



City of Philadelphia

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

**BILL NO. 220662
(As Amended, 10/21/22)**

Introduced September 15, 2022

**Councilmember Jones
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/NHO, Nehemiah Homes 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

* * *

§ 14-536. /NHO, Nehemiah Homes Overlay District

(1) *Applicability.*

The Nehemiah Homes Overlay District shall consist of all residentially-zoned lots within the area bounded by Girard Avenue, Watts Street, 12th Street, and Brown Street.

(2) *Height Regulation.*

City of Philadelphia

BILL NO. 220662, as amended continued

(a.) The maximum height shall be equal to the height of the tallest building located on any abutting lot.

(b.) No building shall exceed 34 feet.

(c.) Any building that is 25 feet or less in height shall contain no more than two stories.

(3) *Roof Decks*

Roof decks and roof deck access structures shall be prohibited.

(4) *Balconies*

Balconies shall be prohibited except at the second floor rear of residential structures.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.