



City of Philadelphia

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

BILL NO. 020689

Introduced October 31, 2002

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 14-1626, entitled "Logan Square 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.

* * *

§14-1626. Logan Square 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 Logan Square 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 neighboring park;*

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(c) *Private investment within and immediately adjacent to Logan Square includes a number of new facilities for Community College;*

(d) *Logan Square 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 height controls are needed to promote and protect the integrity of this area, and is in the best interest of the property owners, Logan Square residents, and the City of Philadelphia.*

(2) *District Boundaries. For the purposes of this Section, the Logan Square Special District Controls shall apply to all residentially zoned properties within an area bounded by the west side of Eighteenth street between Callowhill street and Spring Garden street, the south side of Spring Garden street between Eighteenth street and Twentieth street, the east side of Twentieth street between Callowhill street and Spring Garden street, and the north side of Callowhill street between Eighteenth street and Twentieth street.*

(3) *Maximum Height. The maximum height of any building or structure within the area subject to the Logan Square Special District Controls shall not exceed fifty (50) feet in height above the average ground level at the base of the building or structure.*

(4) *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.