

City of Philadelphia



(Bill No. 100555)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Cecil B. Moore Avenue, Park Avenue, and Oxford Street.

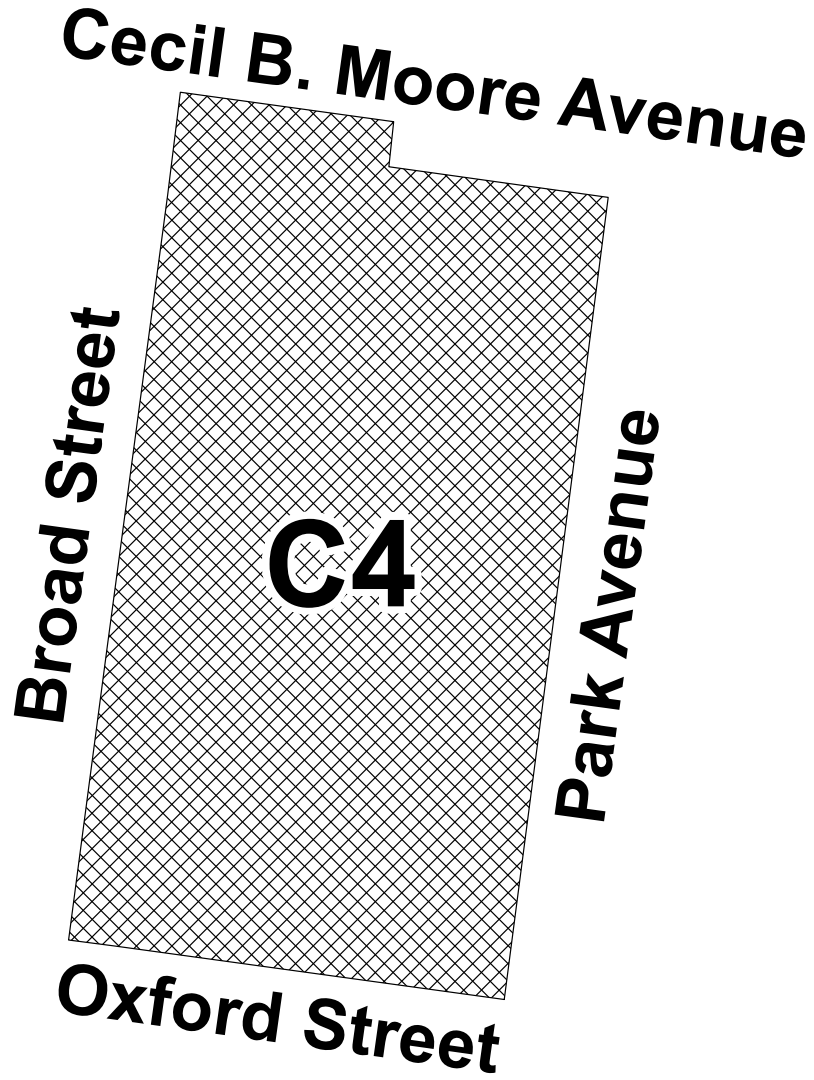
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by, Broad Street, Cecil B. Moore Avenue, Park Avenue, and Oxford Street, from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

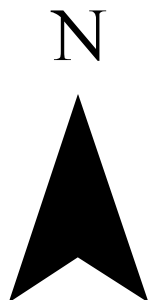
SECTION 2. Pursuant to Section 14-1107(c) of The Philadelphia Code, The Institutional Development District Master Plan of Temple University is hereby amended to read as set forth in Exhibit "A", on file with the Chief Clerk's Office, and a copy of which is attached hereto for reference.

SECTION 3. This Ordinance shall become effective immediately.

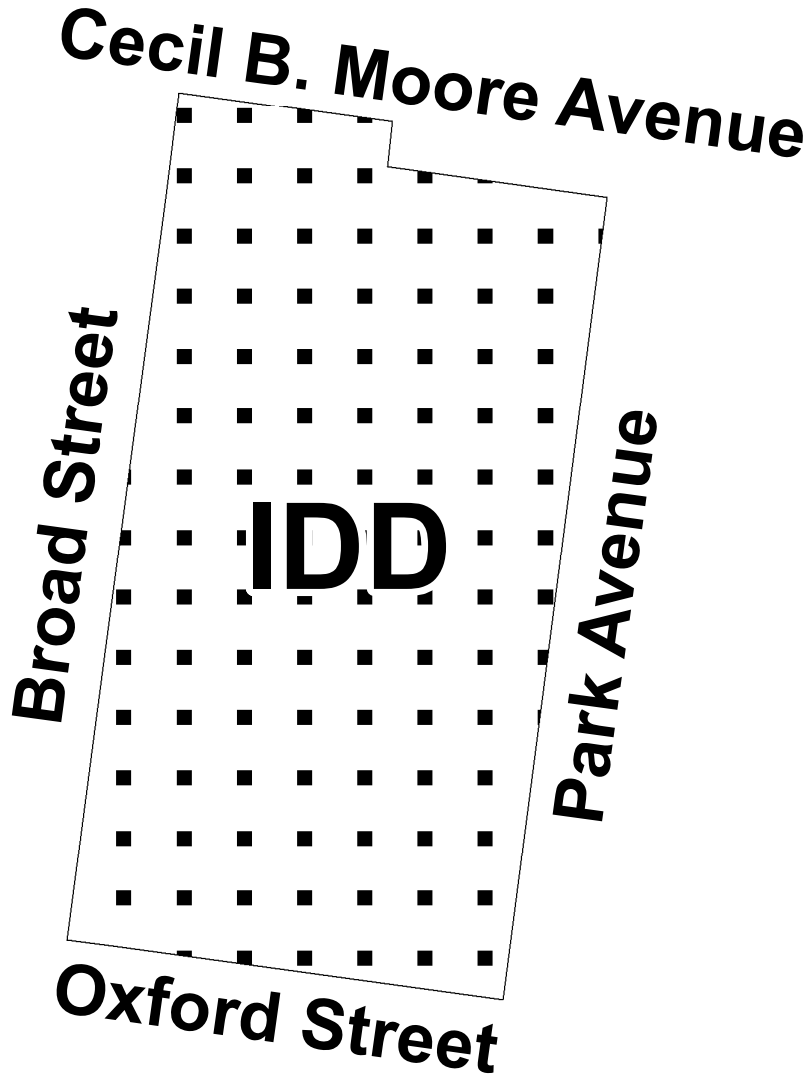
Map A - Existing Zoning



Legend



Map B - Proposed Zoning



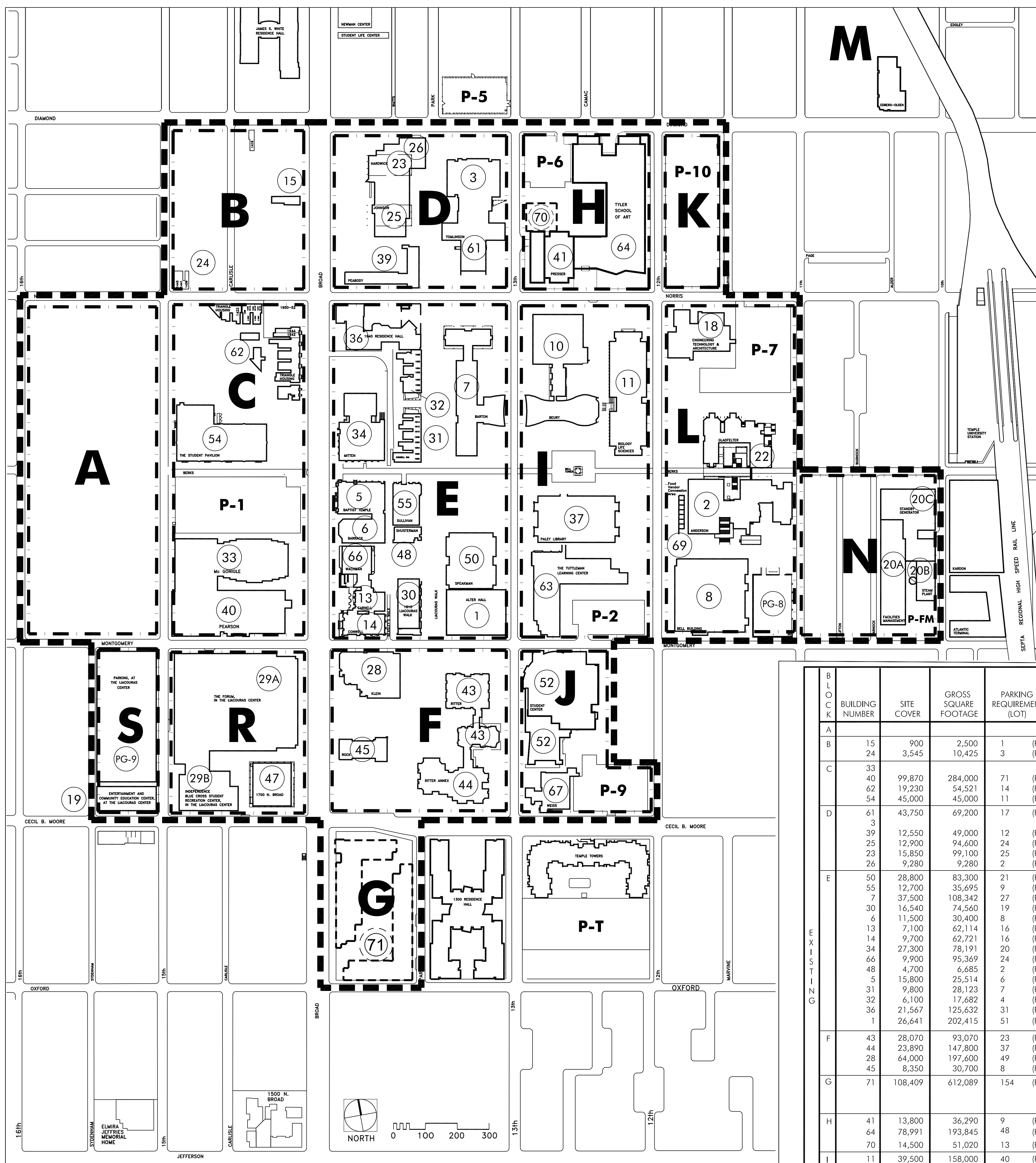
Legend



Institutional Development District

N





BLOCK	BUILDING NUMBER	SITE COVER	GROSS SQUARE FOOTAGE	PARKING REQUIREMENT (LOT)
A				
B	15, 24	900, 3,545	2,500, 10,425	1 (P-1), 3 (P-1)
C	33, 40, 62, 54	99,870, 19,230, 45,000	284,000, 54,521, 45,000	71 (PG-9), 14 (P-1), 11 (PG-9)
D	61, 3, 39, 25, 23, 26	43,750, 12,550, 12,900, 15,850, 9,280	69,200, 49,000, 94,600, 99,100, 2	17 (P-7), 12 (P-1), 24 (P-1), 25 (P-1), 2 (P-1)
E	50, 55, 7, 30, 6, 13, 14, 34, 66, 48, 5, 5, 31, 32, 36, 1	28,800, 12,700, 37,500, 16,540, 11,500, 7,100, 9,700, 27,300, 9,900, 4,700, 15,800, 9,800, 6,100, 21,567, 26,641	83,300, 35,695, 108,342, 74,560, 30,400, 62,114, 62,721, 78,191, 95,369, 6,685, 25,514, 28,123, 17,682, 125,632, 202,415	21 (P-1), 9 (P-1), 27 (P-7), 19 (PG-9), 8 (PG-9), 16 (PG-9), 16 (PG-9), 20 (P-1), 24 (PG-9), 2 (P-1), 6 (PG-9), 7 (P-1), 4 (P-1), 31 (P-1), 51 (P-3)
F	43, 44, 28, 45	28,070, 23,890, 64,000, 8,350	93,070, 147,800, 197,600, 30,700	23 (PG-9), 37 (PG-9), 49 (PG-9), 8 (PG-9)
G	71	108,409	612,089	154 (PG-9)
H	41, 64, 70	13,800, 78,991, 14,500	36,290, 193,845, 51,020	9 (P-7), 48 (P-7), 13 (P-10)
I	11, 10, 37, 63	39,500, 48,860, 48,130, 37,460	158,000, 134,000, 155,940, 93,260	40 (P-7), 34 (PG-8), 39 (P-1), 23 (P-3)
J	67, 52, 52	14,170, 36,763, 28,649	150,000, 90,000, 51,248	38 (P-3), 23 (P-3), 13 (P-3)
K				
L	18, 2, 22, 8, 69, PG-8	23,780, 43,500, 23,300, 60,972, 2,500, 24,149	155,730, 191,000, 180,000, 189,305, 2,500, 84,521	39 (PG-8), 48 (P-9), 45 (P-2), 47 (PG-8), 1 (P-9), 0
M			NOT IN IDD	
N	20A, 20B, 20C	25,840, 6,650, 30,500	28,250, 6,650, 30,500	7 (P-FM), 2 (P-FM), 8 (P-FM)
R	47, 29B, 29A	18,000, 25,000, 130,000	75,215, 48,000, 160,000	19 (PG-9), 12 (PG-9), 40 (PG-9)
S	PG-9	90,000	53,767	13 (PG-9)
TOTAL		1,606,156	5,154,699	1,273

- KEY:**
- Ⓢ Existing Buildings to Remain (with building number)
 - A** Block with Designation
 - I.D.D. Boundary
 - Ⓢ Future Building (with building number)
 - Ⓟ Future Surface Parking
 - Ⓟ Future Parking Garage

OFF-STREET PARKING REQUIREMENTS SECTION 14-1405

FOR EVERY INSTITUTIONAL DEVELOPMENT DISTRICT ESTABLISHED:

- PRIOR TO MARCH 31, 1978, THERE SHALL BE PROVIDED PARKING AREAS CONTAINING ONE PARKING SPACE FOR EACH 4,000 SQUARE FEET OF CUMULATIVE GROSS FLOOR AREA OF THE BUILDING WITHIN THE INSTITUTIONAL DEVELOPMENT DISTRICT AREA.
- AFTER MARCH 31, 1978, THERE SHALL BE PROVIDED PARKING AREAS CONTAINING ONE PARKING SPACE FOR EACH 3,000 SQUARE FEET OF CUMULATIVE GROSS FLOOR AREA OF THE BUILDING WITHIN THE INSTITUTIONAL DEVELOPMENT DISTRICT AREA.
- OFF-STREET PARKING AREAS SHALL BE LOCATED WITHIN A DISTANCE OF 1,000 FEET FROM THE BUILDING OR BUILDINGS WHICH THEY PROPOSE TO SERVE.

TEMPLE UNIVERSITY I.D.D. ESTABLISHED 1966. ALL PARKING BASED ON 1 SPACE PER 4,000 GSF.

OFF-STREET PARKING

CODE SECTION	DESCRIPTION	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
SECTION 14-1105	OFF-STREET PARKING	1,273	2,951

TOTAL BUILDING	5,154,699	TOTAL REQUIRED	1,273 SPACES
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OFF-STREET LOADING SECTION 14-1106 AND 14-1405(1)

DESCRIPTION	REQUIRED	EXISTING
SPACES FOR:		
GSF 970,001-1,300,000 (SF)	5	
EACH ADDITIONAL 350,000 (SF) OVER 1,300,000 ONE ADDITIONAL SPACE REQUIRED	12	
TOTAL REQUIRED	17	43

ZONING COMPLIANCE SUMMARY

PHILADELPHIA COUNTY - ZONING ORDINANCE IS AMENDED THROUGH JULY 1998 ZONED I.D.D. - "INSTITUTIONAL DEVELOPMENT DISTRICT" I.D.D. AREA = 95.19 ACRES (4,159,544 SF); PROPOSED 4,267,953 SF

SECTION	AREA REQUIREMENTS	MAXIMUM REQUIRED/PERMITTED	EXISTING
14-1103(b)	MAXIMUM GROSS FLOOR AREA	<400% OF I.D.D. (16,636,176 SF)	5,154,699
14-1103(d)	OCCUPIED AREA	<70% OF I.D.D. AREA (2,911,680 SF)	1,606,156
14-1103(e)	YARD SETBACKS	NO YARDS	N/A
14-1104	HEIGHT REGULATIONS	N/A	N/A

Temple University Main Campus Total Provided Spaces = 2,951

Loading Dock Requirement Per Section 14-1405. Off-Street Loading

Gross Floor Area	# of Spaces	One additional space for each 350,000 SF
100,000-150,000	1	
150,001-400,000	2	
400,001-660,000	3	
660,001-970,000	4	
970,001-1,300,000	5	



BROAD AND MONTGOMERY CAMPUS Institutional Development District DESCRIPTIVE PLAN

OFFICE OF FACILITIES MANAGEMENT TEMPLE UNIVERSITY

AUGUST, 2010

City of Philadelphia

BILL NO. 100555 continued

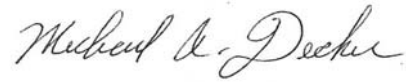
Certified Copy

City of Philadelphia

BILL NO. 100555 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 2, 2010. The Bill was Signed by the Mayor on December 15, 2010.



Michael A. Decker
Chief Clerk of the City Council