



City of Philadelphia

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

**BILL NO. 150649
(As Amended, 12/2/15)**

Introduced September 10, 2015

**Councilmember Greenlee
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new subsection, entitled "Rittenhouse Square Residential Area," and making related changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 14. ZONING AND PLANNING.

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CHAPTER 14-200. DEFINITIONS

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§ 14-203. Definitions.

For purposes of this Zoning Code, the following definitions shall apply; words, phrases, and terms not defined herein, but defined in Title 4 (The Philadelphia Building Construction and Occupancy Code), shall be construed as defined in Title 4.

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(325) Student.

As used in § 14-506 (/NCP, North Central Philadelphia Overlay District) and in § 14-502(5)(c) (*Prohibited uses in the Rittenhouse Square Residential Area*), the term “Student” shall have the meaning as defined under Chapter 10-1800 (Vicarious Liability for Student Conduct) of The Philadelphia Code.

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

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§14-502. /CTR, Center City Overlay.

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(2) **Applicability.**

(a) District Boundaries.

The /CTR Overlay district, beginning at its northwest boundary and proceeding east, is the area bounded by Poplar Street, 6th Street, West Girard Avenue, Frankford Avenue, North Delaware Avenue, Beach Street, East Columbia Avenue, the Delaware River, Reed Street, Front Street, Washington Avenue, Grays Ferry Avenue, Ellsworth Street, and the Schuylkill River, as shown on the /CTR Overlay district map for illustrative purposes only.

(b) Area Boundaries.

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

* * *

(.29) ***Rittenhouse Square Residential Area.***

The Rittenhouse Square Residential Area includes all properties on both sides of Rittenhouse Square between 20th street and 21st street.

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(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3 *and in the Rittenhouse Square Residential Area.*

* * *

(c) *Prohibited uses in the Rittenhouse Square Residential Area.*

The following uses shall not be permitted in the Rittenhouse Square Residential Area:

(.1) Group living; provided that this prohibition shall not apply to Personal Care Homes, which use shall be controlled by the underlying zoning of a property.

(.2) Housing, not owner-occupied, rented only to students (as defined by § 14-203(325) (Student)) or the marketing of which include the phrases student housing, student living, student apartments, or other such terms suggesting rentals are available only to students or is directed primarily to students;

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon becoming law.

Explanation:

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

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