



City of Philadelphia

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

**BILL NO. 230455
(As Amended, 6/14/23)**

Introduced May 25, 2023

Councilmember Bass

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Morton Street, Tulpehocken Street, the SEPTA Chestnut Hill East Line, Haines Street, Germantown Avenue, Rittenhouse Street, McCallum Street, Harvey Street, McCallum Street, Washington Lane, and Cherokee Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-503, entitled "/NCA, Neighborhood Commercial Area Overlay District," by amending the provisions of the "Germantown Avenue" /NCA overlay district, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded Johnson Street, Morton Street, Tulpehocken Street, the SEPTA Chestnut Hill East Line, Haines Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue from the existing zoning designations indicated on Maps "A8" through "A16," set forth below, to the zoning designations indicated on Maps "B8" through "B16," set forth below.

SECTION 2. 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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§ 14-503. /NCA, Neighborhood Commercial Area Overlay District.

* * *

(3) Germantown Avenue.

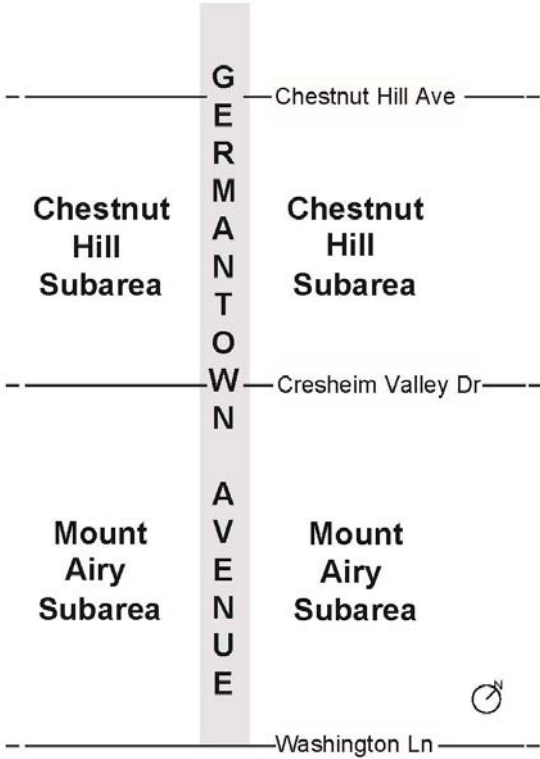
(a) Applicability.

The requirements of this Germantown Avenue /NCA overlay district apply to the subareas within that district set forth as follows and as shown on the following graphic for illustrative purposes only:

* * *

(.2) Mount Airy and Germantown North Subarea.

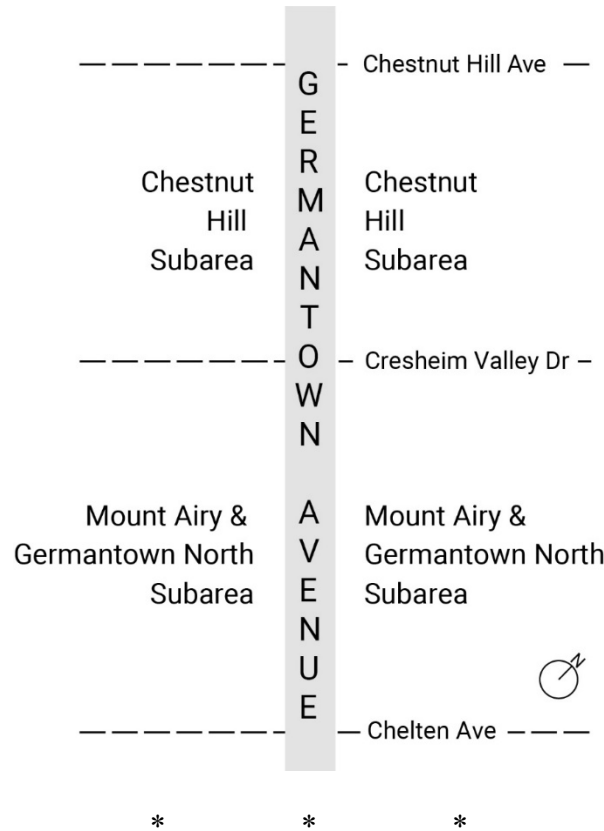
All properties fronting on Germantown Avenue between Cresheim Valley Drive and *Chelten Avenue*. [Washington Lane.



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(c) Mount Airy and Germantown North Subarea

The following standards apply within the Mount Airy and Germantown North Subarea:

(.1) Facade Review.

L&I shall not issue a building permit for the erection of a building or the alteration of facade until the Planning Commission has reviewed the plans of all proposed facades and determined that the proposed facades, in the opinion of the Commission, are in harmony with the *Mount Airy and Germantown North* Subarea's historic commercial area and pedestrian-oriented environment. The Commission shall have 60 days to approve or disapprove the application, after which its approval will be presumed.

(.2) Signs.

No sign may be erected or maintained in the *Mount Airy and Germantown North* Subarea unless approved by the Art Commission. The Art Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.

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* * *

(.4) Ground Floor Uses.

In the CMX-2 and CMX-2.5 district, [the following] *buildings that are designated as historic by the Philadelphia Historical Commission and added to the Philadelphia Register of Historic Places* shall not be subject to the provisions set forth in Table Note [3] of Table 14-602-2, which otherwise requires that buildings in CMX-2 or CMX-2.5 zoning districts contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building *line*. [line:

(.a) If the lot is bounded by two or more streets, any building frontage that faces a portion of the lot that is not a designated primary frontage.

(.b) All frontages of buildings that are designated as historic by the Philadelphia Historical Commission and added to the Philadelphia Register of Historic Places.]

(.5) Parking.

* * *

(.b) Parking for residential uses shall meet the following standards:

(i) For lots *between Cresheim Valley Drive and Washington Lane, no accessory parking is required for buildings with fewer than 20 dwelling units. On lots with 20 or more dwelling units, accessory parking shall be provided at a minimum ratio of three parking spaces for every ten dwelling units.* [with fewer than 20 dwelling units, there is no required minimum number of parking spaces.

(ii) For lots with 20 or more dwelling units, parking shall be provided at a minimum ratio of three parking spaces for every ten dwelling units.]

(ii) *For lots between Washington Lane and Cheltenham Avenue, no accessory parking is required for buildings with fewer than 10 dwelling units. On lots with 10 or more dwelling units, accessory parking shall be provided at a*

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minimum ratio of three parking spaces for every ten dwelling units.

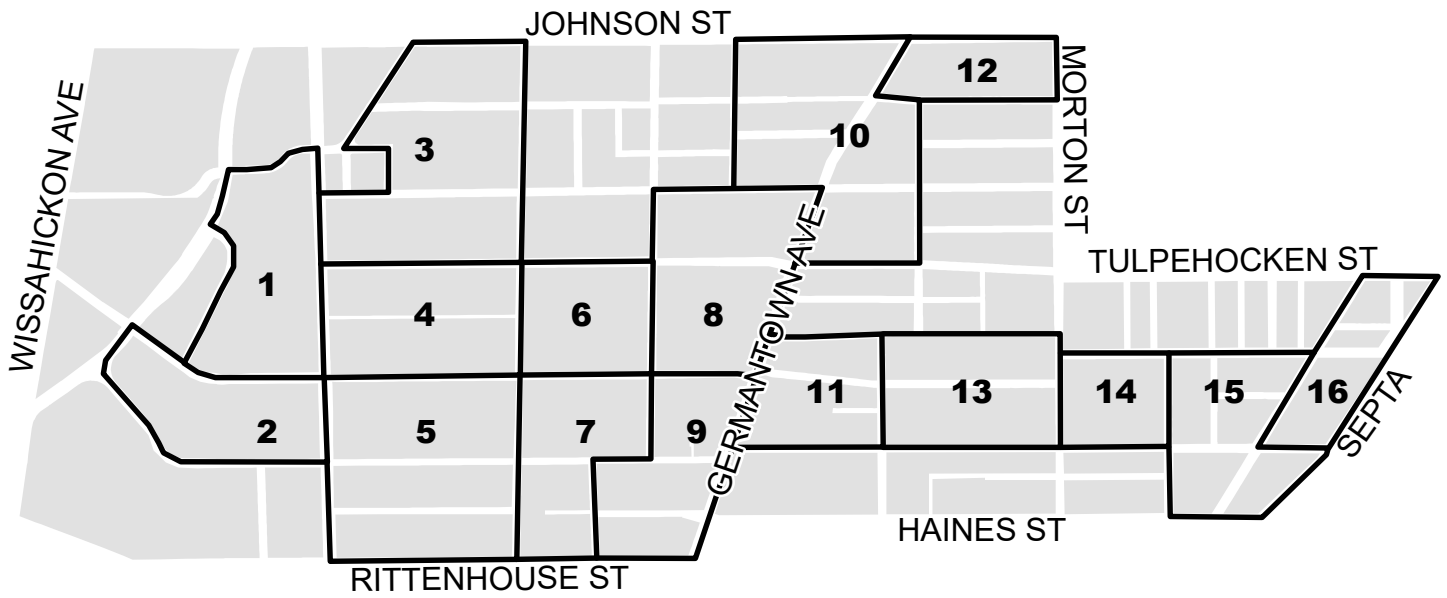
(.c) Off-street surface parking and loading shall not be located between the building line and street line along Germantown Avenue.

SECTION 3. This Ordinance shall become effective immediately.

Explanation:

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

City of Philadelphia Key Map



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Map A8 Existing Zoning



Zoning Districts



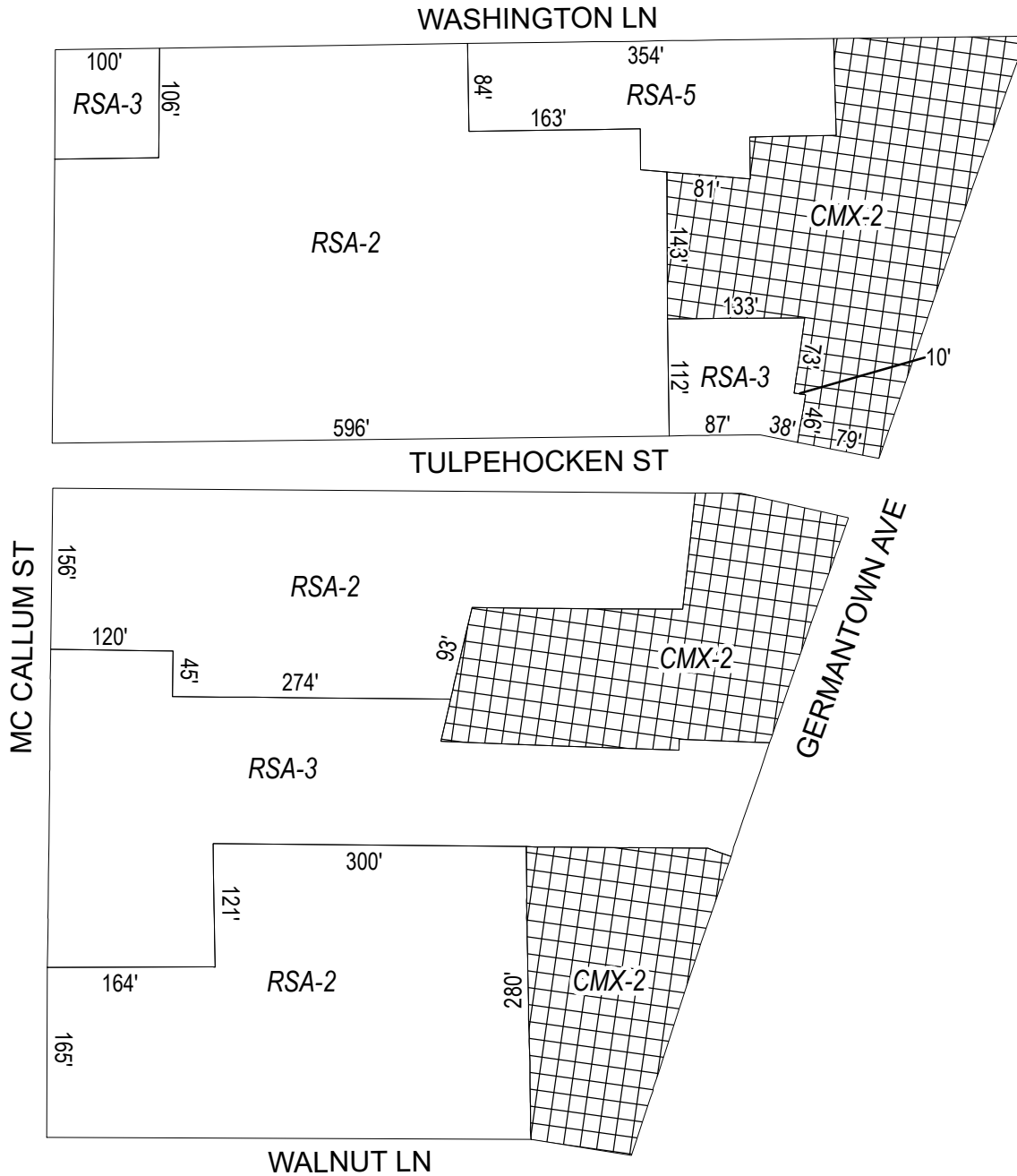
CMX-2, Commercial Mixed-Use



RSA-3/RSA-5, Residential Single-Family Attached



Map B8 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use






RSA-2/RSA-3/RSA-5, Residential Single-Family Attached



City of Philadelphia Map A9 Existing Zoning

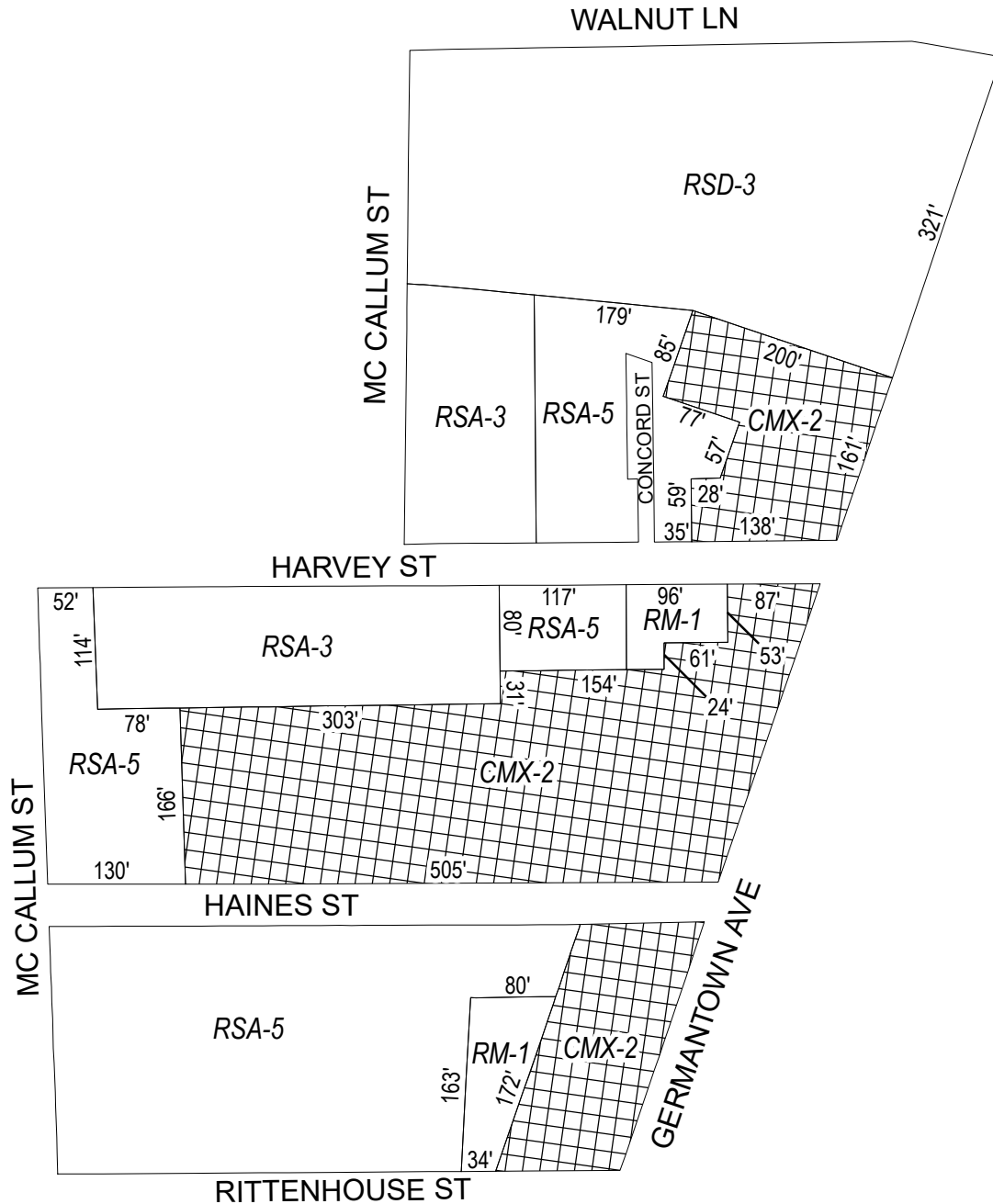


Zoning Districts

-  CMX-2.5/CMX-3, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached;
 -  RSD-3, Residential Single-Family Detached
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Map B9 Proposed Zoning



Zoning Districts



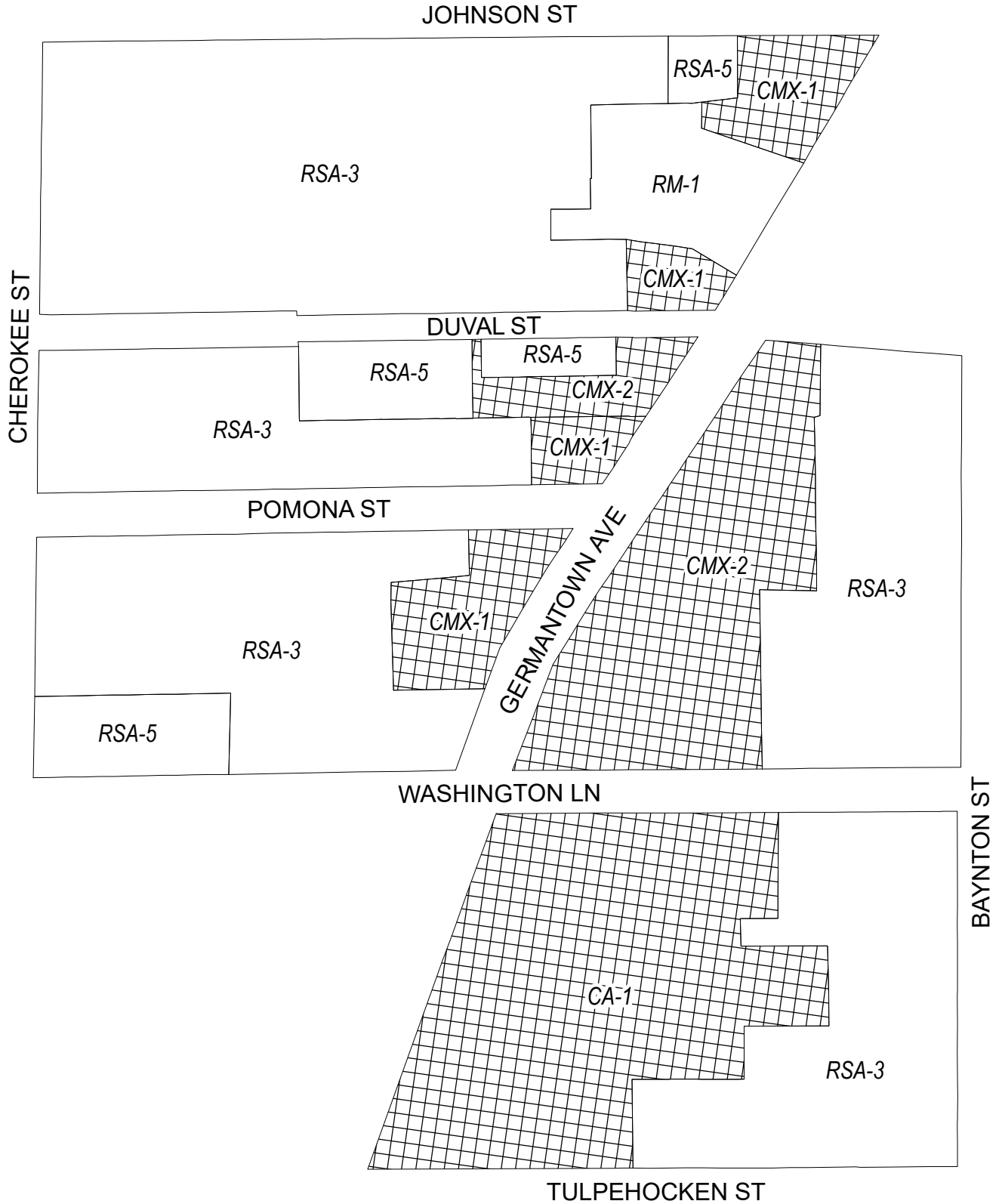
CMX-2, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached



City of Philadelphia Map A10 Existing Zoning



Zoning Districts



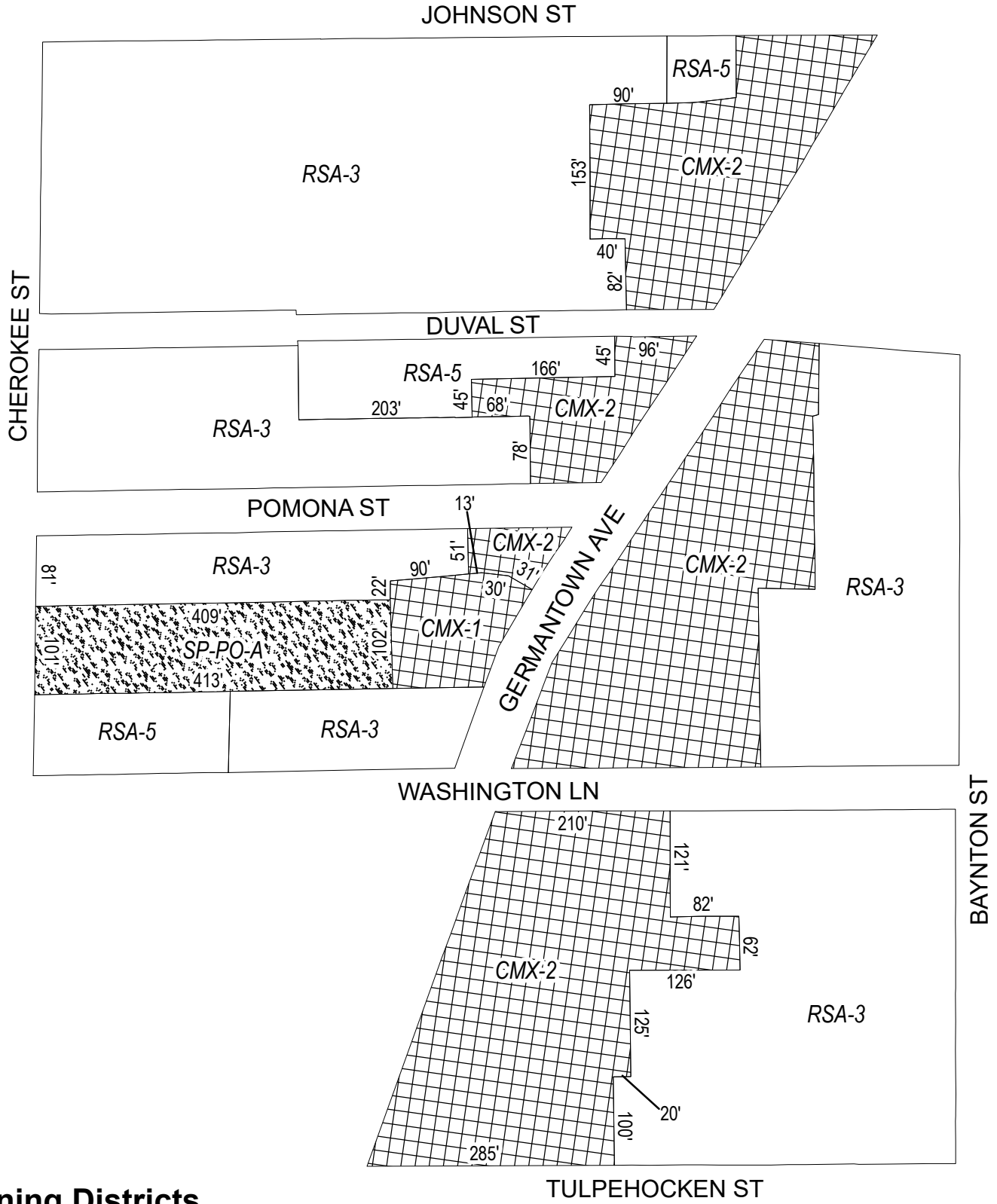
CA-1, Auto-Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use






RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



Map B10 Proposed Zoning

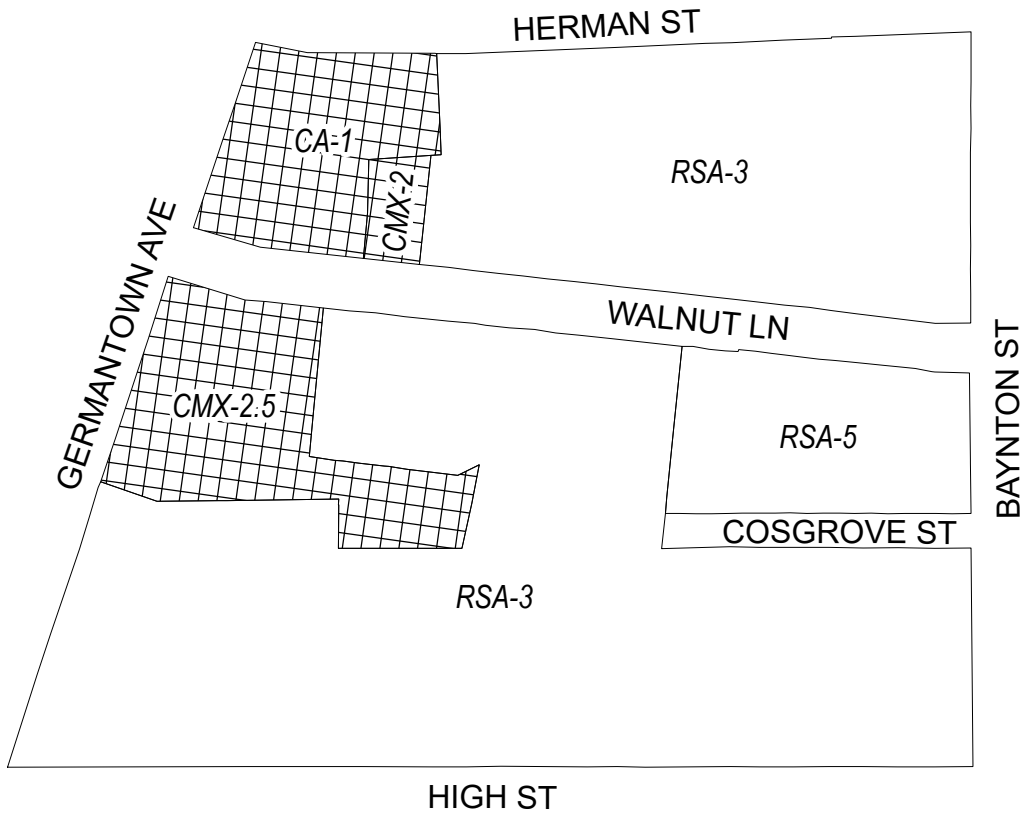


Zoning Districts


-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
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City of Philadelphia Map A11 Existing Zoning



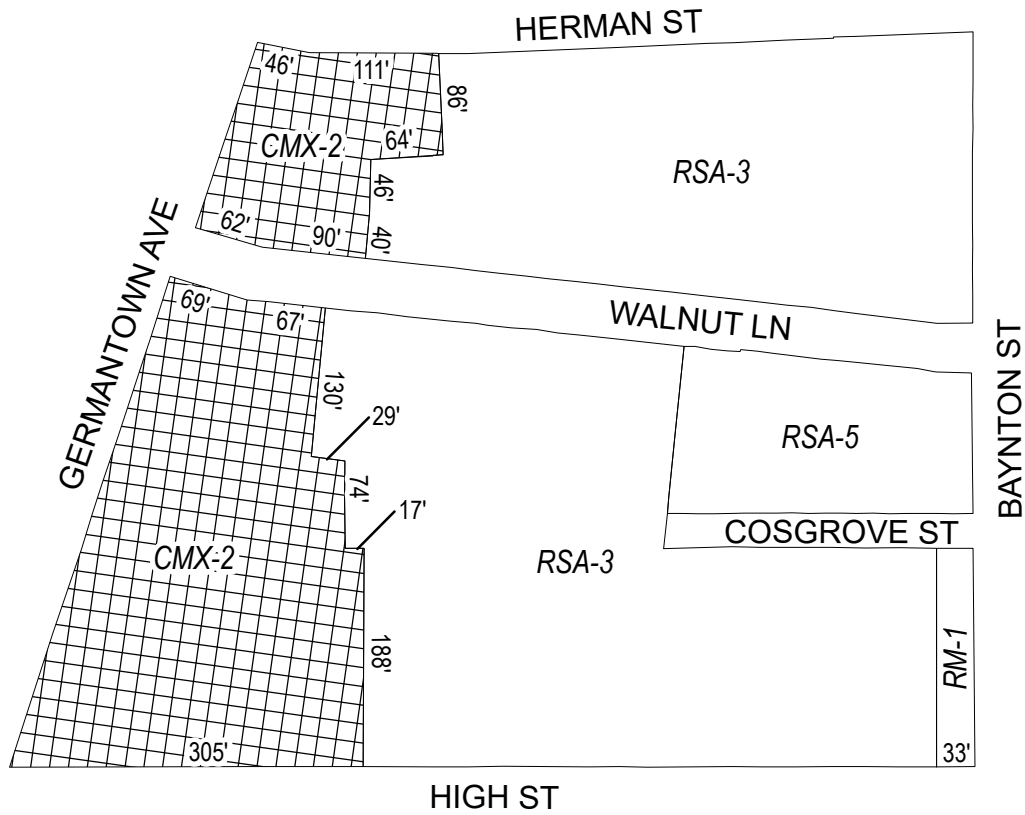
Zoning Districts

 CA-1, Auto-Oriented Commercial; CMX-2/CMX-2.5, Commercial Mixed-Use

 RSA-3/RSA-5, Residential Single-Family Attached



Map B11 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

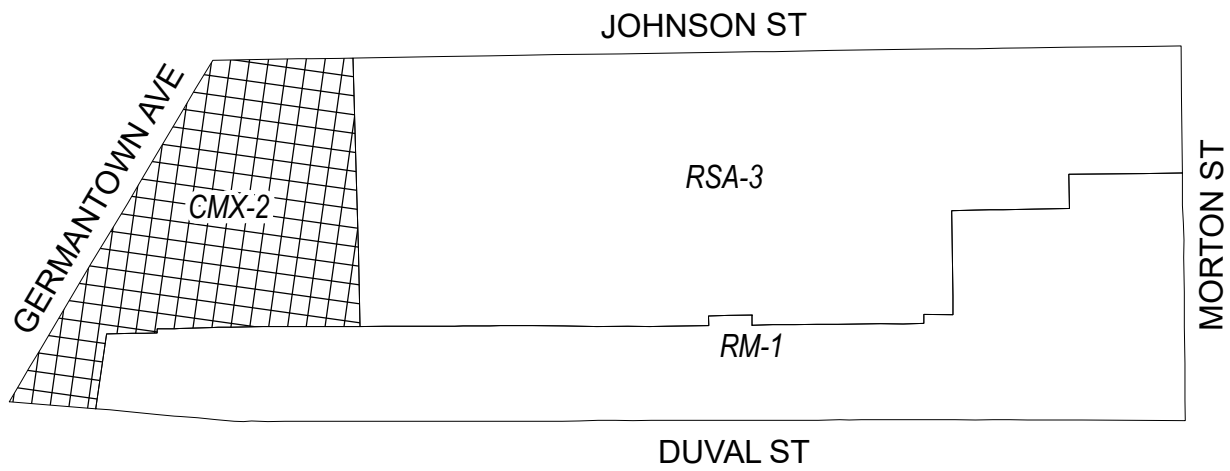


RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
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Map A12 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

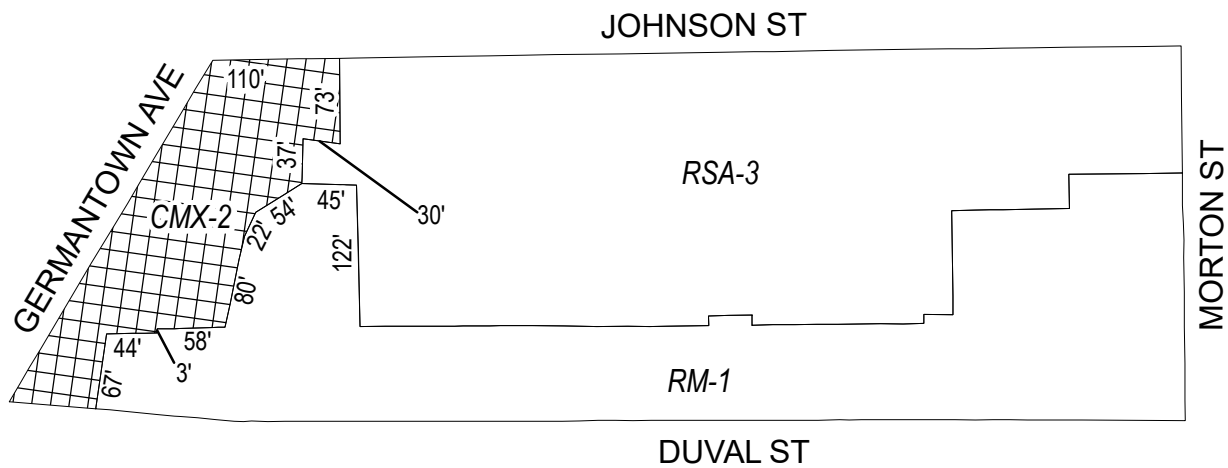


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

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Map B12 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



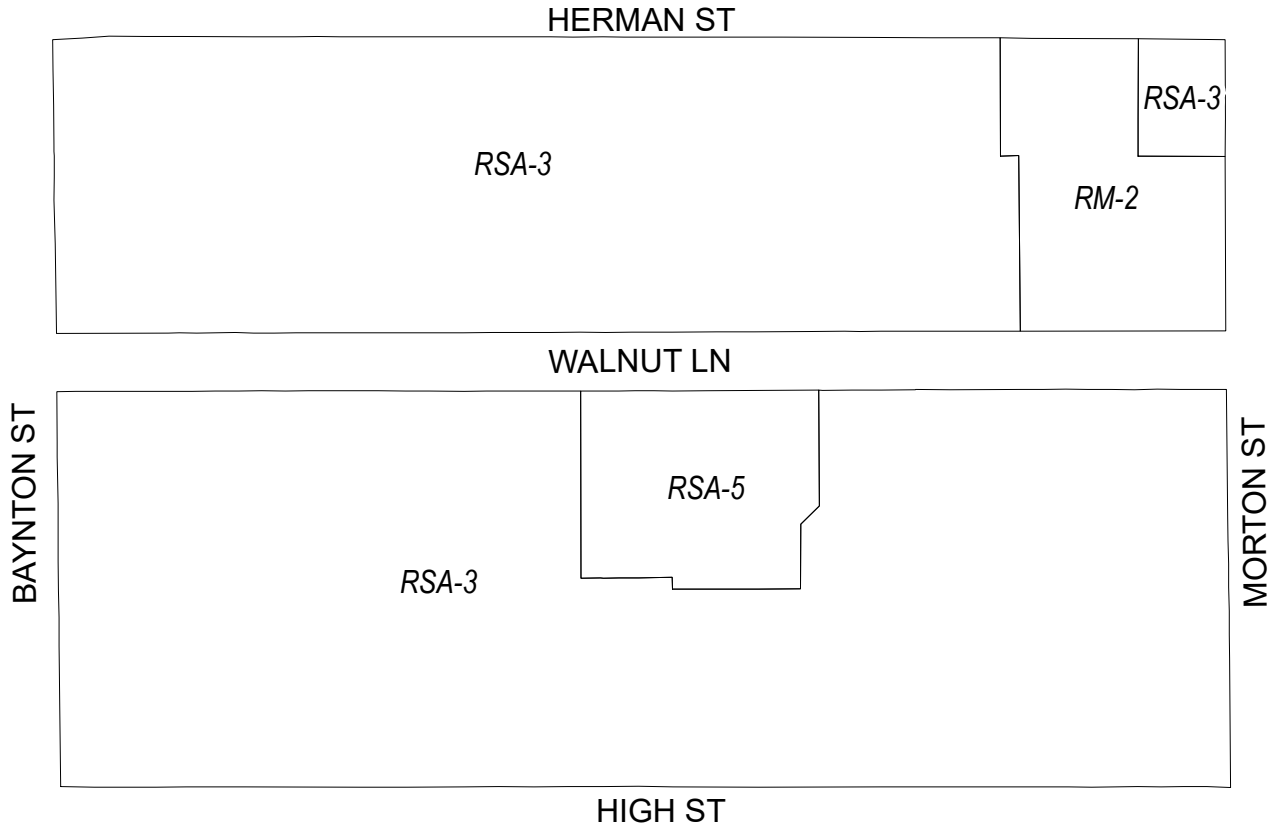
RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

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Map A13 Existing Zoning

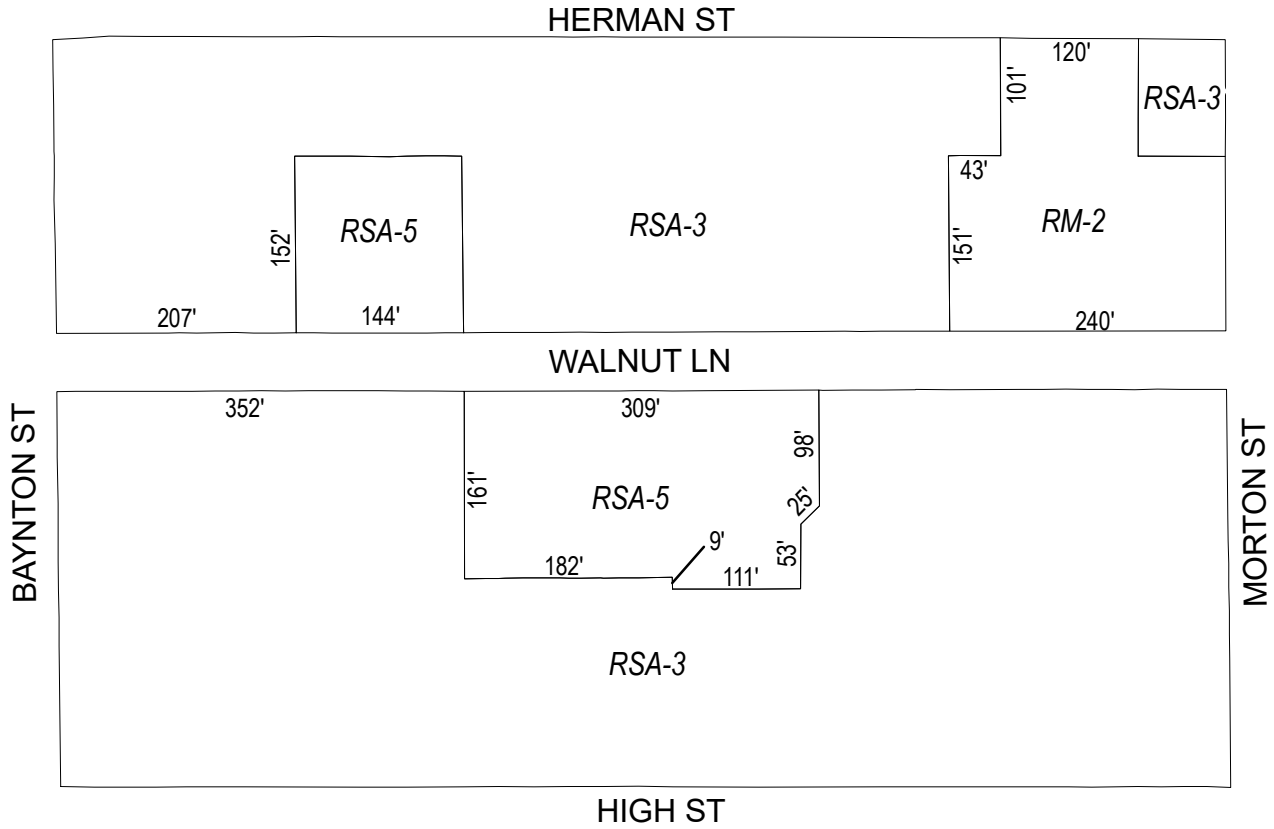


Zoning Districts


 RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
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Map B13 Proposed Zoning

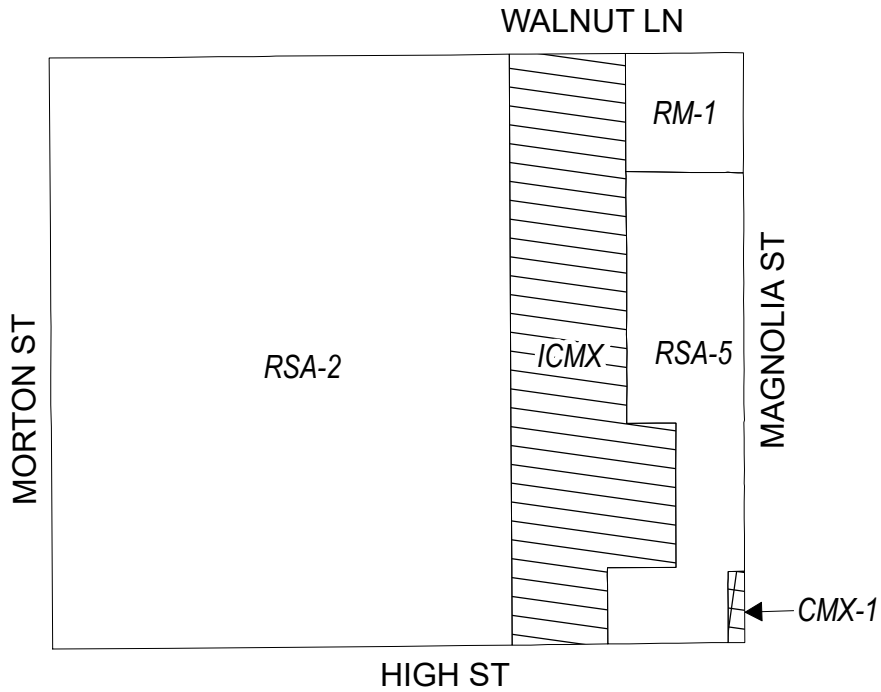


Zoning Districts

 RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
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Map A14 Existing Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



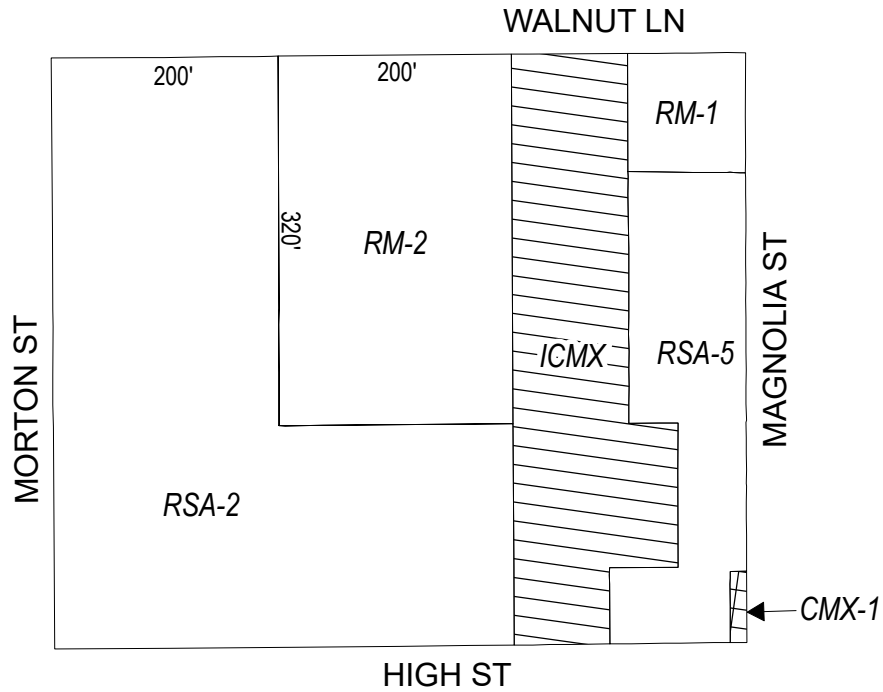
ICMX, Industrial Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached



Map B14 Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



ICMX, Industrial Commercial Mixed-Use

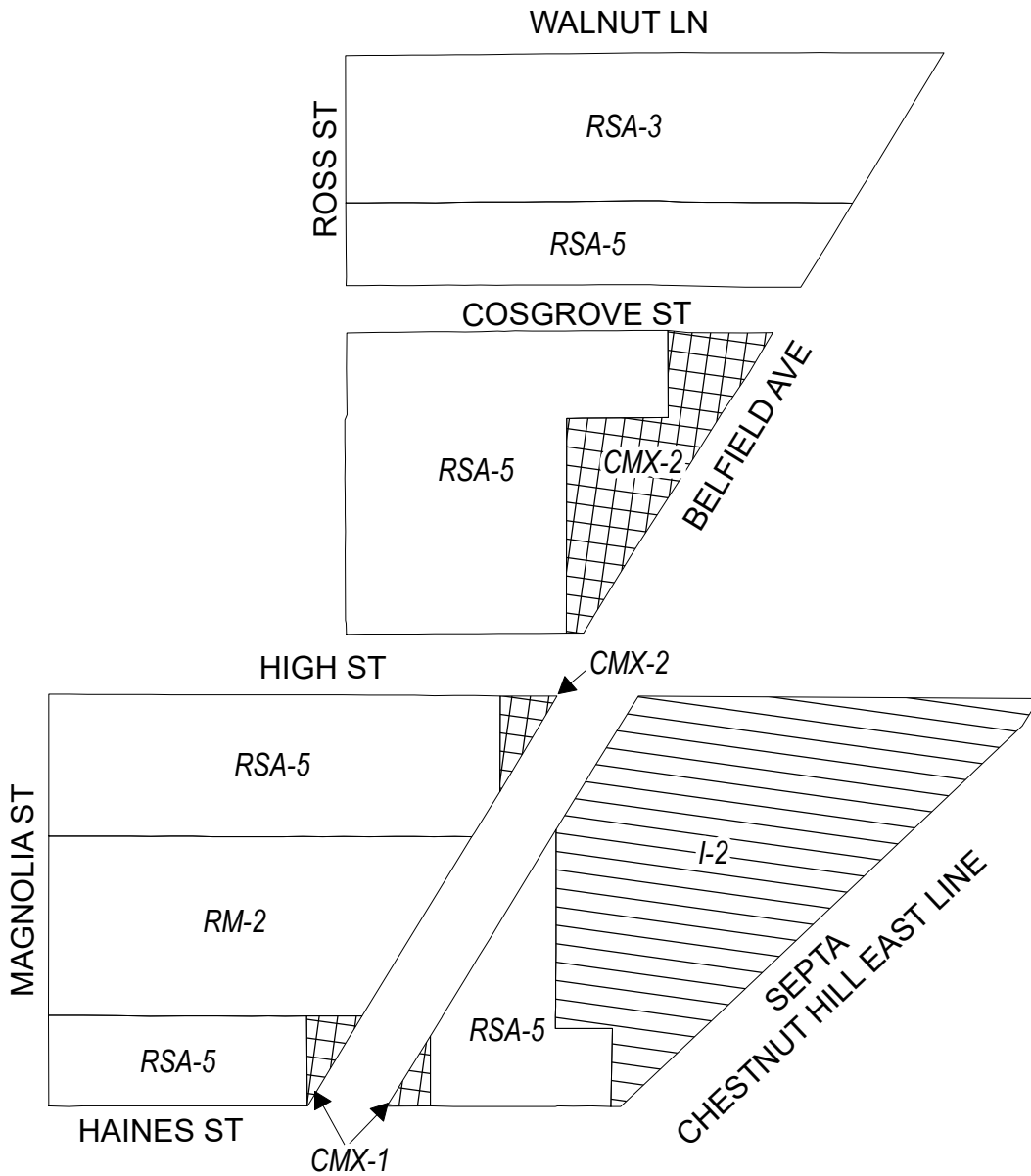


RM-1/RM-2, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached






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Map A15 Existing Zoning

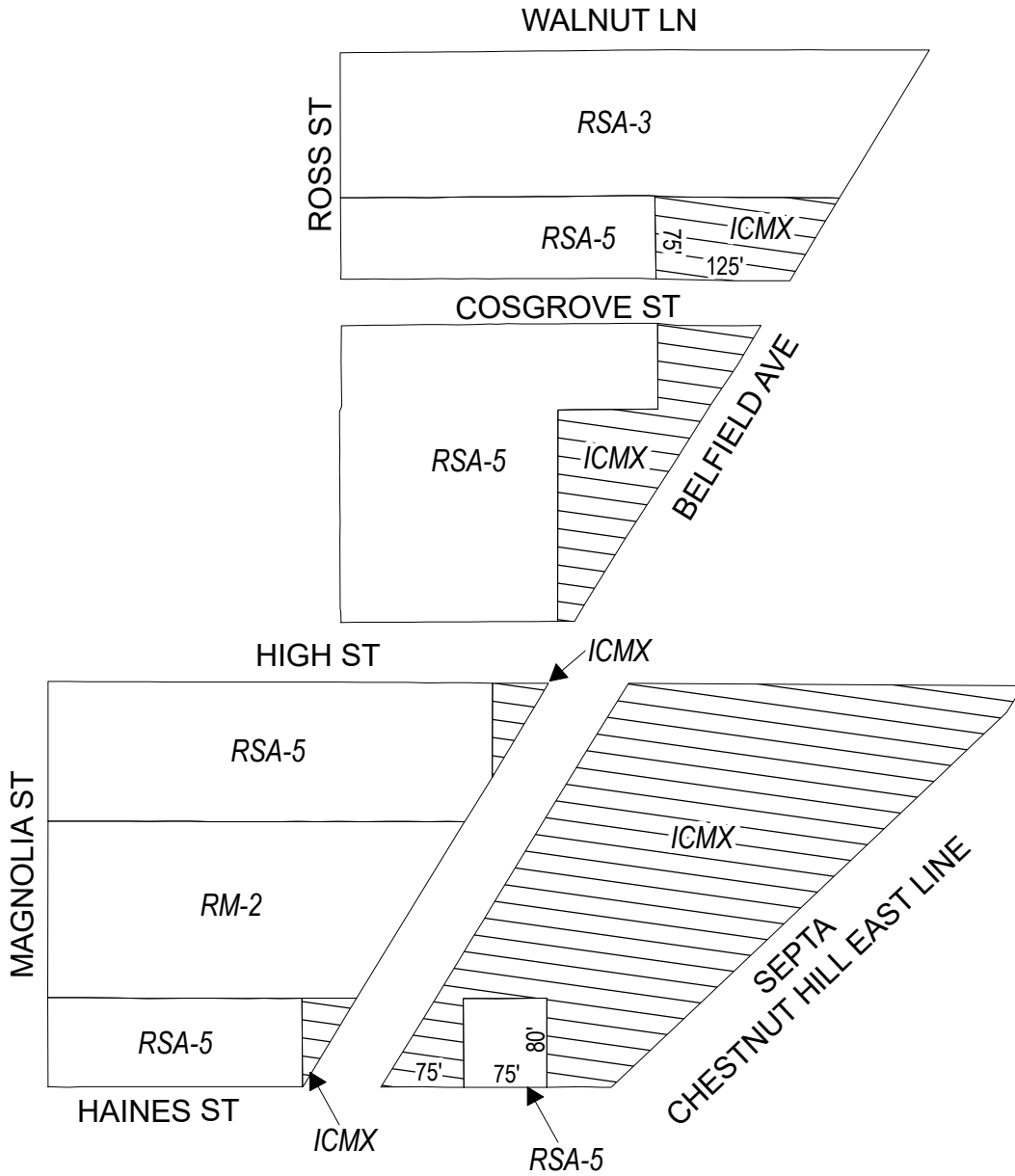


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
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Map B15 Proposed Zoning



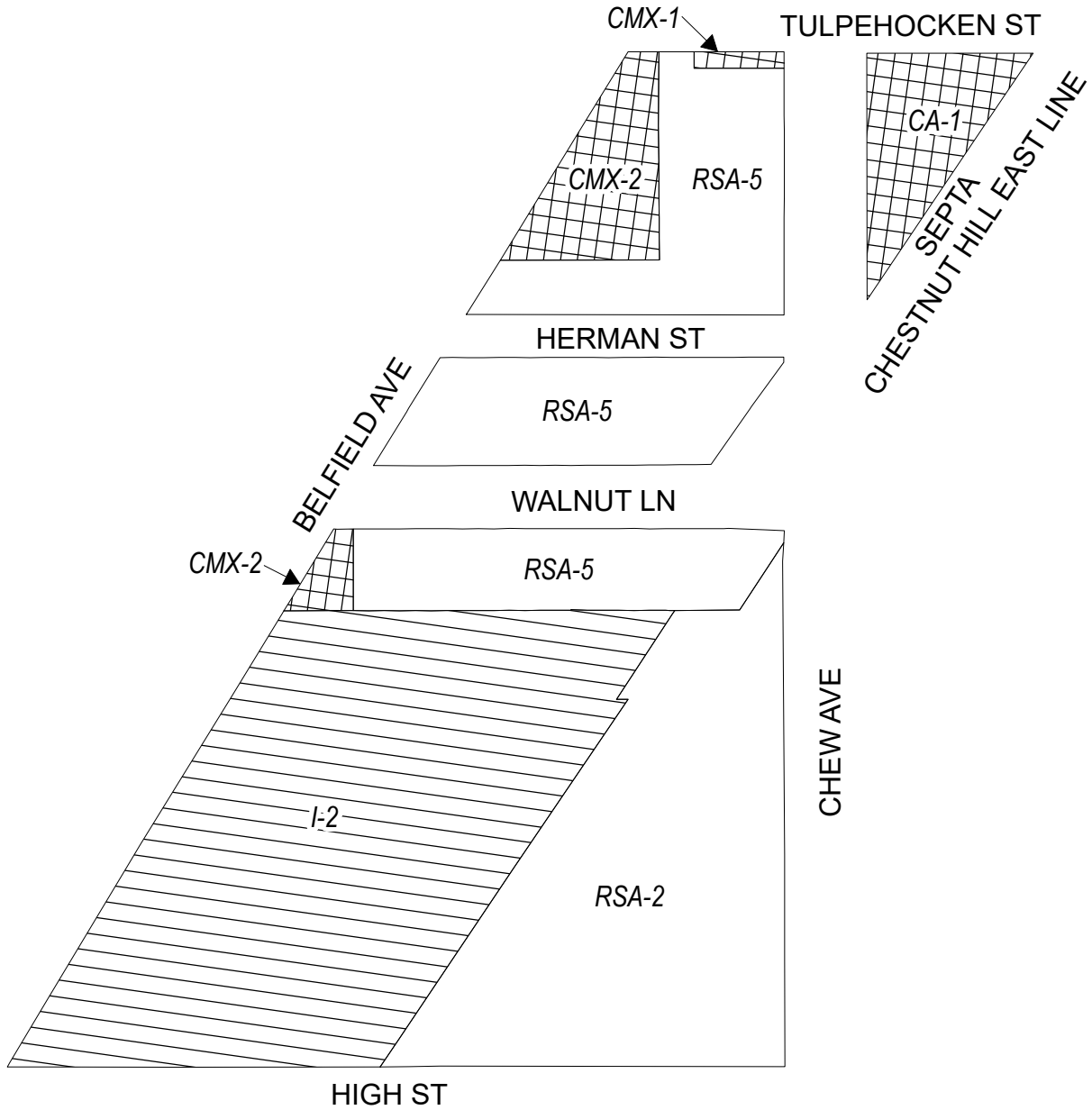
Zoning Districts

-  ICMX, Industrial Commercial Mixed-Use
 -  RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
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Map A16 Existing Zoning

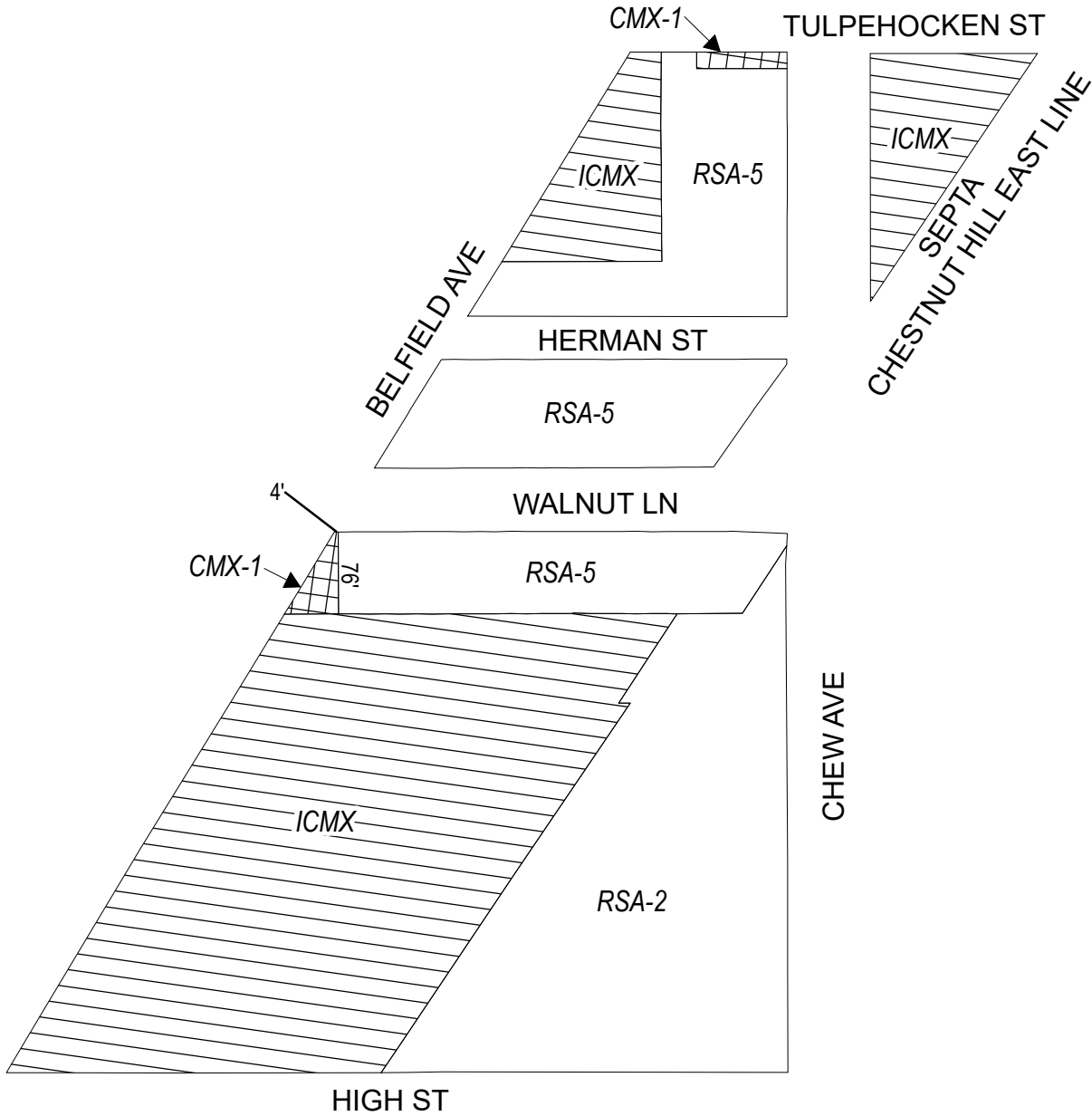


Zoning Districts




-  CA-1, Auto-Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RSA-2/RSA-5, Residential Single-Family Attached
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Map B16 Proposed Zoning



Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-Use
 -  RSA-2/RSA-5, Residential Single-Family Attached
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