



City of Philadelphia

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

**BILL NO. 230319
(As Amended, 5/22/23)**

Introduced April 27, 2023

Councilmembers Jones and Gilmore Richardson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising Section 14-524, entitled “/FDO, Fourth District Overlay District,” to extend the boundaries of certain areas, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Key:

Italics indicate new matter added.

[square brackets] indicate matter deleted

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

* * *

§ 14-524. /FDO, Fourth District Overlay District

(1) Applicability.

The Fourth District Overlay District applies to lots located within the following subareas set forth below:

(a) Fourth District Area

City of Philadelphia

BILL NO. 230319, as amended continued

All lots located within District No. 4, as defined in § 20-501 (Boundaries of Districts).

(b) Commercial Review Areas

All commercially-zoned lots in the following areas:

(.1) Allegheny West

The area bounded by Fox Street, 24th Street, Lehigh Avenue, Ridge Avenue, and US Route 1;

(.2) Overbrook Park

The area bounded by City Avenue, Lansdowne Avenue, Haverford Avenue, and Cobbs Creek;

(.3) Carroll Park-Haddington-Overbrook

The area bounded by Market Street, 54th Street, Lancaster Avenue, and 63rd Street; and

(.4) Wynnefield

The area bounded by City Avenue, *Schuylkill River*, *Girard Avenue*, [Bryn Mawr Avenue,] Parkside Avenue, *Belmont Avenue*, *Girard Avenue*, *Lancaster Avenue*, *59th* [53rd] Street, [Jefferson Street, 54th Street,] Upland Way, and Drexel Road.

(c) Parking

(.1) The provisions of subsection (b) of 14-802(9) (Off-Site Parking) shall not apply.

(.2) The parking reductions provided in § 14-802(8)(b) and § 14-802(8) shall not apply.

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SECTION 2. This Ordinance shall become effective immediately.