



City of Philadelphia

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

BILL NO. 070010

Introduced January 23, 2007

Councilmember DiCicco

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Chapter 14-400 of The Philadelphia Code, entitled "Commercial Entertainment Districts," by prohibiting Districts within one mile of one another; providing additional restrictions for gross floor area, open area, and waterfront setback requirements; and providing for additional signage controls, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-400 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-400. COMMERCIAL ENTERTAINMENT DISTRICT.

* * *

§ 14-403. Procedures for the Establishment of a Commercial Entertainment District.

(1) Council shall designate, by ordinance, such Commercial Entertainment Districts in such areas as Council deems appropriate. *Council shall not designate any such District within one (1) mile of any other such District.* For each such District, such designations shall become effective upon the adoption of an ordinance designating the district boundaries; and the approval by Council of a Plan of Development for the District. Upon the designation becoming effective, the underlying zoning classification for all lots within the District shall be superseded, and no permits shall issue for any use within the District other than as permitted by the approved Plan of Development and this Chapter.

* * *

City of Philadelphia

BILL NO. 070010 continued

§14-406. Area Regulations.

* * *

(2) Gross Floor Area.

(a) For specifically designated areas, the *combined* gross floor area of all buildings shall not exceed 400% of the Commercial Entertainment District. Underground parking shall not be included in this calculation.

(3) Open Area. For sites of four acres or more, not less than 30% of the site shall be open. [For sites of less than four acres, not less than 10% shall be open.] No less than fifty percent of this open area shall be constructed of a permeable surface. The total open area calculation shall not include open-air parking lots;

* * *

(5) Yards. Front, side, or rear yards shall be required in this district as follows and as may be required as part of the approval of a Commercial Entertainment District Plan:

* * *

(b) Waterfront Setback. When located along the Schuylkill or Delaware River, all lots shall provide or allow for an unencumbered set-back from the top of the bank of any river to allow for unrestricted public access to the river's edge. Any land located within this set-back which is dedicated to the City of Philadelphia, the Commonwealth of Pennsylvania or any public entity, shall be included in the determination of conformance to the requirements of Section 14-406. This waterfront setback shall include as follows:

(.1) A public open space which may include privately or publicly owned space at a width of no less than 30 feet; and a publicly or privately owned right-of-way dedicated for pedestrian and bicycle traffic at a width of no less than 20 feet. [The Commission may reduce this setback requirement for all or part of a site if site-specific conditions warrant such reduction, but in no case will the setback at any spot be less than 30 feet total, including the pedestrian and bicycle right-of-way.]

* * *

§14-410. Signs.

City of Philadelphia

BILL NO. 070010 continued

(1) For uses specified in §14-405(1)(a) through (j), signs shall be permitted in accordance with the following limitations and conditions:

* * *

(c) Lots facing more than one street line shall be permitted a total sign area as follows, *provided that such signs front such street lines used to determine the area of the sign:*

* * *

(g) Signs with flashing or intermittent illumination shall not be erected within 150 feet of any Residential District, *within 50 feet of any lot line, [nor] or facing any Residential District within 300 feet of the sign;*

City of Philadelphia

BILL NO. 070010 continued