



City of Philadelphia

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

BILL NO. 140075

Introduced February 6, 2014

Councilmember Blackwell

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising the building height in certain residentially zoned 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 further amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-700. DEVELOPMENTAL STANDARDS.

* * *

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

* * *

(b) **Notes for Table 12-701-1.**

* * *

City of Philadelphia

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[4] If abutting lots on both sides of an attached ~~house~~ structure contain only two stories of habitable space, ~~the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown on this table; except this requirement shall not apply to corner lots.~~ *such structure shall not extend above the height of the taller of the immediately abutting two story structures; further, if fifty percent or more of the structures on a blockface contain only two stories of habitable space, no attached structure may exceed the height of the tallest two story structure.*

* * *

(c) **Notes for Table 12-701-2.**

* * *

[5] If abutting lots on both sides of an attached ~~house~~ structure contain only two stories of habitable space, ~~the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown on this table; except this requirement shall not apply to corner lots.~~ *such structure shall not extend above the height of the taller of the immediately abutting two story structures; further, if fifty percent or more of the structures on a blockface contain only two stories of habitable space, no attached structure may exceed the height of the tallest two story structure.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

~~Strikethrough~~ indicates matter deleted.

Italics indicate new matter added.