



City of Philadelphia

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

BILL NO. 070366

Introduced May 3, 2007

Councilmembers Kenney and DiCicco

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-102, entitled "Definitions," and creating a new Section 14-114 of The Philadelphia Code, entitled "Sustainable Zoning," to require certain buildings to have a green roof, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-102 of The Philadelphia Code, entitled "Definitions," is hereby amended to add the following definitions, the existing definitions to be renumbered accordingly:

§14-102. Definitions.

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

* * *

() *Building Area. The greatest horizontal area of a building above grade within the outside surface of exterior walls.*

* * *

() *Eligible Roof Top Space. The total space on top of a building available to support a Green Roof, as certified by a structural engineer.*

* * *

City of Philadelphia

BILL NO. 070366 continued

() *Green Roof. An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants.*

* * *

SECTION 2. A new Section 14-114 of The Philadelphia Code, entitled “Sustainable Zoning”, is hereby enacted, to read as follows:

§14-114. Sustainable Zoning.

(1) *A building occupying a minimum Building Area of 90,000 square feet shall have a Green Roof that covers at least 75% of the eligible roof top space, regardless of the class of district where the building is located.*

(2) *No variance shall be granted from this Section except where the denial of a variance would affect an unconstitutional taking.*

SECTION 3. Effective Date. This Ordinance shall take effect immediately upon final approval.

Explanation:

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