



City of Philadelphia

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

**BILL NO. 220658
(As Amended, 10/21/22)**

Introduced September 15, 2022

**Councilmember Jones
for
Council President Clarke**

**Referred to the
Committee on Rules**

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 "/NBO, Nelson Brown People's Village 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

* * *

§ 14-537. /NBO, Nelson Brown People's Village Overlay District

(1) *Applicability.*

The Nelson Brown People's Village Overlay District shall consist of all residentially zoned lots within the area bounded by Susquehanna Avenue, 11th Street, Diamond Street, and 13th Street.

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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.

(4) *Materials*

The facade materials of new construction and additions along each street frontage shall be the same.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.