

City of Philadelphia



Philadelphia, September 14, 2023

CERTIFICATION: This is to certify that Bill No. 230443 was presented to the Mayor on the twenty second day of June, 2023, and was not returned to the Council with his signature at a meeting held on September 14 2023 (being more than ten days after it had been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

Handwritten signature of Michael A. Decker in cursive.

Michael A. Decker
Chief Clerk of the City Council

(Bill No. 230443)

AN ORDINANCE

Amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts” by creating a new subsection entitled “Warrington Affordable Housing Overlay 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

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

City of Philadelphia

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§ 14-522. [Reserved.] /WAH, Warrington Affordable Housing Overlay District.

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(1) *Applicability.*

The /WAH, Warrington Affordable Housing Overlay District shall apply to lots with more than 50,000 sq.ft. of land area, in the area bounded by Warrington Avenue, 50th Street, Springfield Avenue, and a Railroad Right-of-Way.

(2) *Accessory Parking.*

Accessory Parking lots shall be permitted.

(3) *Landscaping.*

(a) The provisions of § 14-803(5) (Parking Landscape and Screening) shall not apply to eligible properties within the /WAH Overlay District where the proposed development has an Occupied Area of 35% of the lot, or less.

(b) The following landscaping regulations for parking lots shall apply:

(.1) Where there is no structure located between a parking lot and a street frontage, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet and may include a fence up to six (6) feet in height.

(.2) Interior parking lots shall provide a landscaped area calculated as a minimum of five percent (5%) of the total area of all parking spaces and driveways that provide access to parking spaces and drive aisles.

(4) *Vehicle Access Points.*

Properties within the /WAH Overlay District, shall be permitted up to two, twenty-four (24) feet curb cuts on a single street frontage, on one street abutting the lot.

(5) The provisions of this § 14-522 (/WAH, Warrington Affordable Housing Overlay District) shall expire two years after becoming law.

SECTION 2. This Ordinance shall become effective immediately.

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Explanation:

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

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