

City of Philadelphia



(Bill No. 050302)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by providing for new special district controls for the Girard Avenue area, 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 14-1600. MISCELLANEOUS.

* * *

§14-1630. Girard Avenue Special District Controls.

(1) *Legislative Findings. The Council finds that:*

(a) *The area in and around the district subject to this Chapter is a re-emerging community, for which the preparation of a neighborhood development plan is currently underway, and in which residential and small commercial development should be encouraged.*

(b) *Therefore, special land use and zoning controls are required to protect the existing residential and commercial properties which are within and which surround this district and are critical to the vitality of this section of the City.*

(2j) *Purpose of the District. This special district is established in order to preserve and protect this area of the City through the enactment of the Girard Avenue Special District Controls. It is recognized that this section of the City is unique and is a vital mixed-use district containing various residential uses and small commercial uses. This pattern contributes to the distinctive atmosphere of this area. Council recognizes the need to establish special land use and zoning controls to protect the Investment in and foster the preservation and development of this section of the City in accordance with its special character.*

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(3) *District Boundaries.* For the purposes of this section, the Girard Avenue Special District Controls shall apply to all commercially zoned properties with frontage on Girard avenue from the 2500 block to the 3200 block, inclusive.

(4) *Prohibited Uses.* Within the area subject to the Girard Avenue Special District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

- (a) *Automobile repair shop;*
- (b) *Automobile service station;*
- (c) *Installation of auto, boat, motorcycle or truck parts;*
- (d) *Retail sale of bakery goods, confectionery goods, fruits, vegetables, groceries, meat and/or seafood where the use exceeds 1,000 square feet of floor area;*
- (e) *Retail sales of automobiles, boats, motorcycles and parts;*
- (f) *Retail sale of drugs and cosmetics;*
- (g) *Retail sale of variety store merchandise;*
- (h) *Club houses, lodges and fraternity houses.*

(5) *Uses Prohibited on the Ground Floor.* Within the area subject to the Girard Avenue Special District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited from occupying the ground floor;

- (a) *Business or professional office or agency;*
- (b) *Personal service or treatment of patients.*

(6) *Building Set-back Line.*

(a) *Newly erected buildings shall have no set back from the street line of Girard avenue.*

(7) *Conflicting Regulations.* When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.

* * *

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 16, 2005. The Bill was Signed by the Mayor on July 8, 2005.



Patricia Rafferty
Chief Clerk of the City Council