

City of Philadelphia



(Bill No. 050233)

AN ORDINANCE

Amending Title 14, entitled “Zoning and Planning”, to add definitions for certain architectural features that are commonly located on residential buildings, and to permit said architectural features on residential buildings located in residentially zoned districts, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Section 1. Title 14 of The Philadelphia Code is amended to read as follows:

Title 14. ZONING AND PLANNING.

CHAPTER 14-100. GENERAL PROVISIONS.

* * *

§14-102. Definitions.

In Chapters 14-100 through 14-1800 inclusive, the following general definitions shall apply:

* * *

(14) *Balustrade* –A system of decorative rails and balusters that may include an open platform.

[(14)] (15) ***

[(15)] (16) ***

(17) *Bay window* - A window structure that projects from the wall of a building and is at least 24-in. above the finished floor surface.

[(16)] (18) ***

[(17)] (19) ***

[(18)] (20) ***

[(19)] (21) ***

[(20)] (22) ***

[(21)] (23) ***

[(22)] (24) ***

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[(23)] (25) ***
[(24)] (26) ***
[(25)] (27) ***

(28) *Chimney – Vertical structure attached to a building that contains flues for drawing off smoke from furnaces and fireplaces.*

[(26)] (29) ***

[(27)] (30) ***

[(28)] (31) ***

(32) *Cornice - A horizontal decorative projection located at the top of a building.*

[(29)] (33) ***
[(30)] (34) ***
[(31)] (35) ***
[(32)] (36) ***
[(33)] (37) ***
[(34)] (38) ***
[(35)] (39) ***
[(36)] (40) ***
[(37)] (41) ***

(42) *Entranceway Cover – An open cantilevered or column supported protective over a pedestrian doorway.*

[(38)] (43) ***
[(39)] (44) ***
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[(69)] (74) ***
[(70)] (75) ***

(76) Moldings and Belt Courses – Horizontal ornamental projections which may be placed anywhere on a building.

[(71)] (77) ***
[(72)] (78) ***
[(73)] (79) ***
[(74)] (80) ***
[(75)] (81) ***
[(76)] (82) ***
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[(81)] (87) ***
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[(83)] (89) ***
[(84)] (90) ***

(91) Pent - A structure attached to a building in order to protect a window or door opening from snow or rain.

[(85)] (92) ***
[(86)] (93) ***
[(87)] (94) ***

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(95) Pilaster – A rectangular, non-bearing decorative column attached to a building,

[(88)] (96) ***
[(89)] (97) ***
[(90)] (98) ***
[(91)] (99) ***
[(92)] (100) ***
[(93)] (101) ***
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[(104)] (111) ***
[(105)] (112) ***
[(106)] (113) ***

(114) Rustication - A process that involves the roughcast treatment of a masonry surface for aesthetic purposes.

[(107)] (115) ***
[(108)] (116) ***
[(109)] (117) ***
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[(125)] (133) ***
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[(132)] (140) ***
[(133)] (141) ***
[(134)] (142) ***

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CHAPTER 14-200. RESIDENTIAL DISTRICTS.

* * *

§14-231. Residential District Rules and Exceptions.

* * *

(9) Architectural Features. The following architectural features shall be permitted on residential properties located in all residential zoned districts and shall not be considered as occupied area or an encroachment into the front, side or rear yards, court or required set-back:

- (a) Balustrades with a maximum projection of not more than 24 inches.*
- (b) Bay windows with a maximum projection of not more than 24-inches.*
- (c) Chimneys with a maximum projection of not more than 18-inches.*
- (d) Cornices with a maximum projection of not more than 24-inches.*
- (e) Entranceway Cover with a maximum projection of not more than 5-feet when located at the front or rear of a building and with a maximum projection of not more than 3-feet when located at the side of a building.*
- (f) Moldings and Belt Courses with a maximum projection of not more than 12-inches.*
- (g) Pents with a maximum projection of not more than 24-inches.*
- (h) Pilasters with a maximum projection of not more than 18-inches.*

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(i) Rustications with a maximum projection of not more than 3-inches.

Section 2. This Ordinance shall take effect immediately.

Explanation:

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

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 2, 2005. The Bill was Signed by the Mayor on June 15, 2005.



Patricia Rafferty
Chief Clerk of the City Council