

City of Philadelphia



(Bill No. 100222)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox Street; and amending Sections 14-304 and 14-309 of The Philadelphia Code, entitled, respectively, "Area Shopping Center District" and "C-3' Commercial," by providing for additional permitted uses; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-103 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 Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox 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. Section 14-304 of The Philadelphia Code is hereby amended to read as follows:

§ 14-304. "C-3" Commercial District.

(1) Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration, or use of buildings and/or land for:

* * *

(c) All other uses permitted in "C-2" Commercial Districts, subject to all the use qualifications set forth therein, except:

* * *

(.3) That the following uses shall not require a Zoning Board of Adjustment Certificate:

* * *

(.k) In the area bounded by Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox Street: the following uses, when all conducted on a single lot: retail sale of automobile fuels; retail sale of prepackaged foods; take out restaurant; provided that no more than one (1) such set of uses shall be permitted within the District within such

City of Philadelphia

BILL NO. 100222 continued

Certified Copy

boundaries; and provided further that no structure housing any such use shall exceed one acre in floor area at ground level.

* * *

SECTION 3. Section 14-309 of The Philadelphia Code is hereby amended to read as follows:

§14-309. “ASC” Area Shopping Center District.

* * *

(2) Use regulations. The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings and/or land for the following services and/or sales on the premises at retail, separately or in any combination:

* * *

(1) In the area bounded by Hunting Park Avenue, Henry Avenue, Roberts Avenue, and Fox Street:

(.1) Take out restaurants; provided that no more than four (4) take out restaurants shall be permitted within the District within such boundaries.

(.2) Hotels; provided that any hotel shall be full service, including interior corridor access to guest rooms. No guest room shall be accessed from the street, parking lot, or other outside area.

(.3) No outdoor advertising signs as defined in §14-102.

(.4) No penal institution, holding facility, or facility to which any person may be sent by a Court as a result of a criminal charge, or because the person may pose a danger to himself or to the community. For purposes of this section, this prohibition shall include juvenile facilities to which persons considered juveniles under Pennsylvania law are sent or committed, such as but not limited to the Philadelphia Youth Study Center.

(.5) No casino(s), whether or not attached as a part of another use.

SECTION 4. The provisions of Section 2 shall expire eighteen months from the effective date of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately.

City of Philadelphia

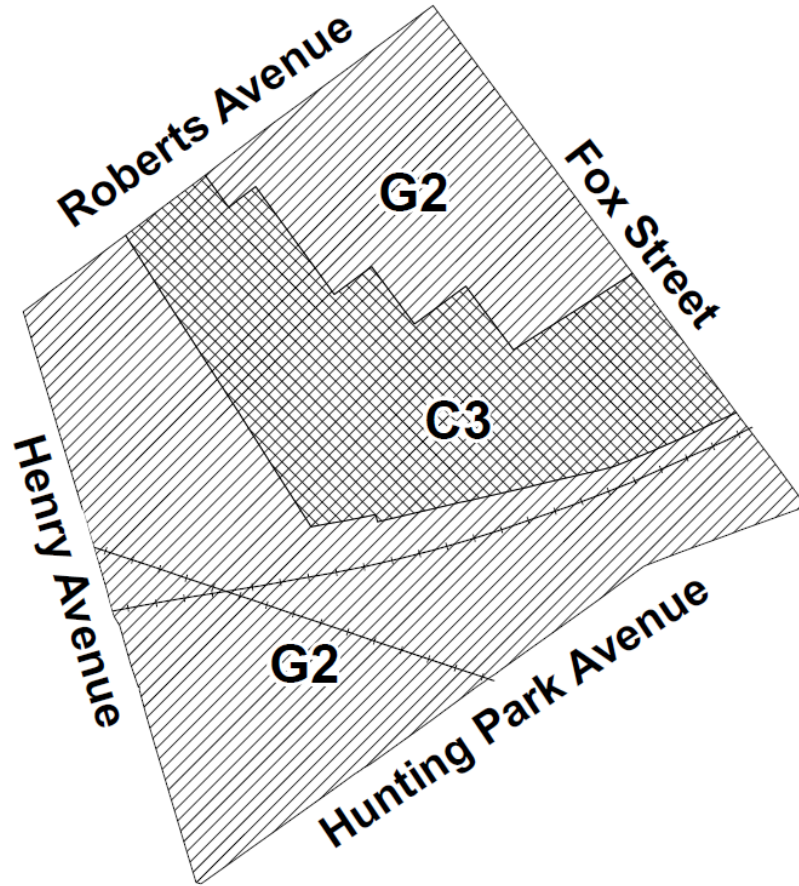
BILL NO. 100222 continued

Certified Copy



Explanation:

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

Map A - Existing Zoning

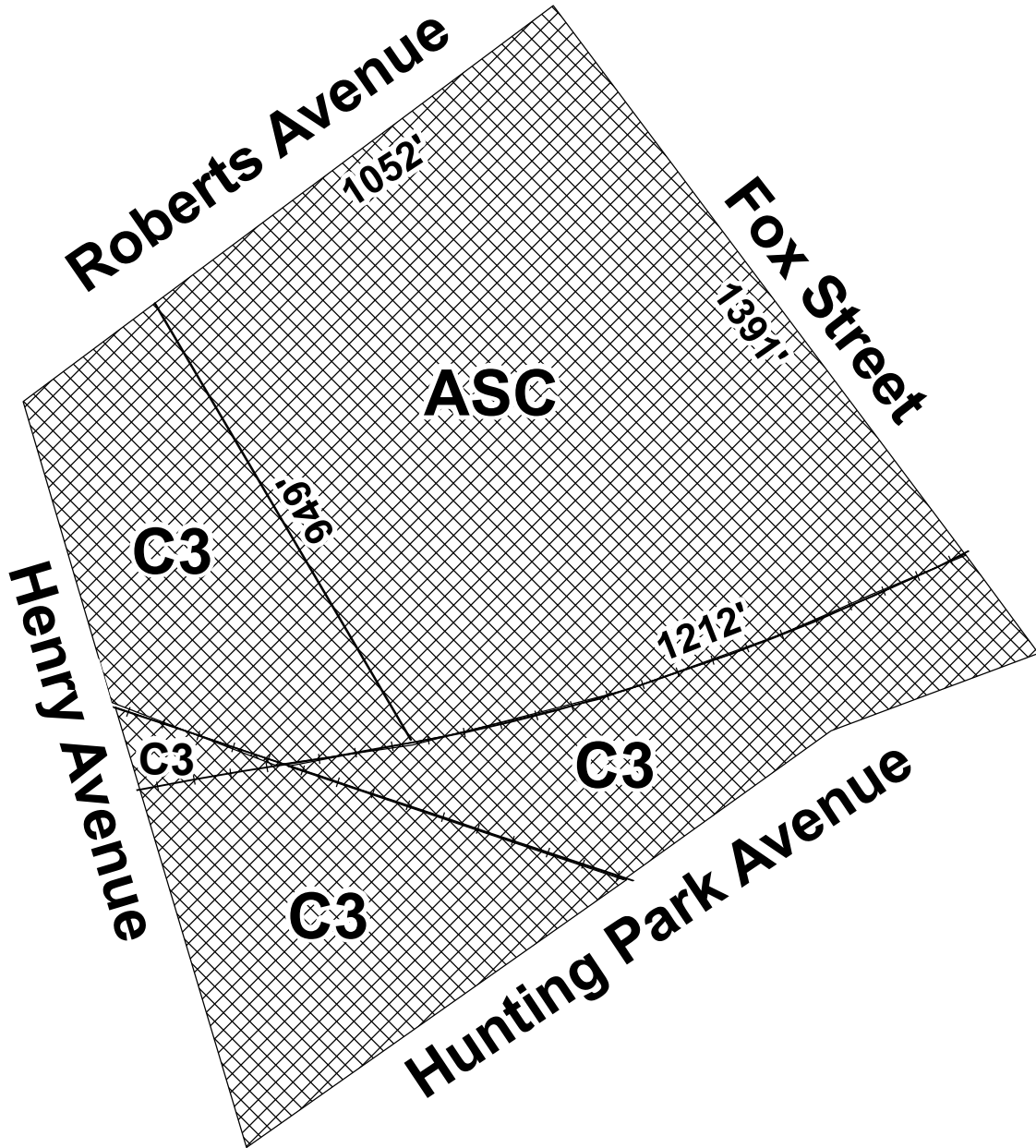


Legend

-  3 Commercial
-  2 General Industrial



Map B - Proposed Zoning



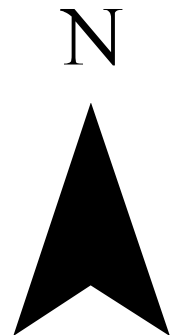
Legend



Commercial



Area Shopping Center

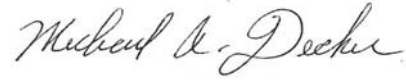


City of Philadelphia

BILL NO. 100222 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 17, 2010. The Bill was Signed by the Mayor on July 30, 2010.



Michael A. Decker
Chief Clerk of the City Council