

City of Philadelphia



(Bill No. 100498)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-1600, entitled "Miscellaneous," by adding a new Section establishing the Roxborough Environmental Control 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.

* * *

CHAPTER 14-1600. MISCELLANEOUS.

* * *

§ 14-1642. Roxborough Environmental Control District.

(1) Legislative Findings. The Council finds that:

(a) Certain areas of the City are natural and scenic and should be preserved for the benefits they provide to residents, visitors and wildlife;

(b) One such area, located in Roxborough, is the rarest wildlife habitat in the City and connects over one thousand acres, largely comprised of fragile grasslands, that provide a vital wildlife corridor in the Schuylkill Valley;

(c) The property provides precious open space for migratory songbirds such as the meadowlark, bobolink and savannah sparrow;

(d) Geologically, it is underlaid with a serpentine rock formation, a rare feature that hosts unique plant life;

(e) The property is an intensive green environment benefitting thousands of people, including the five hundred fifty students of W.B. Saul School of Agricultural Sciences who use it for the school's livestock program;

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(f) It is located between three parcels of land that have been placed under a conservation easement and is the keystone piece of a larger ecologically sensitive area;

(g) The five hundred plus garden plots currently located on the property have damaged the ecological integrity of the area with invasive plant species, animal pests and storm water run-off;

(h) Further development of the property would have a devastating effect upon the environmental integrity of the area;

(i) Therefore, special land use and zoning controls are necessary to protect the environmental and ecological balance of the area.

(2) District Boundaries. For the purposes of this Section, the boundaries of the Roxborough Environmental Control District shall include the following:

(a) The entire land area identified as Parcel 1 in Bill No. 263 (approved December 31, 1984).

(3) District Controls. Within the area of the Roxborough Environmental Control District and notwithstanding any other Chapter of this Title, the following shall be prohibited:

(a) Commercial uses, including but not limited to commercial farming, with the exception of commercial farming on plots within the footprint of the existing community gardens, the boundaries of which are approximately located along the Philadelphia – Montgomery County Line beginning at Hagy’s Mill Road and which are more precisely depicted on Map “A,” attached as an Exhibit to the Ordinance enacting this Section.

(b) Any increase in the size of the community gardens beyond the existing boundaries of such gardens as set forth in subsection (3)(a);

(c) Any use other than haying, wildlife preservation, or, within the area depicted on Map “A,” community gardens.

(4) Conflicting Regulations. When the provisions of this Section conflict with other provisions of this Title, the provisions of this Section shall control.

SECTION 2. Map “A” shall be placed on file in the office of the Chief Clerk of Council.

SECTION 3. This Ordinance shall become effective immediately.

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Explanation:

Italics indicate new matter added.

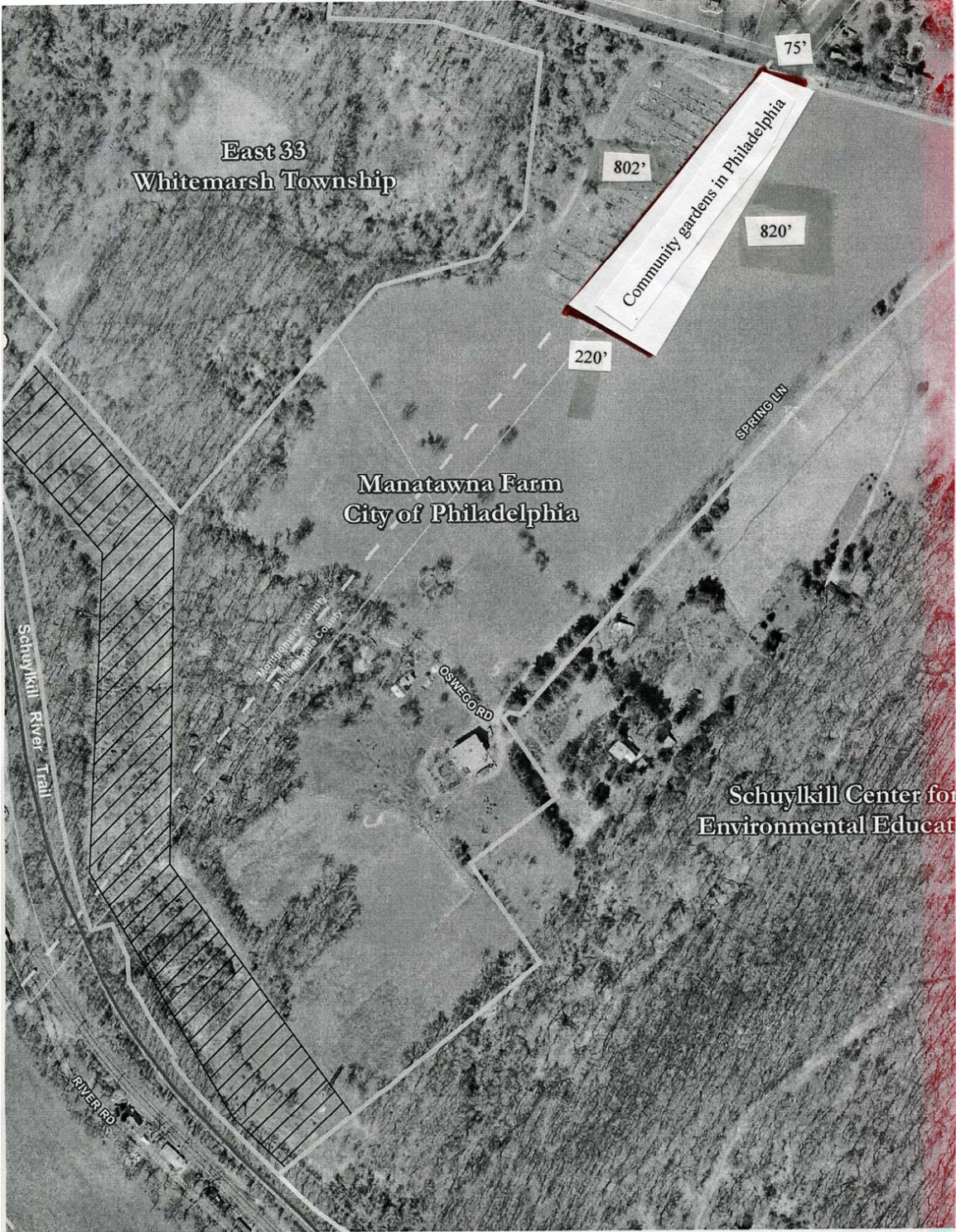


EXHIBIT A

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 28, 2010. The Bill was Signed by the Mayor on November 10, 2010.



Michael A. Decker
Chief Clerk of the City Council