

# City of Philadelphia



(Bill No. 100092-A)

## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending Section 14-1631, entitled “Off-Street Parking Control District,” by expanding the boundaries to be included in one such district and making certain technical changes, 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.

\* \* \*

§ 14-1631. Off-Street Parking Control District.

(1) Legislative Findings. The Council finds that:

(a) Major public and private investments have been made and continue to be made in [the defined area] *certain areas* of the City to enhance older residential neighborhoods, prevent a decline in property values, protect and promote small businesses and economic development, and preserve the aesthetics of [this area of the City] *these areas*;

(b) The walk-ability of City streets has contributed to the revitalization of [this area] *these areas*, and pedestrian safety is critical to maintaining [the] *their* residential, cultural, economic, and aesthetic vitality [of the area];

(c) Curb cuts for off-street parking serving only one or two-family dwelling units interrupt the free flow of pedestrian traffic, compromise the safety of pedestrians, negatively impact the use and enjoyment of the sidewalks, as well as [the] aesthetics [of the area], and exacerbate the scarcity of on-street parking in traditional residential neighborhoods;

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(d) Therefore, special off-street parking controls are required in [this area] *these areas* to protect [its] pedestrian friendly sidewalks, enhance [its] older residential neighborhoods, prevent a decline in property values, protect and promote small businesses and economic development, and preserve [the] aesthetics [of the area].

(2) District Boundaries. For the purposes of this Section, [the Off-street Parking Control District shall include the following] *each of the following areas shall be designated as an Off-Street Parking Control District:*

[(a) the area bounded by the south side of Chestnut Street (including the south side of Chestnut Street), Oregon Avenue (including both sides of Oregon Avenue), the Delaware River, and the east side of Broad Street (including the east side of Broad Street) ;

(b) the area bounded by the south side of Chestnut Street (including the south side of Chestnut Street), Washington Avenue (including both sides of Washington Avenue), the west side of Broad Street (including the west side of Broad Street), and the Schuylkill River;]

(a) *the area bounded as follows: the south side of Chestnut Street (extended), the Delaware River, Oregon Avenue (both sides), Broad Street (both sides), Moore Street (both sides), 25th Street (both sides), Washington Avenue (both sides), Grays Ferry Avenue (both sides), Ellsworth Street (both sides) and the Schuylkill River;*

[(c)] (b) \* \* \*

(3) Off-Street Parking Controls. [Within the area subject to the Off-Street Parking Control District and despite any underlying zoning classification, the following controls shall apply] *Notwithstanding any underlying zoning classification, the following controls shall apply to any area designated as an Off-Street Parking Control District under this Section:*

(a) Off-street parking shall not be required or provided for any one-family or two-family dwelling, except for parking accessed by a common driveway easement that serves three or more abutting properties. Off-street parking serving any one-family or two-family dwelling unit on a lot, except for parking accessed by a common driveway easement serving three or more abutting properties, shall require a Certificate from the Zoning Board of Adjustment;

(b) Parking as a main or principle use, as permitted in Section 14-1402(8)(b) and (c) shall require a Certificate from the Zoning Board of Adjustment.

(4) \* \* \*

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SECTION 2. This Ordinance shall take effect immediately.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 20, 2010. The Bill was Signed by the Mayor on June 1, 2010.



Michael A. Decker  
Chief Clerk of the City Council