



City of Philadelphia

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

**BILL NO. 180511
(As Amended, 6/12/18)**

Introduced May 17, 2018

Councilmember Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-503 of The Philadelphia Code, entitled “/NCA, Neighborhood Commercial Area Overlay,” by adding a new subsection entitled “South Broad Street Gateway,” and making related changes, 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.

* * *

(6) Parking and Loading Regulations.

The following parking regulations apply to the areas described in each subsection.

(a) Motor Vehicle Ingress and Egress Restrictions.

City of Philadelphia

BILL NO. 180511, as amended continued

Vehicular ingress and egress is prohibited to and from the following: (See Parking and Loading Regulations Area Map 1 for illustrative purposes only):

* * *

- (.6) Accessory parking and loading and trash storage areas or structures in any of the following areas:

* * *

- (.b) Broad Street within the Broad Street Area, South, except for lots designated "CMX-5" on the east side of Broad Street, between Spruce Street and Pine Street, *and lots designated "CMX-5" on the east side of Broad Street, between Carpenter Street and Washington Avenue.*

* * *

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

* * *

(11) South Broad Street Gateway.

* * *

(a) Applicability.

The requirements of this South Broad Street Gateway /NCA overlay district apply to all commercially zoned lots within the area bounded by Broad Street, Washington Avenue, 13th Street, and Carpenter Street. In the event of a conflict between any provision of this § 14-503(11) and any other provision of this Zoning Code, the provision of this § 14-503(11) shall control.

(b) Use Regulations.

In addition to those uses permitted under this Zoning Code, the following uses shall be permitted:

City of Philadelphia

BILL NO. 180511, as amended continued

(.1) Eating and Drinking Establishments, including both sit-down and takeout restaurants;

(.2) Accessory and non-accessory structured parking both above and below ground;

(.3) Roof decks for residential and non-residential uses; and

(.4) Pool or billiards rooms.

(c) Parking and Loading.

(.1) The ground floor of any parking garage, other than those accessory to a single- or two-family dwelling, must be occupied by an office, retail sales, commercial services, or public, civic, and institutional use. This requirement applies only to street frontages along Broad Street and Washington Avenue and does not apply to areas occupied by entrances, exits, curb cuts, or waiting areas.

(.2) Vehicular ingress and egress to loading and trash storage areas are only permitted to and from Carpenter Street and 13th Street. Each individual loading space or group of loading spaces shall be limited to one two-way curb cut with a maximum width of 30 feet on the street frontage or two one-way curb cuts with a maximum width of 24 feet each.

(.3) For multi-family residential uses, the minimum required number of parking spaces is 3 spaces per 10 dwelling units.

(.4) Bicycle Parking Ratios and Standards

(.a) For multi-family buildings having 12 or more dwelling units, the minimum number of Class 1 A bicycle parking spaces is 2.5 per every 10 dwelling units.

(d) Signs

(.1) Accessory Sign Controls

(a) Wall signs shall be neither digital nor animated and shall not extend above 30 feet from grade elevation.

City of Philadelphia

BILL NO. 180511, as amended continued

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.