



# City of Philadelphia

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

**BILL NO. 220658-A**  
**(As Amended on Floor 11/3/2022)**

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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 "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.*

(2) *Height Regulation.*

# City of Philadelphia

BILL NO. 220658-A, as amended continued

*(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 ground floor front facade of new construction and additions shall be fully composed of brick, excluding doors and windows and any trim surrounding these openings.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.

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