

# City of Philadelphia



(Bill No. 060963)

## AN ORDINANCE

Amending Chapter 14-1402 of The Philadelphia Code, entitled “Parking in Residential Districts” and by amending Chapter 14-305 of The Philadelphia Code, entitled “C-4 Commercial and C-5 Commercial Districts,” all to revise parking regulations and to increase the permitted floor area of lots designated C-4 in the area bounded by North Broad Street, Fairmount Avenue, North 13th Street, Wallace Street and Ridge Avenue.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

**SECTION 1.** Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§14-305. “C-4” Commercial and “C-5” Commercial Districts.

\* \* \*

(2) Use Regulations. It is the intention of this section of the Code to allow for types of uses that are commonly found in and compatible with, a high-density business core. The uses permitted in these districts are those which minimize negative impact upon and which are compatible with the use and enjoyment of the public sidewalks and public space by large numbers of people and which enliven and enhance the public use, experience and enjoyment of these spaces. Therefore, the specific uses permitted in these districts shall be the erection, construction, alteration or use of buildings and/or land for:

(a) Parking garages, whether above or below ground level when the lot on which it is located has frontage on any of the following streets:

\* \* \*

*(.4) the area bounded by North Broad Street, Fairmount Avenue, North 13th Street, Wallace Street and Ridge Avenue.*

\* \* \*

(8) Floor Area Regulations. No building in these districts shall have a gross floor area (as defined in §14-102(39)) greater than that permitted under the provisions herein set forth.

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(a) Basic Floor Area. Every building in these districts shall be permitted a gross floor area as follows:

\* \* \*

*(.3) Lots designated "C-4" Commercial within an area bounded by North Broad Street, Fairmount Avenue, North 13th Street, Wallace Street and Ridge Avenue: Six hundred percent (600%) of the area of the lot.*

**SECTION 2.** Section 14-1402 of The Philadelphia is hereby amended to read as follows:

§14-1402. Parking in Residential Districts.

\* \* \*

(2) Number of Spaces Required. For all dwellings one space for each family, except as follows:

(a) For dwellings containing twenty-five or more families:

\* \* \*

*(.4) Within the area bounded by North Broad Street, Fairmount Avenue, North 13th Street, Wallace Street and Ridge Avenue: Seven spaces per ten families;*

**SECTION 3.** This Ordinance shall be effective immediately.

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**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 April 12, 2007. The Bill was Signed by the Mayor on April 26, 2007.



Patricia Rafferty  
Chief Clerk of the City Council