



# City of Philadelphia

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

**BILL NO. 220661**

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**Introduced September 15, 2022**

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**Councilmember Jones  
for  
Council President Clarke**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

To amend Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/YOD, Yorktown Neighborhood Overlay District,” 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

\* \* \*

### CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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*§ 14-535. /YOD, Yorktown Neighborhood Overlay District.*

*(1) Applicability.*

*The Yorktown Neighborhood Overlay District shall consist of all lots within the boundaries of the northern line of Girard Ave, 13<sup>th</sup> Street to the West, CBM south line, and 9<sup>th</sup> Street to the East.*

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(2) *Height Regulation.*

*(a.) The maximum height shall be equal to the height of the tallest building located on any abutting lot.*

*(b.) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 38 feet, the maximum height shall be as otherwise indicated in this Zoning Code.*

*(c.) Any building that is 25 feet or less in height shall contain no more than two stories.*

(3) *Roof Decks*

*Roof decks and roof deck access structures shall be prohibited.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.