controls shall apply to all residentially zoned properties within the area bounded by Oxford Street, Eleventh Street, Stiles Street, Twelfth Street, Flora Street, Thirteenth Street, as well as all residentially zoned properties within the area bounded by Columbia Avenue, Tenth Street, Oxford Street and Eleventh Street as well as all residentially zoned properties fronting on the west side of Thirteenth Street between Master Street and Oxford Street.*

(3) *Prohibited Uses. Within the area subject to the Yorktown Special District Controls and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:*

(a) *Two family dwellings;*

(b) *Multiple dwellings;*

(c) *Rooming houses;*

(d) *Boarding houses.*

(4) *Off-street parking. Off-street parking shall be provided in accordance with Chapter 14-1400 and as follows:*

(a) *Any existing single-family dwelling which is proposed to be converted into a two-family dwelling, multiple dwelling, rooming house or boarding house shall provide parking as follows:*

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(.1) *There shall be provided on the same lot an area or garage containing one parking space for each dwelling unit;*

(.2) *Off-street parking shall not be located between the street line and the front wall of any existing building;*

(.3) *When open-air off-street parking abuts the property line of a residential district, a planted buffer at least two feet in width shall be installed along the entire edge of the lot line where it abuts the lot line of the residential district.*

(5) *Conflicting Regulations. When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.*

Explanation:

Italics indicate new matter added.

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