

City of Philadelphia



(Bill No. 230770)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Callowhill Street, 18th Street, Vine Street, and 20th Street and to amend Title 14 of The Philadelphia Code, "Zoning and Planning," by revising Section Chapter 14-500, "Overlay Zoning Districts," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 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 Callowhill Street, 18th Street, Vine Street, and 20th 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. Title 14 of The Philadelphia Code is hereby amended to read as follows:

* * *

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-502. /CTR, Center City Overlay District

* * *

(2) Applicability.

* * *

(b) Area Boundaries.

* * *

(.19) Parkway Buffer Area.
The Parkway Buffer area is:

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(.a) Northwest: *any lot where any portion of the lot is located within the boundary lines of the Benjamin Franklin Parkway (as indicated on the City Plan) or Logan Square and within 200 ft. of the Benjamin Franklin Parkway (as indicated on the City Plan) or Logan Square, between Fairmount Park and 18th Street.*

(.b) Southeast: *any lot where any portion of the lot is located within the boundary lines of the Benjamin Franklin Parkway (as indicated on the City Plan) and within 200 ft. of the Benjamin Franklin Parkway (as indicated on the City Plan) between Broad Street and 18th Street.*

* * *

(3) Height Regulations.

* * *

(d) Benjamin Franklin Parkway Area.

(.1) The maximum height within the Benjamin Franklin Parkway Area, except as provided in § 14-502(3)(d)(.2) through § 14-502(3)(d)(.4) [§ 14-502(3)(d)(.3)] below, is 125 ft. (See Height Control Area Map 2 for illustrative purposes only). This 125-foot height limit does not apply to monuments, belfries, cupolas, minarets, pinnacles, gables, spires, or ornamental towers not intended for human occupancy, provided that the total height of the structure and excepted items does not exceed a maximum height of 209 ft.

* * *

(.4) *The maximum height within the area bounded by Callowhill Street, 19th Street, Vine Street, and 20th Street, is 360 ft. This 360-foot height limit does not apply to penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, heating and cooling towers, or similar equipment required to operate and maintain the building.*

* * *

(e) Parkway Buffer Area, Northwest.

This § 14-502(3)(e) applies to the Northwest Parkway Buffer Area (See Height Control Area Map 2 for illustrative purposes only). *No height limit applicable*

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throughout the Buffer Area shall apply to a building no part of which is within the Buffer Area, notwithstanding that a portion of the lot on which the building is located is within the Buffer Area.

(f) Parkway Buffer Area, Southeast.

This § 14-502(3)(f) applies to the Southeast Parkway Buffer Area (See Height Control Area Map 2 for illustrative purposes only). *No height limit applicable throughout the Buffer Area shall apply to a building no part of which is within the Buffer Area, notwithstanding that a portion of the lot on which the building is located is within the Buffer Area.*

§ 14-529. /VDO, Fifth District Overlay District.

* * *

(6) Use Regulations.

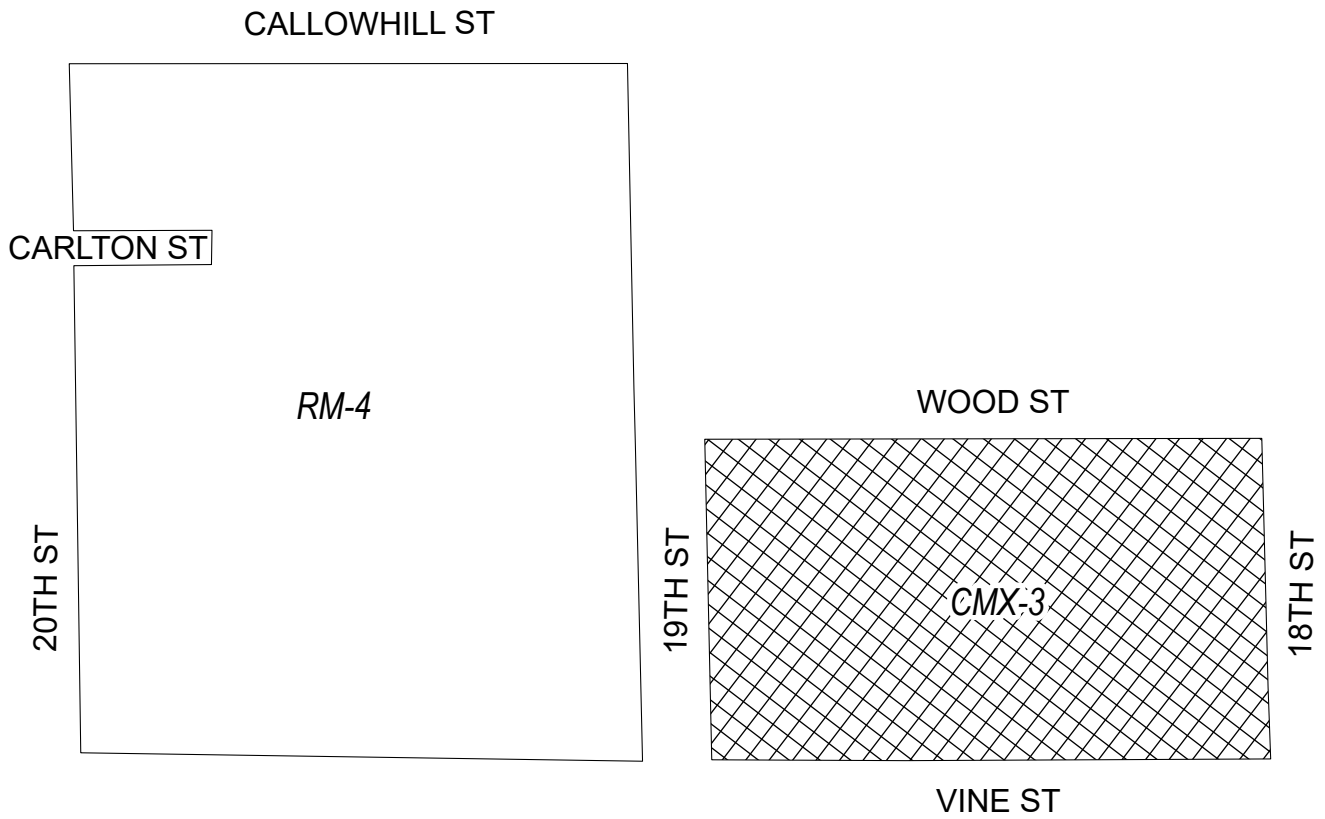
Roof decks for non-residential uses are permitted within the area bounded by Callowhill Street, 19th Street, Wood Street, 18th Street, Vine Street, and 20th Street.

SECTION 3. This Ordinance shall become effective immediately.


Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

Map A Existing Zoning



Zoning Districts

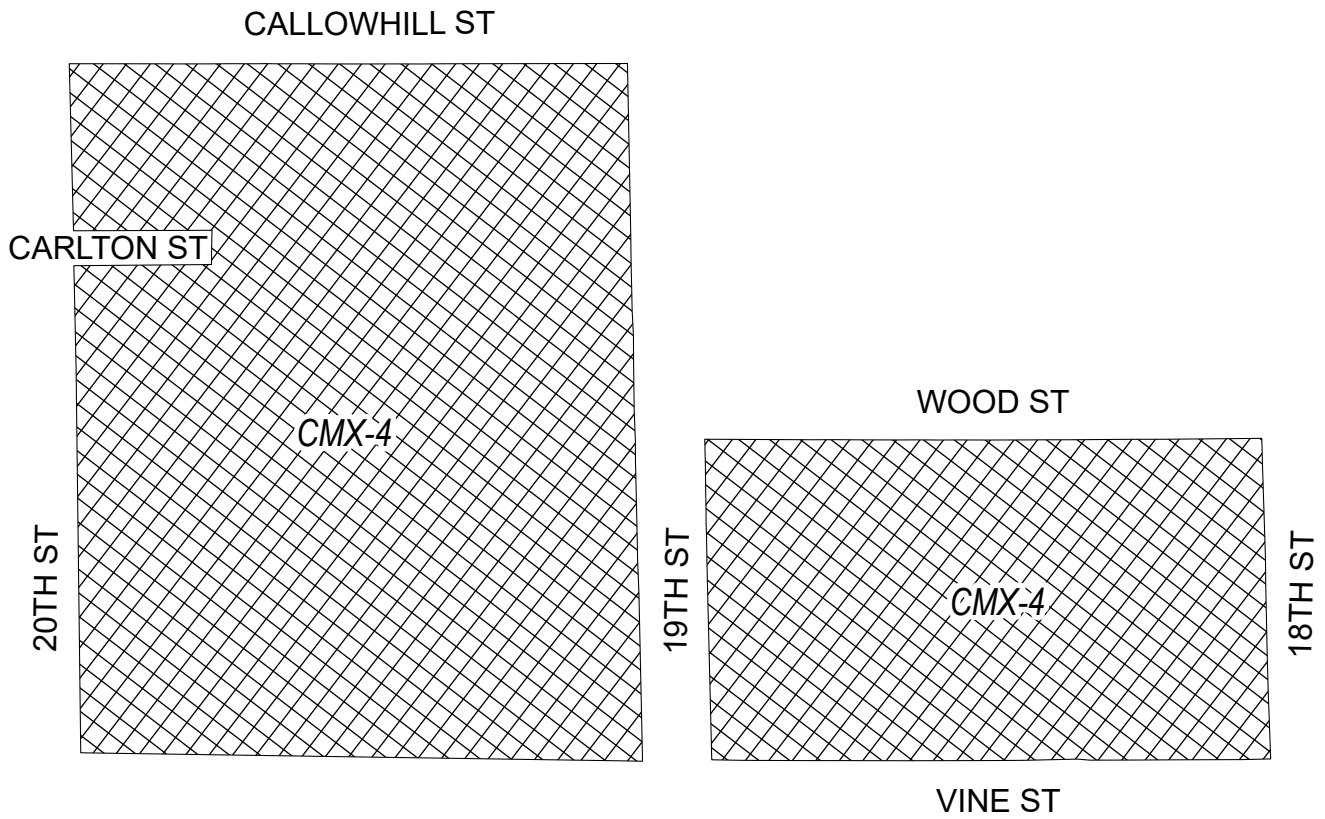
 CMX-3, Commercial Mixed-Use

 RM-4, Residential Multi-Family


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Map B Proposed Zoning



Zoning Districts

 CMX-4, Commercial Mixed-Use

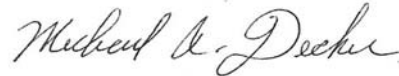


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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2023. The Bill was Signed by the Mayor on December 20, 2023.



Michael A. Decker
Chief Clerk of the City Council