

City of Philadelphia



(Bill No. 210829)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending certain provisions of Section 14-502, entitled “/ CTR, Center City Overlay District,” to create a new subarea of the Old City Residential 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

* * *

§ 14-502. / CTR, Center City Overlay District.

* * *

(2) Applicability.

* * *

(b) Area Boundaries

* * *

(.17) Old City Residential Area.

The Old City Residential area is bounded by Spring Garden Street, 2nd Street, Callowhill Street, 6th Street, Vine Street, 5th [street,] *Street, Independence Mall East*, Walnut Street, Front Street, a line extending from the north street line of Market Street to the Delaware Expressway, the Delaware Expressway, Wood Street and Christopher Columbus Boulevard. The Old City Residential area is further subdelineated as follows:

* * *

City of Philadelphia

BILL NO. 210829 *continued*

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(.c) *Core: the area bounded by the Benjamin Franklin Bridge, the Delaware Expressway, Race Street, Front Street, Walnut Street, Independence Mall East, and 5th Street.*

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

Table 14-502-1: /CTR Summary Table

Area	Height Controls	Setback / Build-To Controls	Supplemental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls	Bulk and Massing Controls
*	*						*
Old City Residential Area			§ 14-502(5)	§ 14-502(6)(f)			
*	*						*
Core				§ 14-502(6)(n)			
Parking Garage Ground Floor Use Control Area				§ 14-502(6)(d)			
*	*						*

* * *

(6) Parking and Loading Regulations.

* * *

(n) *Old City Residential Area, Core*

Notwithstanding any other provision of this Zoning Code, no off-street parking spaces shall be required for any lot located in this area.

City of Philadelphia

BILL NO. 210829 continued

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City of Philadelphia

BILL NO. 210829 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 10, 2022. The Bill was Signed by the Mayor on March 23, 2022.



Michael A. Decker
Chief Clerk of the City Council