



# City of Philadelphia

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

**BILL NO. 140746**

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**Introduced October 2, 2014**

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**Councilmember Henon**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by creating a new Mayfair/NCA Overlay district, the requirements of which shall apply to all commercially zoned properties in the area bounded by Frankford Avenue (both sides), Meridian Street, Rowland Avenue, Rhawn Street, Lexington Avenue, Solly Avenue, Revere Street, Holme Avenue, Roosevelt Boulevard, Bustleton Avenue, Lardner Street, Leonard Street, Lardner Street, Revere Street, and Benner Street.

*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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***§14-503. /NCA, Neighborhood Commercial Overlay.***

***(10) Mayfair.***

***(a) Applicability.***

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*The requirements of this Mayfair /NCA Overlay district apply to all commercially zoned properties in the area bounded by Frankford Avenue (both sides), Meridian Street, Rowland Avenue, Rhawn Street, Lexington Avenue, Solly Avenue, Revere Street, Holme Avenue, Roosevelt Boulevard, Bustleton Avenue, Lardner Street, Leonard Street, Lardner Street, Revere Street, and Benner Street.*

**(b) *Prohibited Uses in the Mayfair Commercial Corridor:***

*(.1) The following uses shall be prohibited:*

- (.a) Barbers, Hair and Nail Salons;*
- (.b) Car Wash;*
- (.c) Consignment or Thrift Shops;*
- (.d) Distributor of Malt or Brewed Beverages;*
- (.e) Fortune Telling Service;*
- (.f) Group Daycare and Daycare Centers;*
- (.g) Laundromat, hand laundry, self-service dry cleaning, or dry cleaning pick-up agency;*
- (.h) Personal Credit Establishments;*
- (.i) Private Clubs;*
- (.j) Retail Sales of Beauty Products and/or Wigs;*
- (.i) Retail Sales of Telecommunications Equipment as a main use;*
- (.k) Retail Sales or rental of Used Appliances or Furniture;*
- (.l) Retail Sales of Variety/General Store Merchandise, when located in a space with less than 7,500 sq.ft;*
- (.m) Tobacco or Pipe Sales as a main use; and,*
- (.n) Vehicle and Vehicular Equipment Sales and Services.*

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**(c) *Prohibition of Building Setbacks.***

*Notwithstanding the front, side, and rear yard requirements of the base zoning districts, for properties with street frontage along Frankford Avenue, all new construction must be built to the street line of Frankford Avenue.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics indicate new matter added.*

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