



City of Philadelphia

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

BILL NO. 220458

Introduced May 19, 2022

Councilmember Squilla

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending the provisions of Section 14-527, entitled “/SMH, South Philadelphia Municipal Hub Overlay 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 14-500. OVERLAY ZONING DISTRICTS

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§ 14-527 /SMH, South Philadelphia Municipal Hub Overlay District.

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(2) Use Regulations.

- (a) Multi-Family Household Living is permitted, provided that lots that include a Multi-Family Household Living use shall provide on-site affordable dwelling units consistent with the requirements of § 14-702(7) (Mixed-Income Housing) necessary to earn both a floor area bonus at the Moderate Income level of affordability and a floor area bonus at the Low Income level of

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affordability. Dwelling units approved prior to the establishment of this South Philadelphia Municipal Hub Overlay District and square footage in non-residential uses shall be exempt from this provision and shall not be included any calculation pursuant to § 14-702(7)(b).

(b) Notwithstanding the limitations provided in Table Note §14-602(3)(a)[4], in the RMX-2 district, a cumulative total of up to 425 sq. ft. of Office, Retail, and Commercial Services floor area is allowed per dwelling unit that is included in the approved master plan. Government Office uses shall not be included in this calculation.

(c) Visitor accommodations and limited lodging uses shall not be permitted.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.