



# City of Philadelphia

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

**BILL NO. 230443  
(As Amended, 6/14/23)**

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**Introduced May 25, 2023**

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**Councilmember Gauthier**

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**Referred to the  
Committee on Rules**

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**AN ORDINANCE**

Amending Section 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts” by creating a new subsection entitled “Warrington Affordable Housing 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

\* \* \*

§ 14-522. [Reserved.] /WAH, *Warrington Affordable Housing Overlay District*.

\* \* \*

(1) *Applicability.*

*The /WAH, Warrington Affordable Housing Overlay District shall apply to lots with more than 50,000 sq.ft. of land area, in the area bounded by Warrington Avenue, 50<sup>th</sup> Street, Springfield Avenue, and a Railroad Right-of-Way.*

(2) *Accessory Parking.*

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*Accessory Parking lots shall be permitted.*

*(3) Landscaping.*

*(a) The provisions of § 14-803(5) (Parking Landscape and Screening) shall not apply to eligible properties within the /WAH Overlay District where the proposed development has an Occupied Area of 35% of the lot, or less.*

*(b) The following landscaping regulations for parking lots shall apply:*

*(.1) Where there is no structure located between a parking lot and a street frontage, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet and may include a fence up to six (6) feet in height.*

*(.2) Interior parking lots shall provide a landscaped area calculated as a minimum of five percent (5%) of the total area of all parking spaces and driveways that provide access to parking spaces and drive aisles.*

*(4) Vehicle Access Points.*

*Properties within the /WAH Overlay District, shall be permitted up to two, twenty-four (24) feet curb cuts on a single street frontage, on one street abutting the lot.*

*(5) The provisions of this § 14-522 (/WAH, Warrington Affordable Housing Overlay District) shall expire two years after becoming law.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

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