



City of Philadelphia

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

BILL NO. 030382

Introduced May 15, 2003

Councilmembers Mariano and Rizzo

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code entitled "Zoning and Planning," by adding a new section requiring a Zoning Board of Adjustment Certificate for any new construction of a commercial or retail building of a certain size; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is amended as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-1600. MISCELLANEOUS.

* * *

§14-1605.2 Large Commercial and Retail Buildings.

(1) *With respect to new construction for which a building permit application is filed after January 1, 2004, at any location where the operation of commercial or retail business is otherwise permitted by this Code, no commercial or retail use shall be a permitted use in any building with a gross floor area in excess of 180,000 square feet, without first obtaining a Zoning Board of Adjustment Certificate.*

(2) *The above provision shall not apply to any building in which the total gross floor area designated for commercial or retail business does not exceed 10,000 square feet.*

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Explanation:

Italics indicate new matter added.