



# City of Philadelphia

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

**BILL NO. 190256  
(As Amended, 6/12/19)**

---

**Introduced April 4, 2019**

---

**Councilmember Bass**

---

**Referred to the  
Committee on Rules**

---

## **AN ORDINANCE**

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cresheim Valley Drive, the SEPTA Chestnut Hill East Railroad, Mount Airy Avenue, Chew Avenue, Johnson Street, Emlen Street, Carpenter Lane, and the SEPTA Chestnut Hill West Railroad; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-503, entitled "NCA, Neighborhood Commercial Area Overlay District," by amending the provisions of the "Germantown Avenue" NCA overlay district, all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Cresheim Valley Drive, the SEPTA Chestnut Hill East Railroad, Mount Airy Avenue, Chew Avenue, Johnson Street, Emlen Street, Carpenter Lane, and the SEPTA Chestnut Hill West Railroad from the existing zoning designations indicated on Maps "A1" through "A15" set forth below to the zoning designations indicated on Maps "B1" through "B15" set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

### TITLE 14. ZONING AND PLANNING

\* \* \*

### CHAPTER 14-500. OVERLAY ZONING DISTRICTS

\* \* \*

# City of Philadelphia

BILL NO. 190256, as amended continued

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

\* \* \*

### (3) Germantown Avenue.

#### (a) Applicability.

The requirements of this Germantown Avenue /NCA overlay district apply to *the subareas within that district set forth as follows and as shown on the following graphic for illustrative purposes only:*

##### *(.1) Chestnut Hill Subarea.*

[all] All commercially-zoned properties (except for properties zoned CMX-1) fronting on Germantown Avenue between Chestnut Hill Avenue and Cresheim Valley [Drive, as shown on the following map for illustrative purposes only.] Drive.

##### *(.2) Mount Airy Subarea.*

*All properties fronting on Germantown Avenue between Cresheim Valley Drive and Washington Lane.*

\* \* \*

#### (b) *Chestnut Hill Subarea.*

*The following standards apply in the Chestnut Hill Subarea:*

##### *(.1) Height.*

Buildings [in the Germantown Avenue /NCA Overlay district] may not exceed 38 ft. in height, except that buildings on corner lots with frontage on two or more streets may be up to 45 ft. in height.

##### *[(c)] (.2) Limitations on Floor Area Used For Commercial Purposes.*

The maximum amount of net leasable area for uses other than residential, parks and open space, and public, civic, and institutional uses shall be:

*[(.1)] (.a) In buildings erected after December 28, 1995: 4,000 sq. ft.*

# City of Philadelphia

BILL NO. 190256, as amended continued

[(.2)] (.b) In buildings erected on or before December 28, 1995: The greater of 4,000 sq. ft. and the amount of net leasable area existing on December 28, 1995. Any net leasable area used for commercial purposes in excess of 4,000 sq. ft. shall be considered nonconforming.

[(d)] (.3) Building Width.

The maximum width of a building frontage along Germantown Avenue for any newly erected building or existing building to which an addition is added after December 28, 1995, shall be 30 ft.

(c) *Mount Airy Subarea.*

*The following standards apply within the Mount Airy Subarea:*

(.1) *Facade Review.*

*L&I shall not issue a building permit for the erection of a building or the alteration of facade until the Planning Commission has reviewed the plans of all proposed facades and determined that the proposed facades, in the opinion of the Commission, are in harmony with the Mount Airy Subarea's historic commercial area and pedestrian-oriented environment. The Commission shall have 60 days to approve or disapprove the application, after which its approval will be presumed.*

(.2) *Signs.*

*No sign may be erected or maintained in the Mount Airy Subarea unless approved by the Art Commission. The Art Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.*

(.3) *Prohibited Uses.*

*In addition to uses otherwise prohibited by the Zoning Code, the following uses shall be prohibited:*

(.a) *Drive-throughs.*

(.b) *Vehicle Equipment and Supplies Sales and Rentals.*

(.4) *Ground Floor Uses*

# City of Philadelphia

BILL NO. 190256, as amended continued

*In the CMX-2 and CMX-2.5 district, the following shall not be subject to the provisions set forth in Table Note [3] of Table 14-602-2, which otherwise requires that buildings in CMX-2 or CMX-2.5 zoning districts contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line:*

*(.a) If the lot is bounded by two or more streets, any building frontage that faces a portion of the lot that is not a designated primary frontage.*

*(.b) All frontages of buildings that are designated as historic by the Philadelphia Historical Commission and added to the Philadelphia Register of Historic Places.*

## *(.5) Parking.*

*(.a) In any zoning district, required accessory parking may be provided on a lot separate from the lot on which the principal use is located; provided that the parking complies with the standards of § 14-802(9)(a) through §14-802(9)(e), as if those provisions applied.*

*(.b) Parking for residential uses shall meet the following standards:*

*(.i) For lots with fewer than 20 dwelling units, there is no required minimum number of parking spaces.*

*(.ii) For lots with 20 or more dwelling units, parking shall be provided at a minimum ratio of three parking spaces for every ten dwelling units.*

*(.c) Off-street surface parking and loading shall not be located between the building line and street line along Germantown Avenue.*

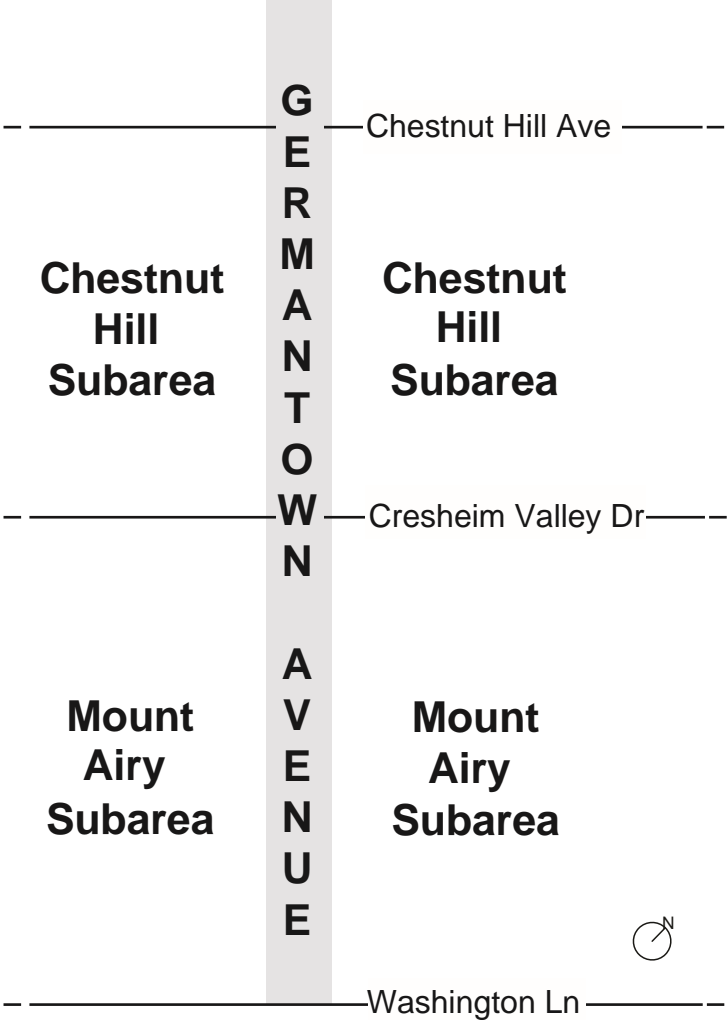
## SECTION 3. Maps.

(1) Delete from The Philadelphia Code the map set forth at § 14-503(3)(a).

(2) At the end of § 14-503(3)(a)(2) (“Mount Airy Subarea”), immediately before new § 14-503(3)(b) (“Chestnut Hill Subarea”), as added by Section 2 of this Ordinance, insert the following graphic:

# City of Philadelphia

BILL NO. 190256, as amended continued

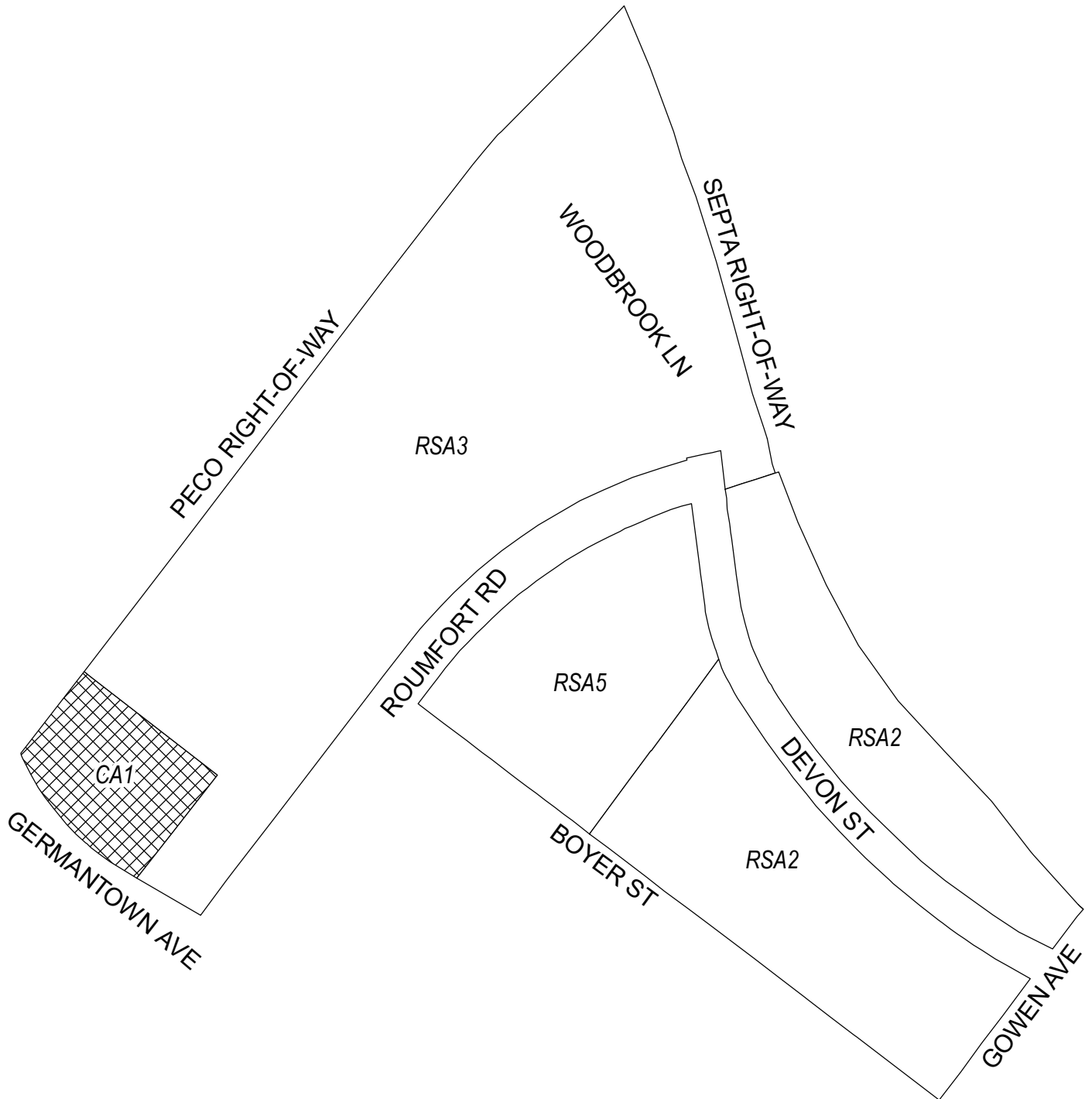


SECTION 4. This Ordinance shall become effective immediately.



**Explanation:**

[Brackets] indicate matter deleted.  
*Italics* indicate matter added.

# City of Philadelphia Map A1 Existing Zoning



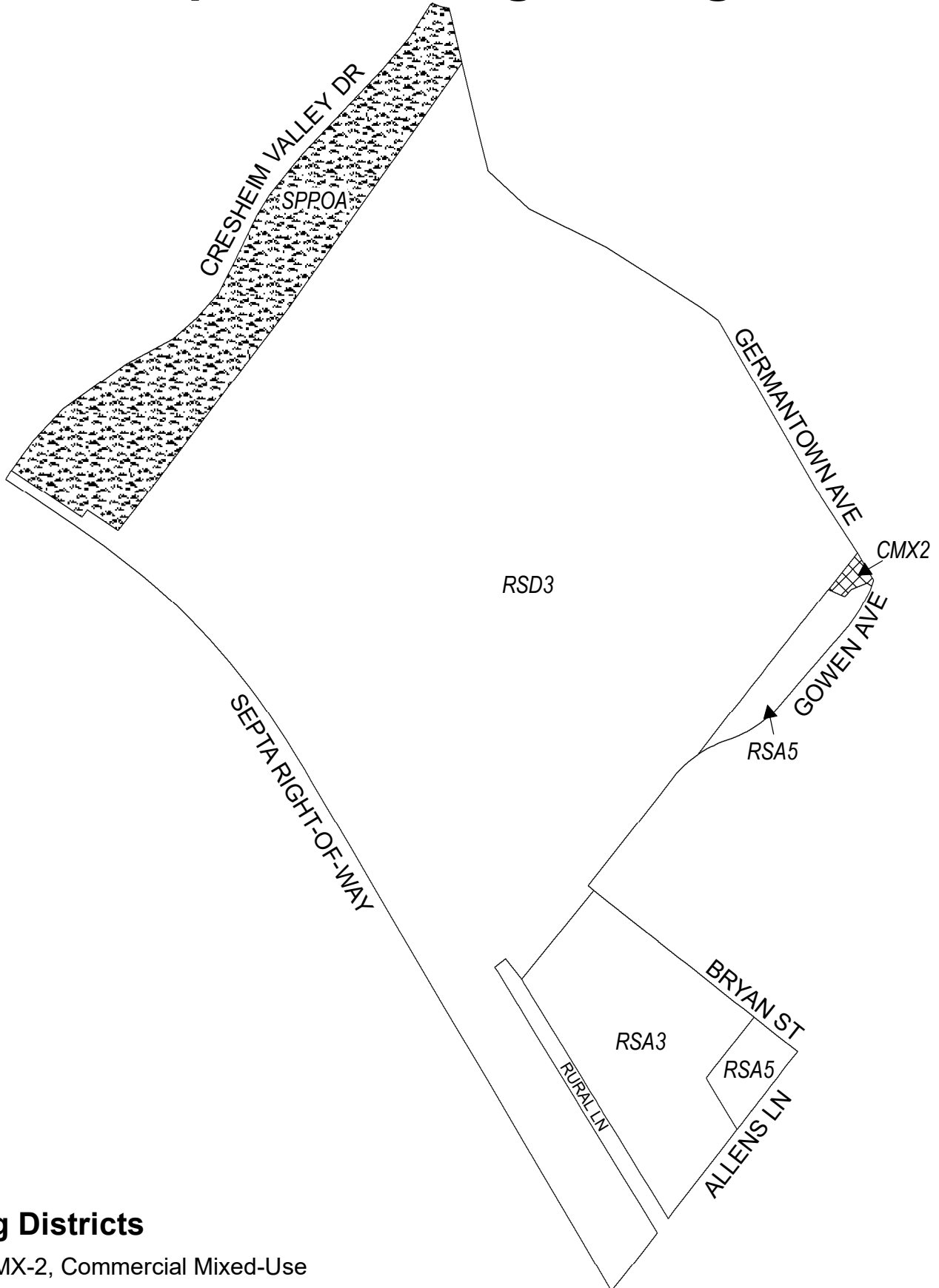
## Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  RSA-2/RSA-3/RSA-5, Residential Single-Family Attached






# City of Philadelphia

## Map A2 Existing Zoning



### Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
-  SP-PO-A, Parks and Open Space



# Map A3 Existing Zoning



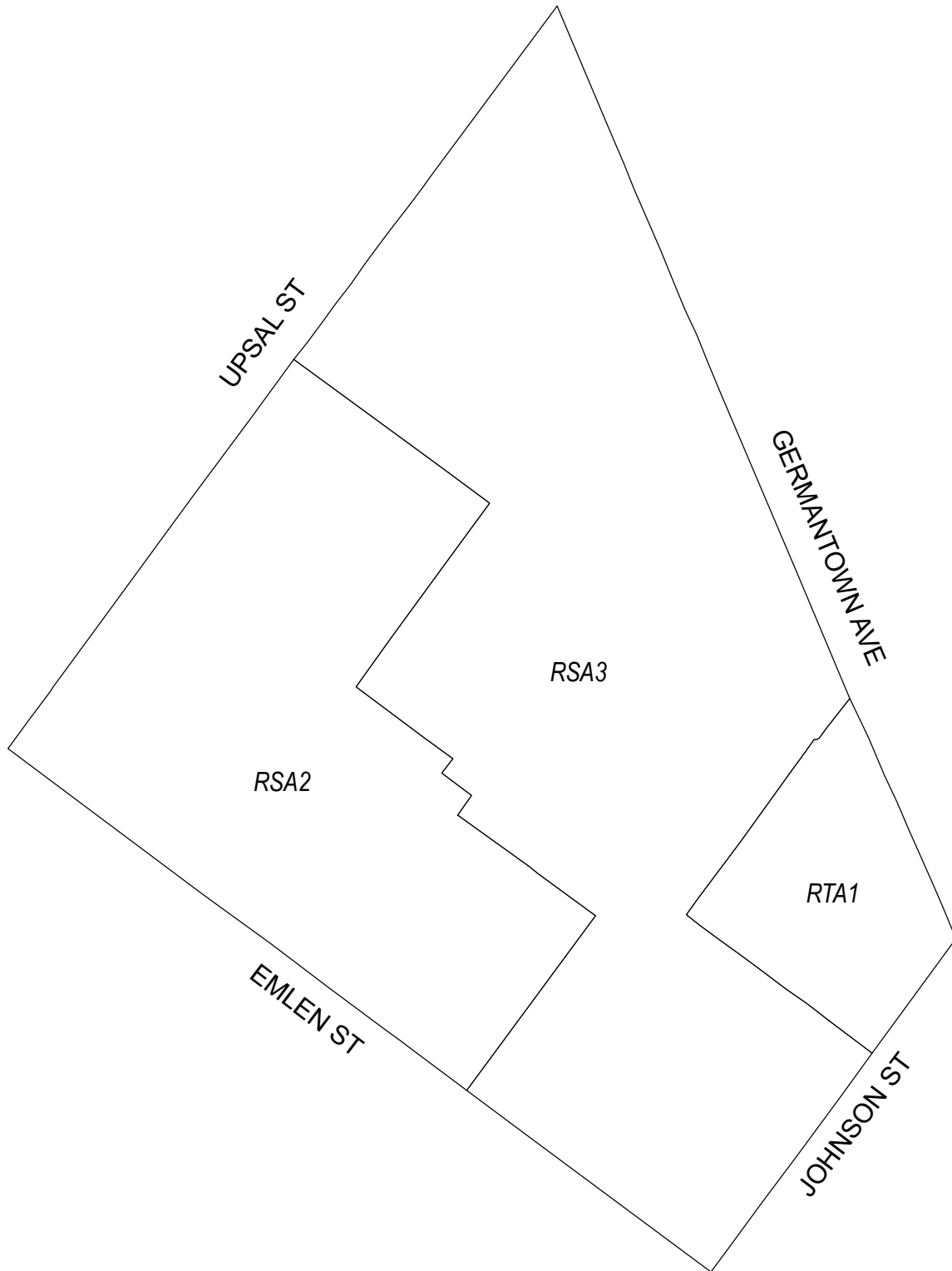
## Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  RSA-1/RSA-2/RSA-3/RSA-5, Residential Single-Family Attached





# City of Philadelphia Map A4 Existing Zoning

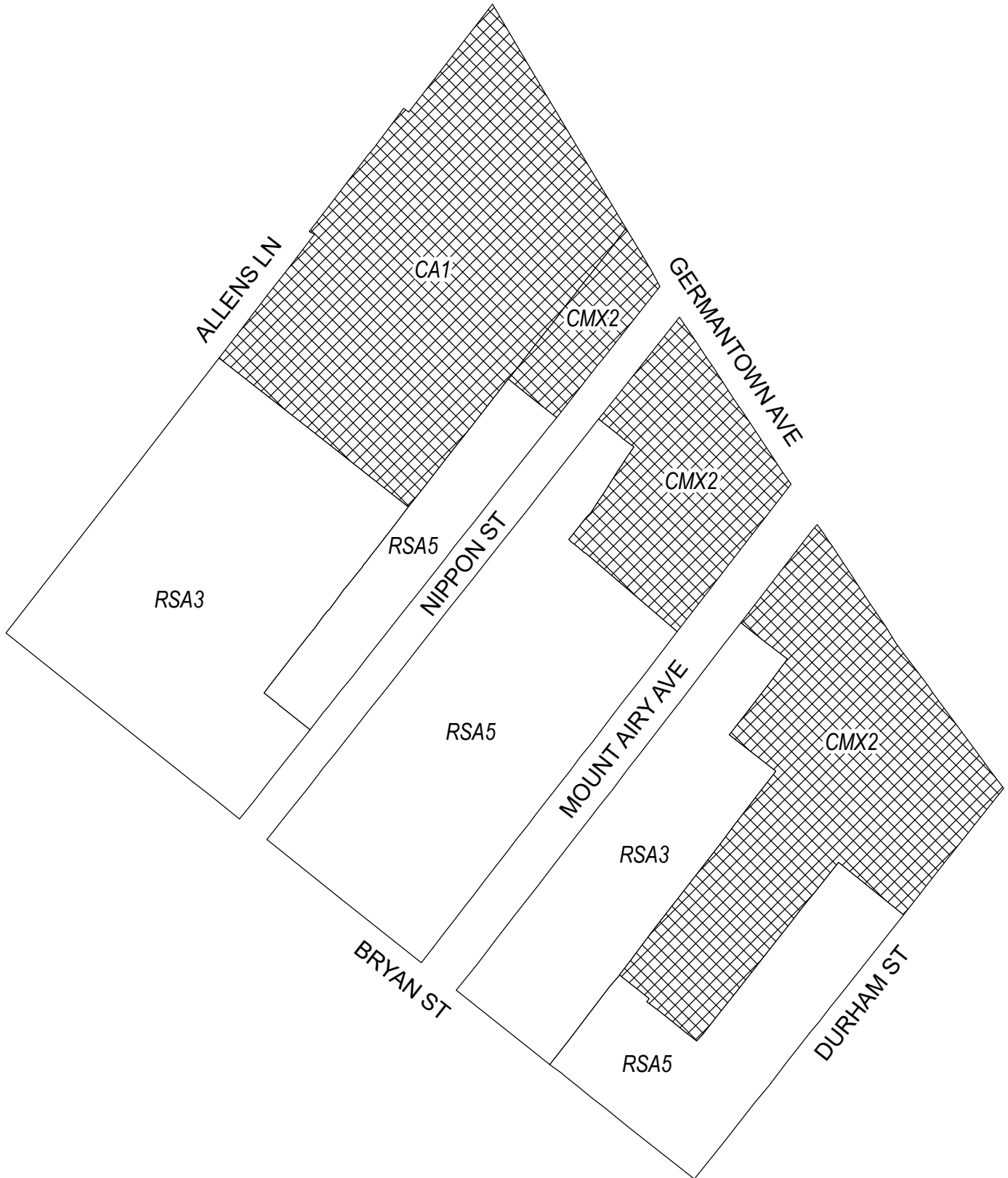


## Zoning Districts



□ RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached



# City of Philadelphia Map A5 Existing Zoning



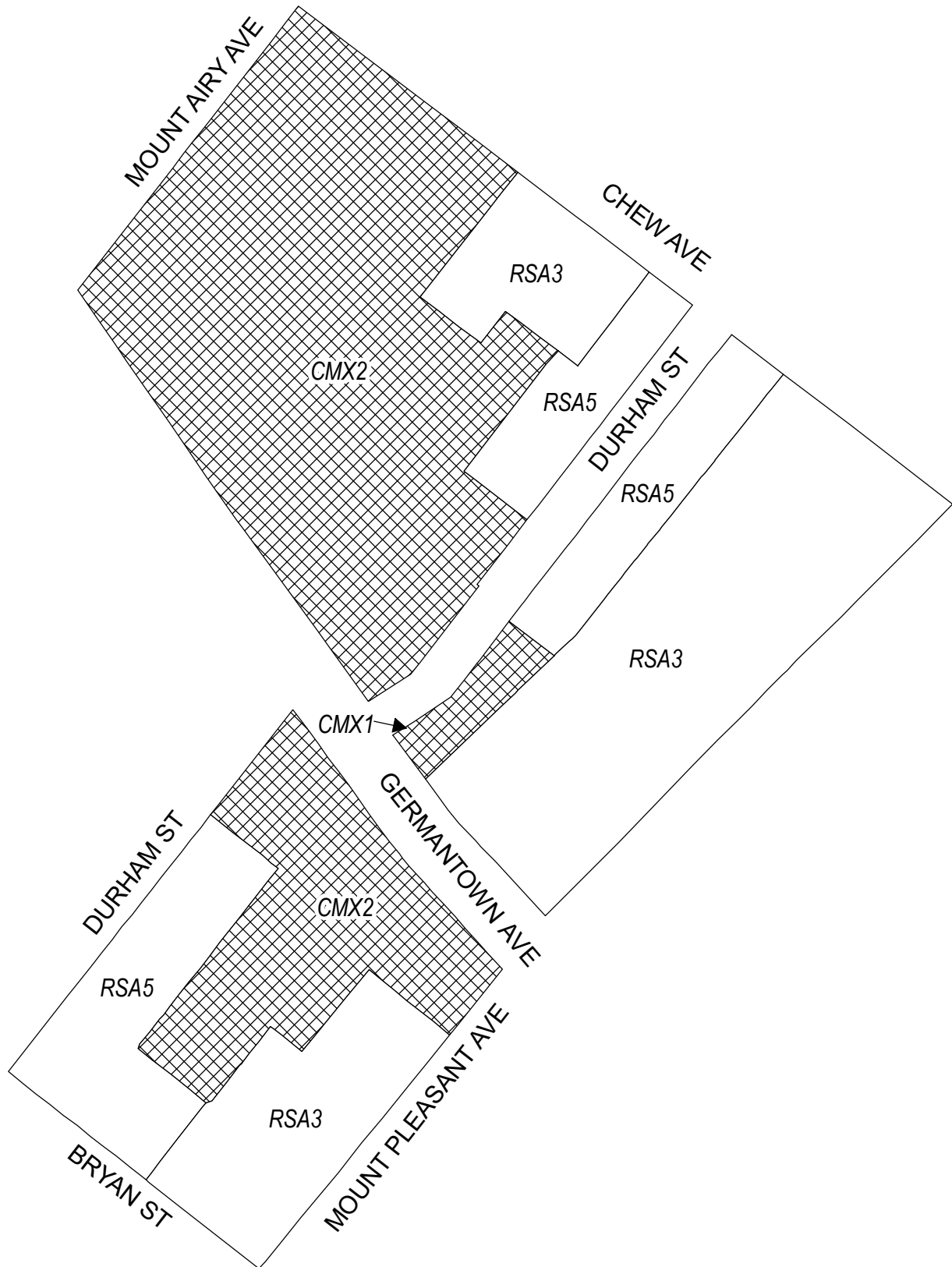
## Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached





# City of Philadelphia

## Map A6 Existing Zoning



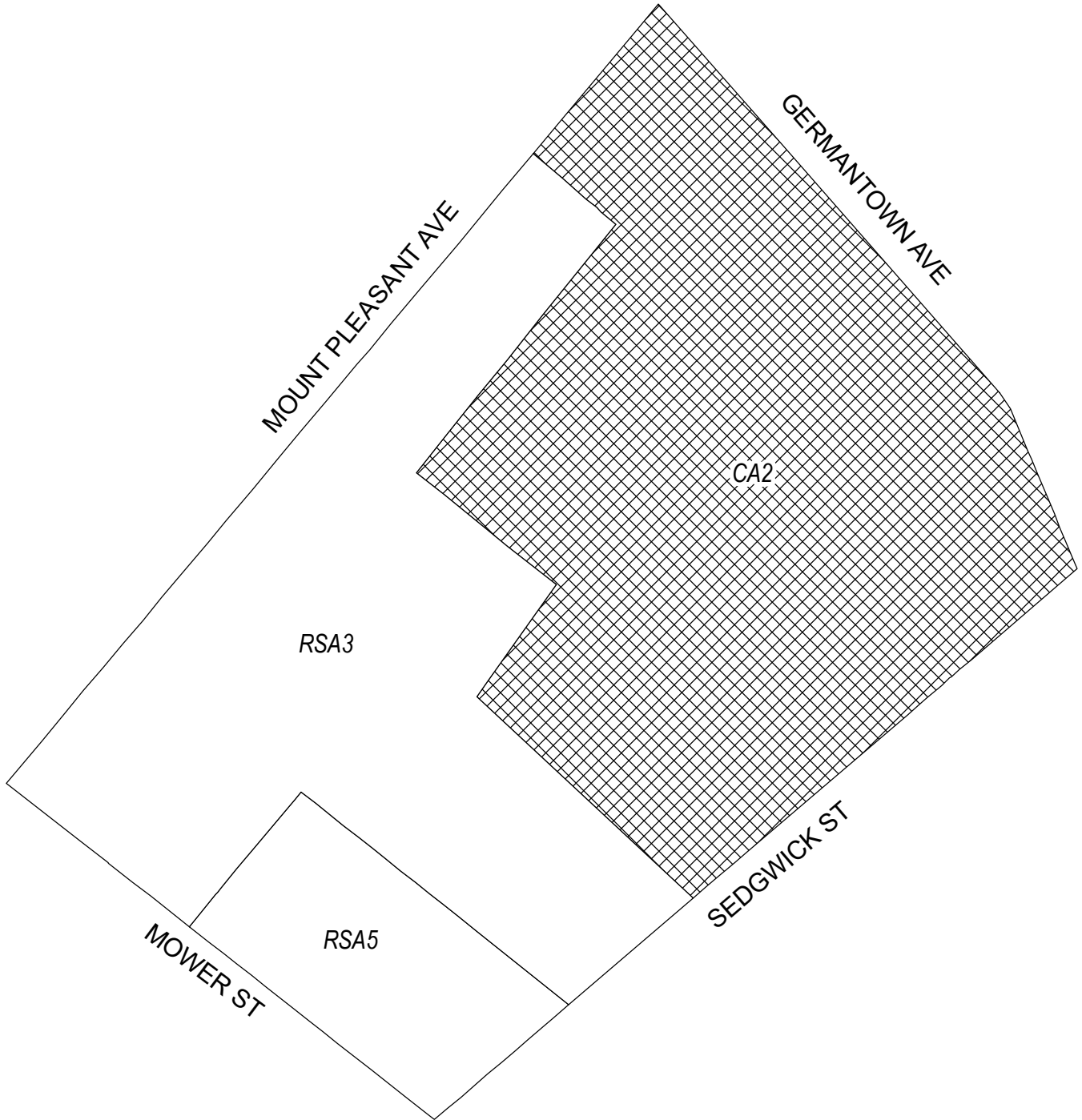
### Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached





# City of Philadelphia

## Map A7 Existing Zoning

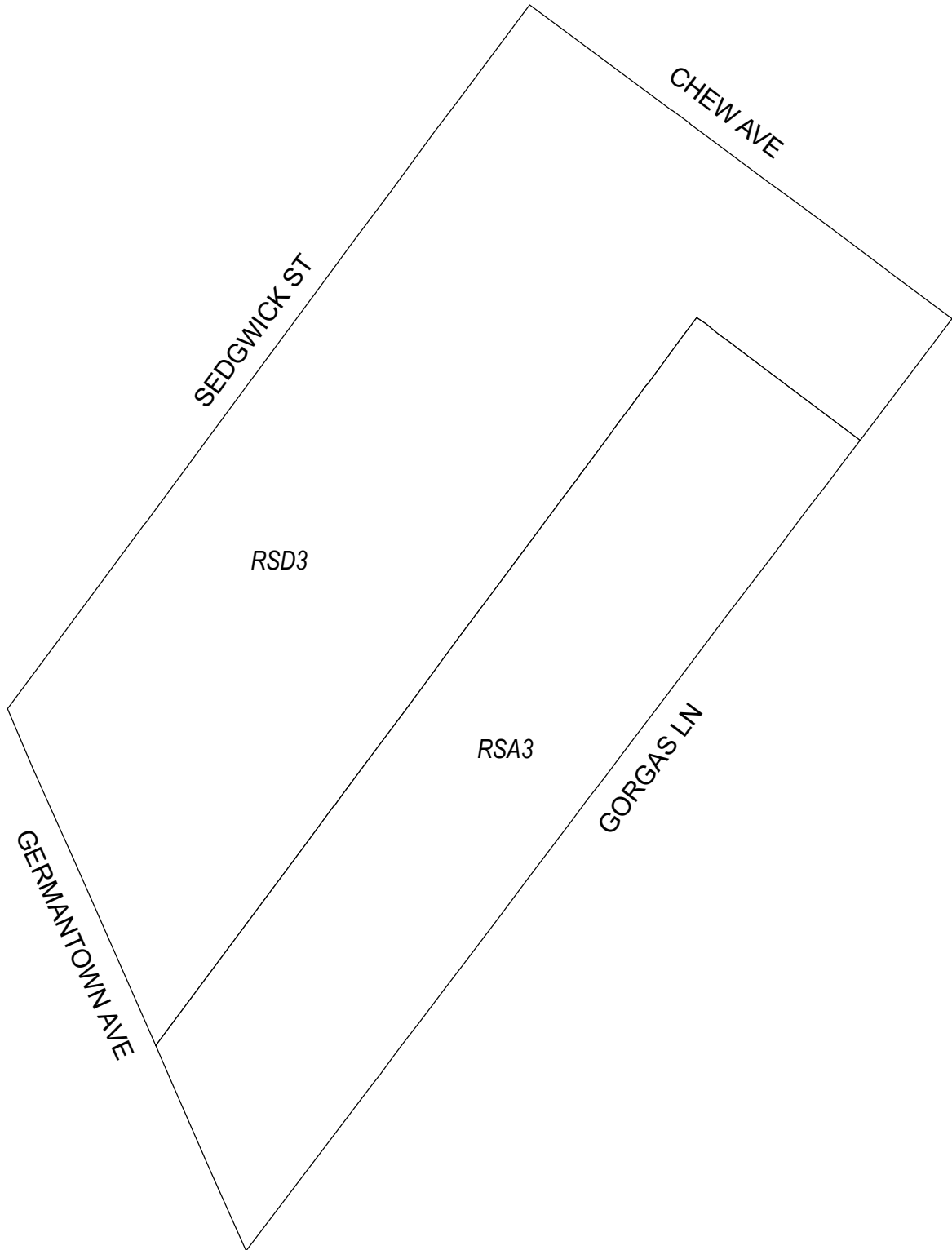


### Zoning Districts

-  CA-2, Auto-Oriented Commercial
-  RSA-3/RSA-5, Residential Single-Family Attached



# City of Philadelphia Map A8 Existing Zoning



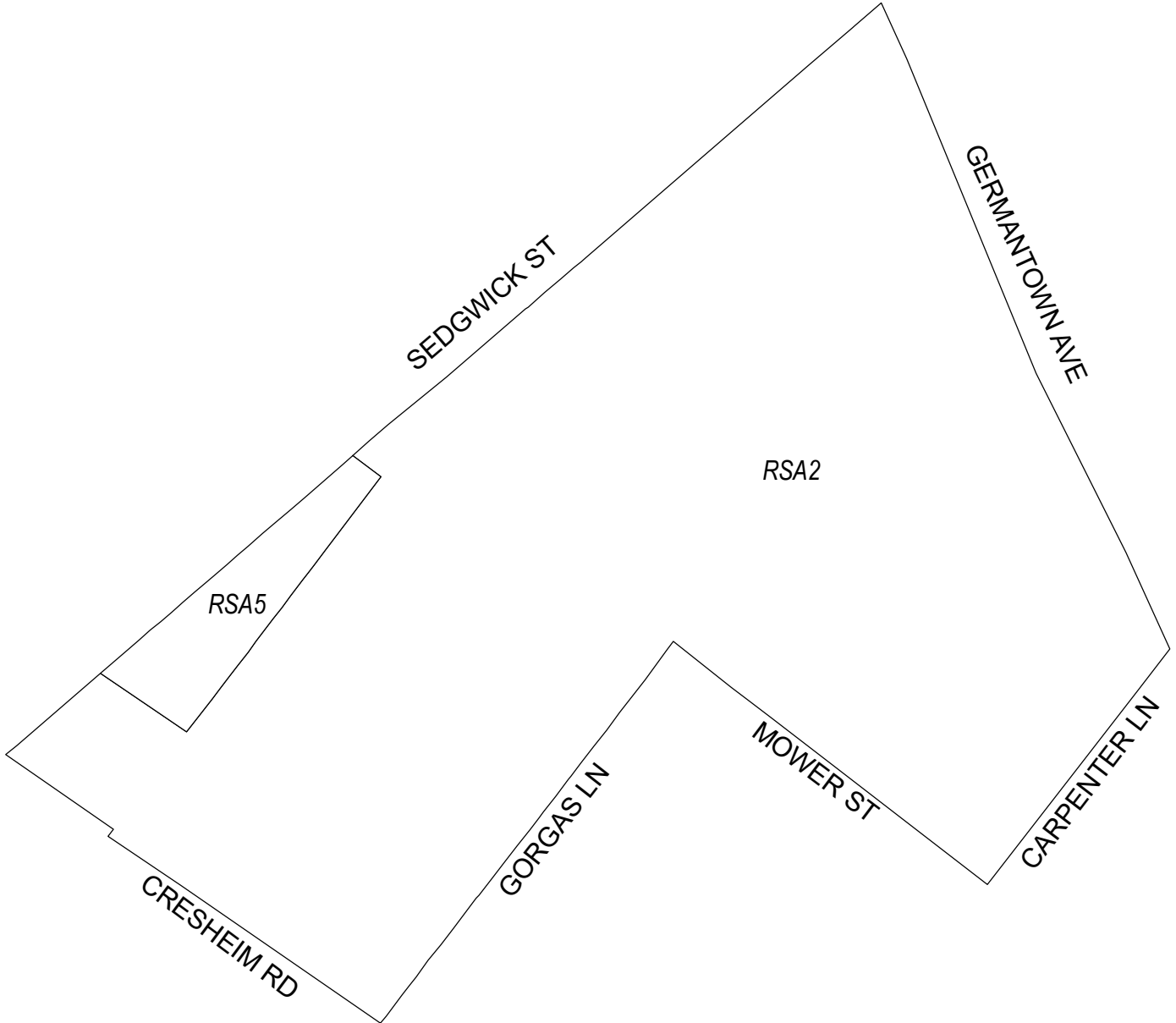
## Zoning Districts

-  RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached




# City of Philadelphia

## Map A9 Existing Zoning

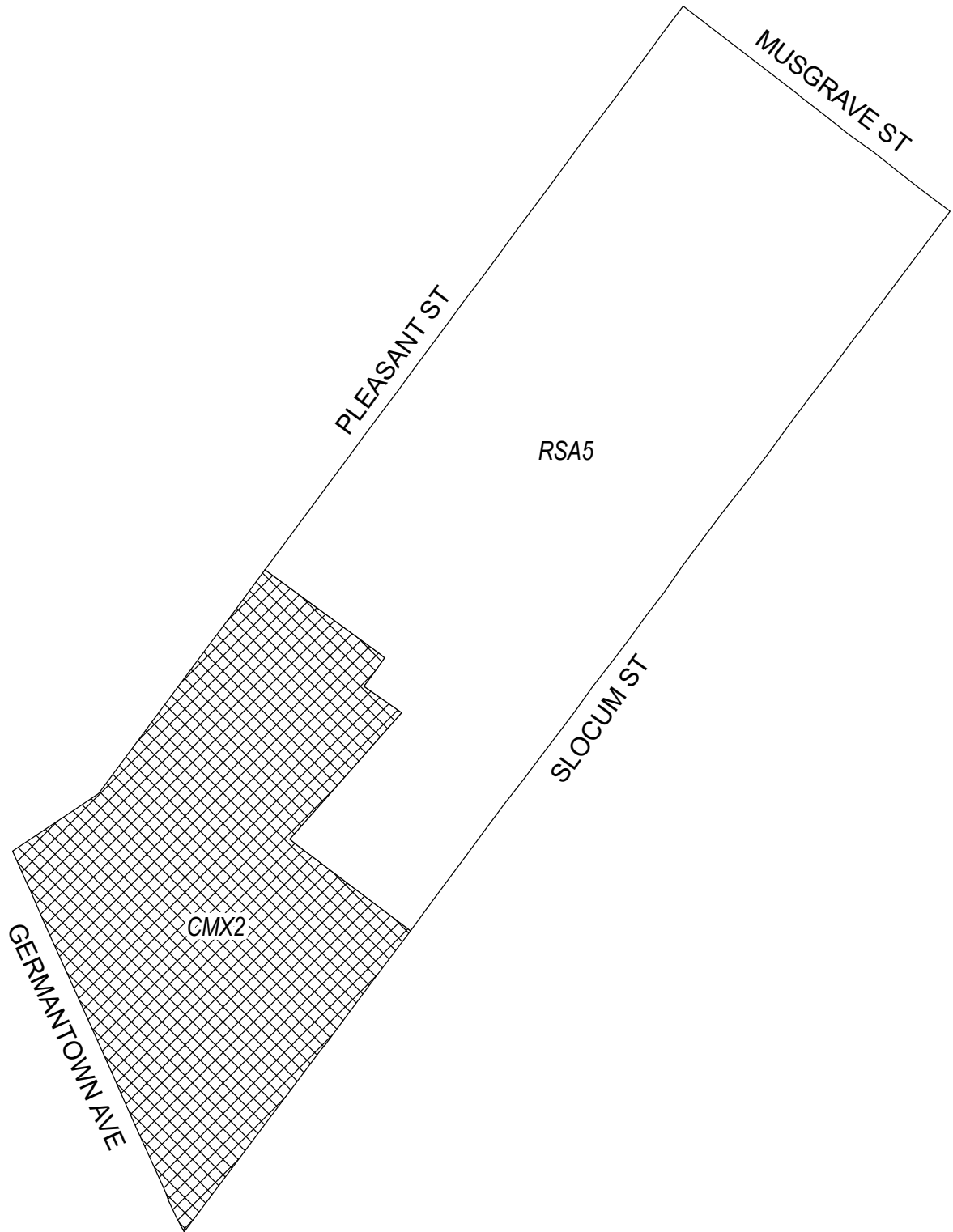


### Zoning Districts



 RSA-2/RSA-5, Residential Single-Family Attached



# Map A10 Existing Zoning

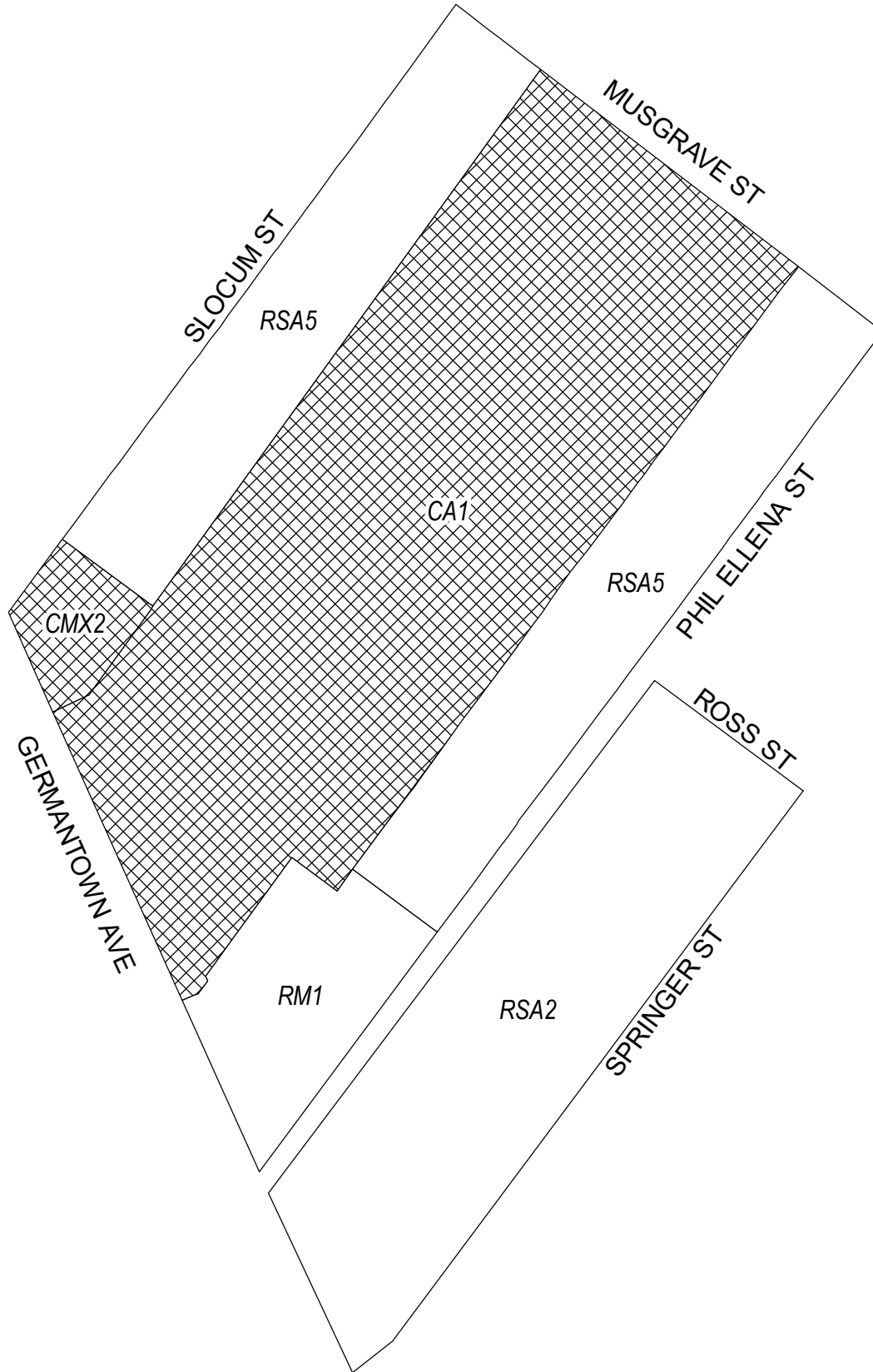


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-5, Residential Single-Family Attached



# City of Philadelphia Map A11 Existing Zoning



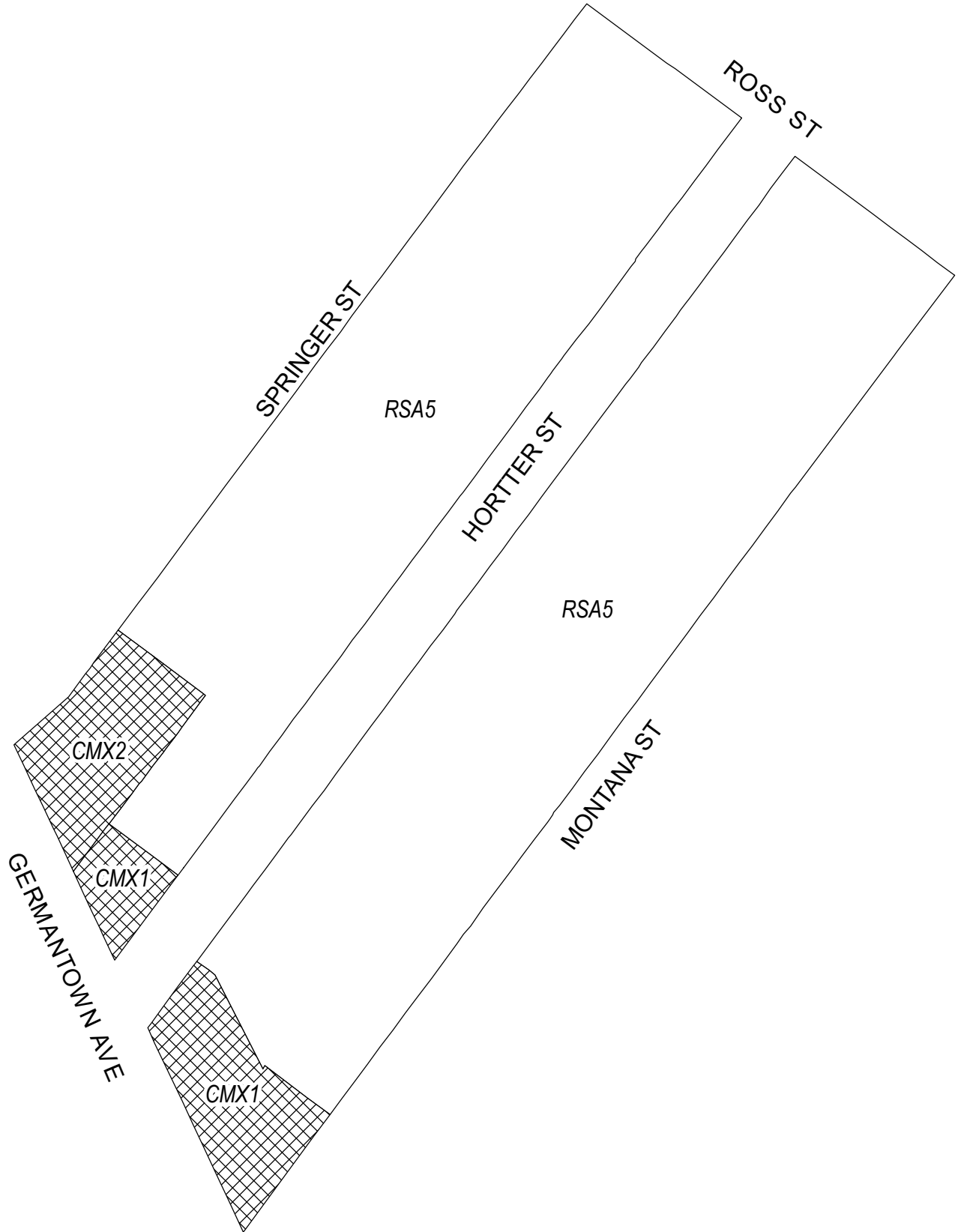
## Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached







# Map A12 Existing Zoning

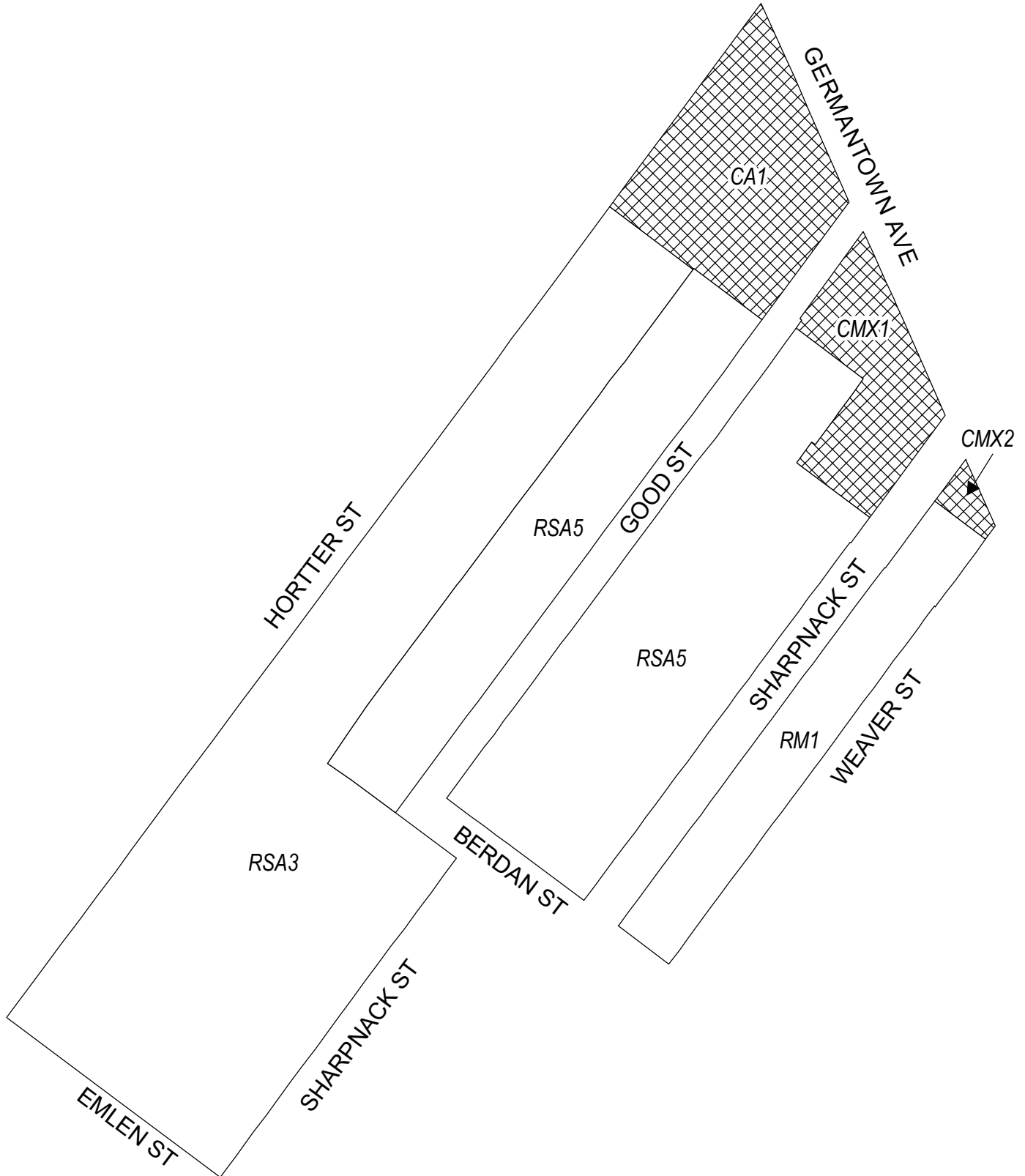


## Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
-  RSA-5, Residential Single-Family Attached



# Map A13 Existing Zoning

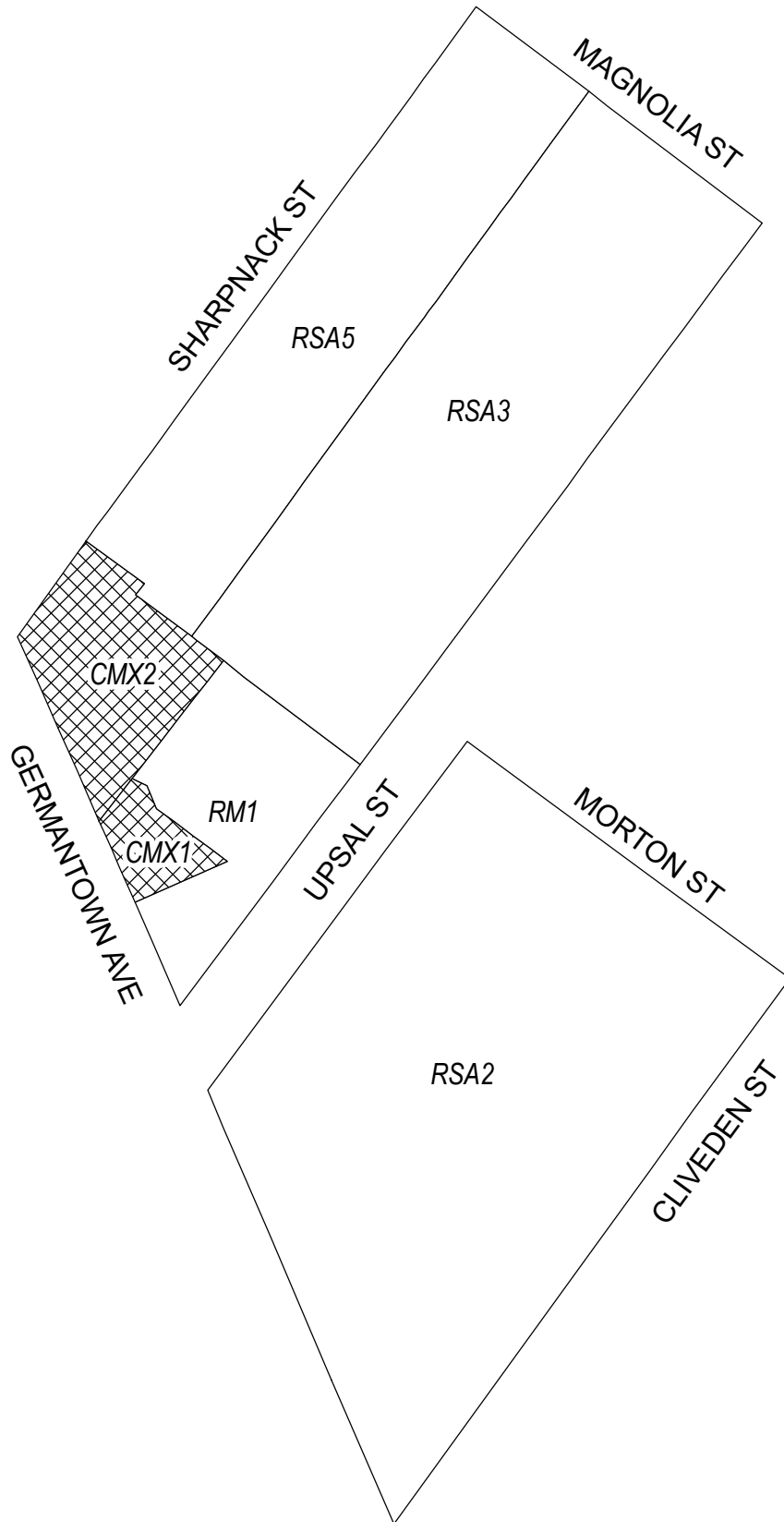


## Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map A14 Existing Zoning



## Zoning Districts



CMX-1/CMX-2, Commercial Mixed-Use




RM-1, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached



# Map A15 Existing Zoning

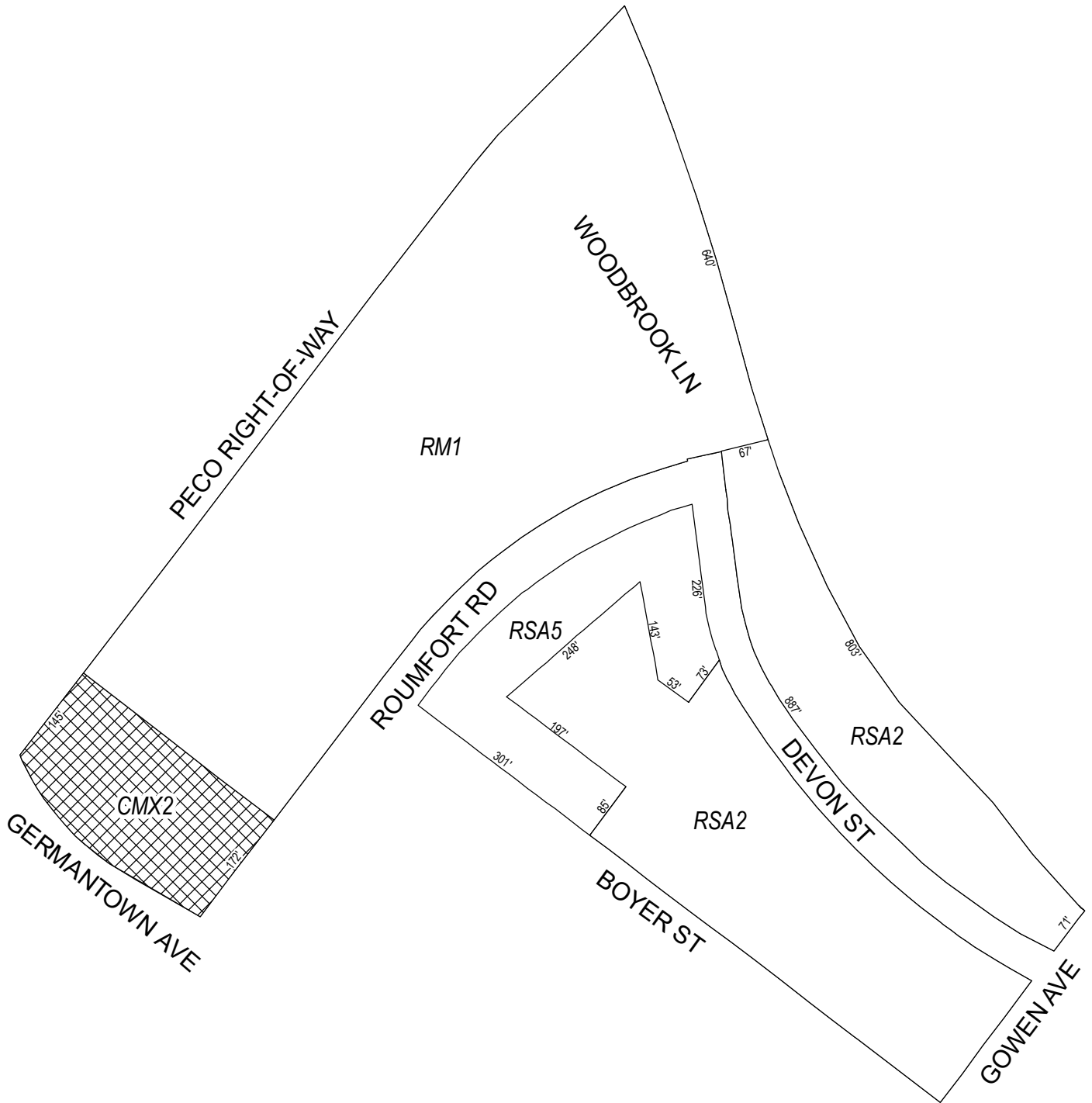


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map B1 Proposed Zoning

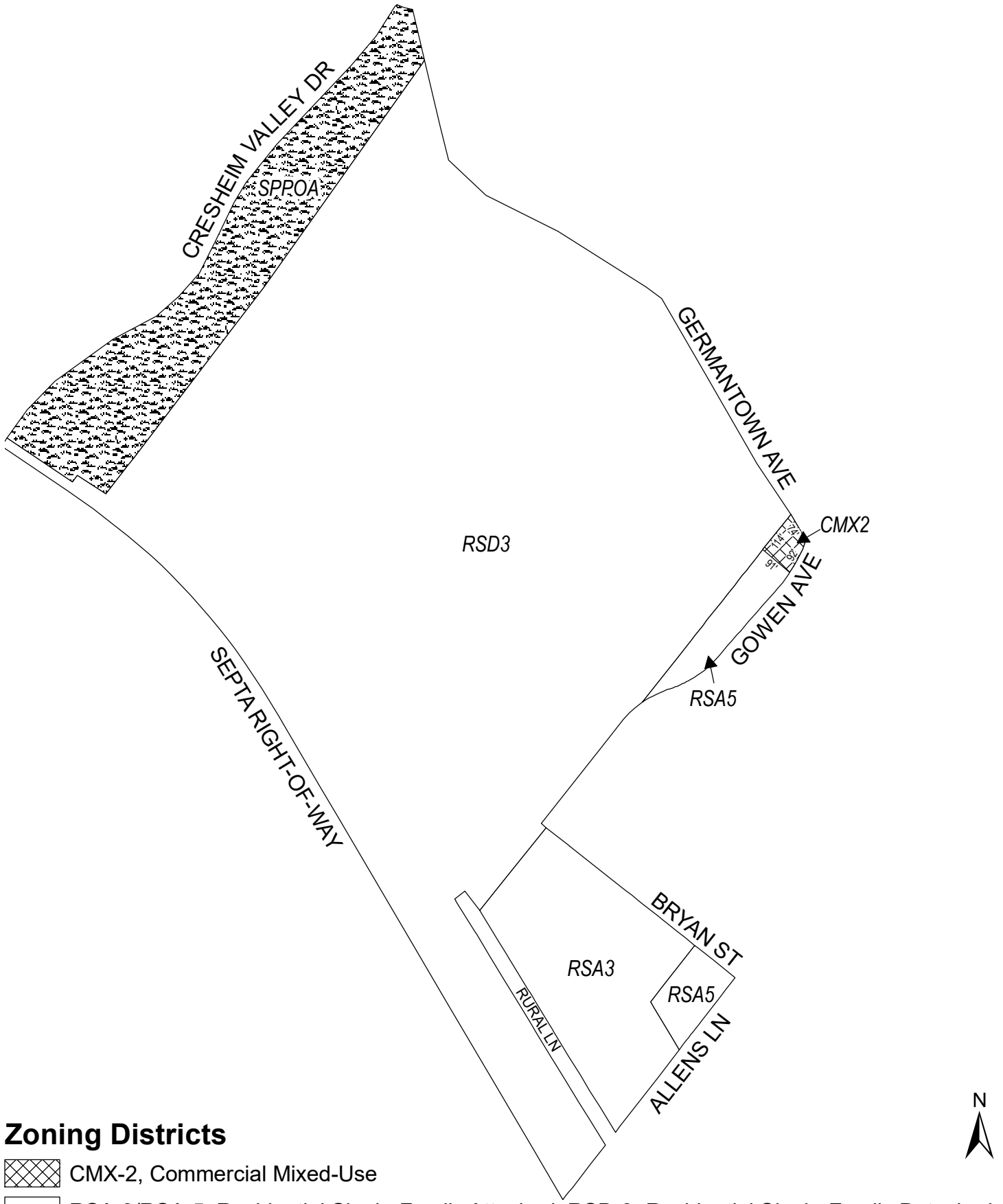


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached



# Map B2 Proposed Zoning




## Zoning Districts


-  CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
-  SP-PO-A, Parks and Open Space

# Map B3 Proposed Zoning



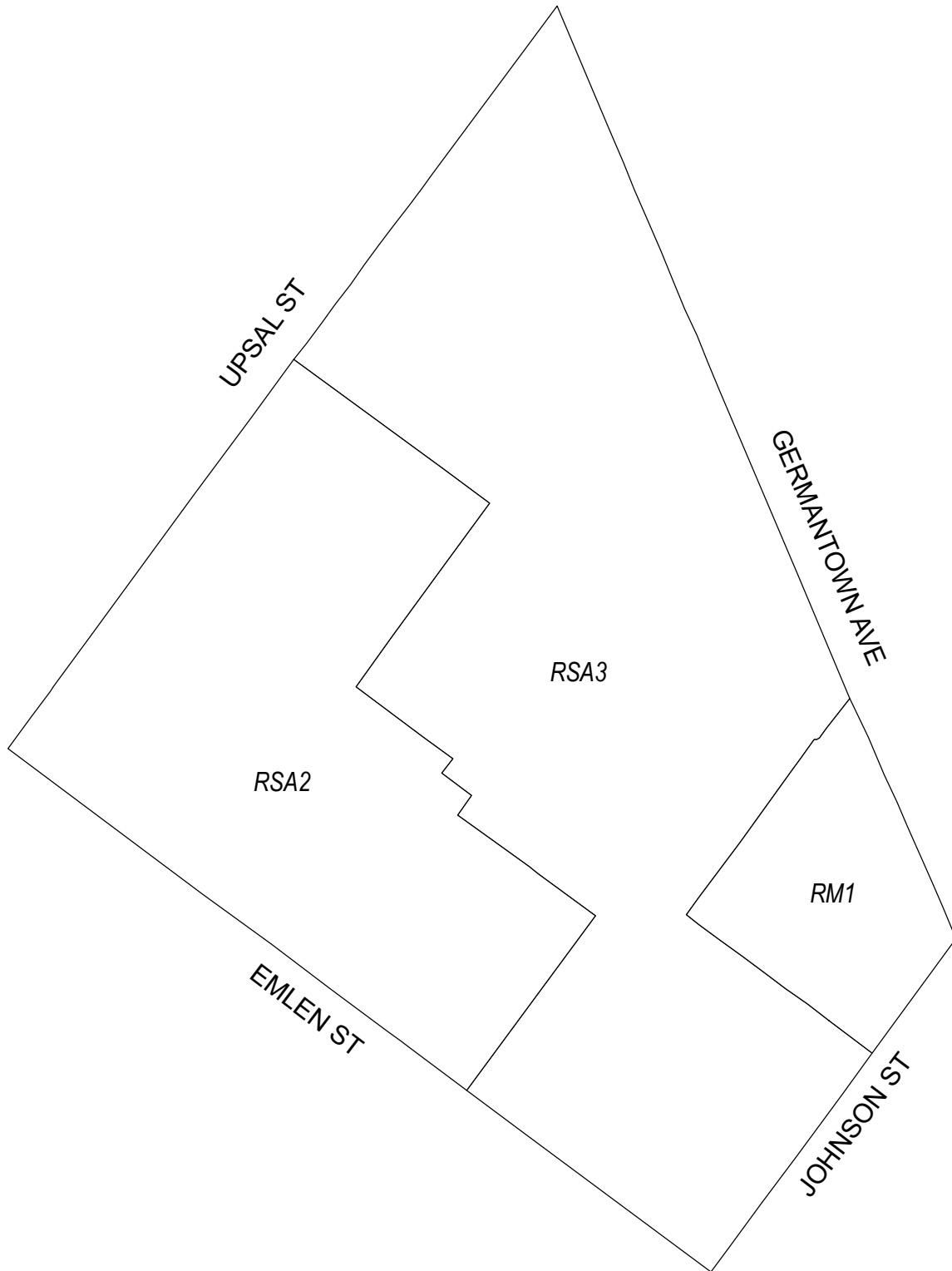
## Zoning Districts

 CMX-2/CMX-2.5, Commercial Mixed-Use


 RM-1, Residential Multi-Family; RSA-1/RSA-2/RSA-3/RSA-5, Residential Single-Family Attached



# Map B4 Proposed Zoning



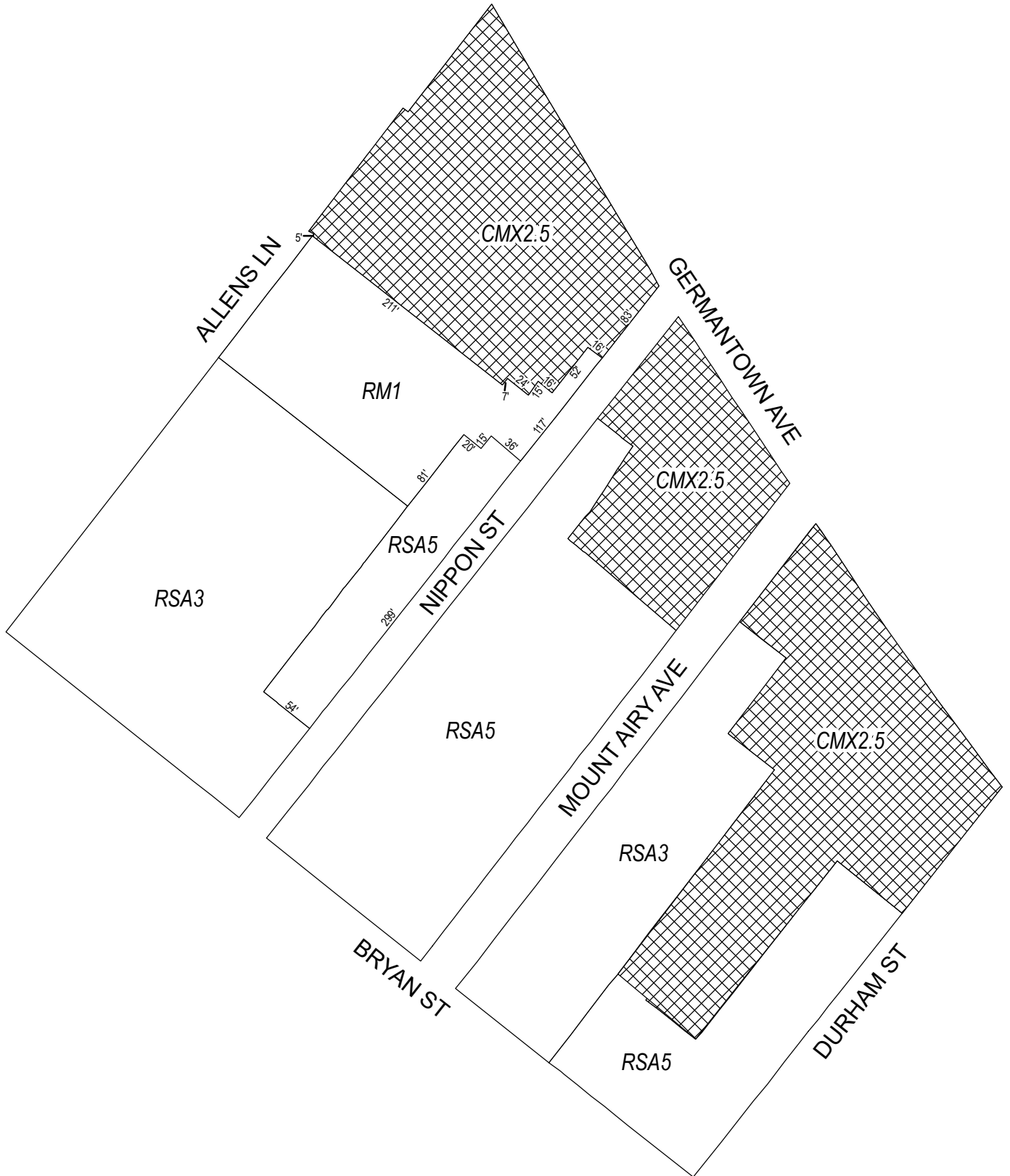
## Zoning Districts

 RM-1, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached







# Map B5 Proposed Zoning

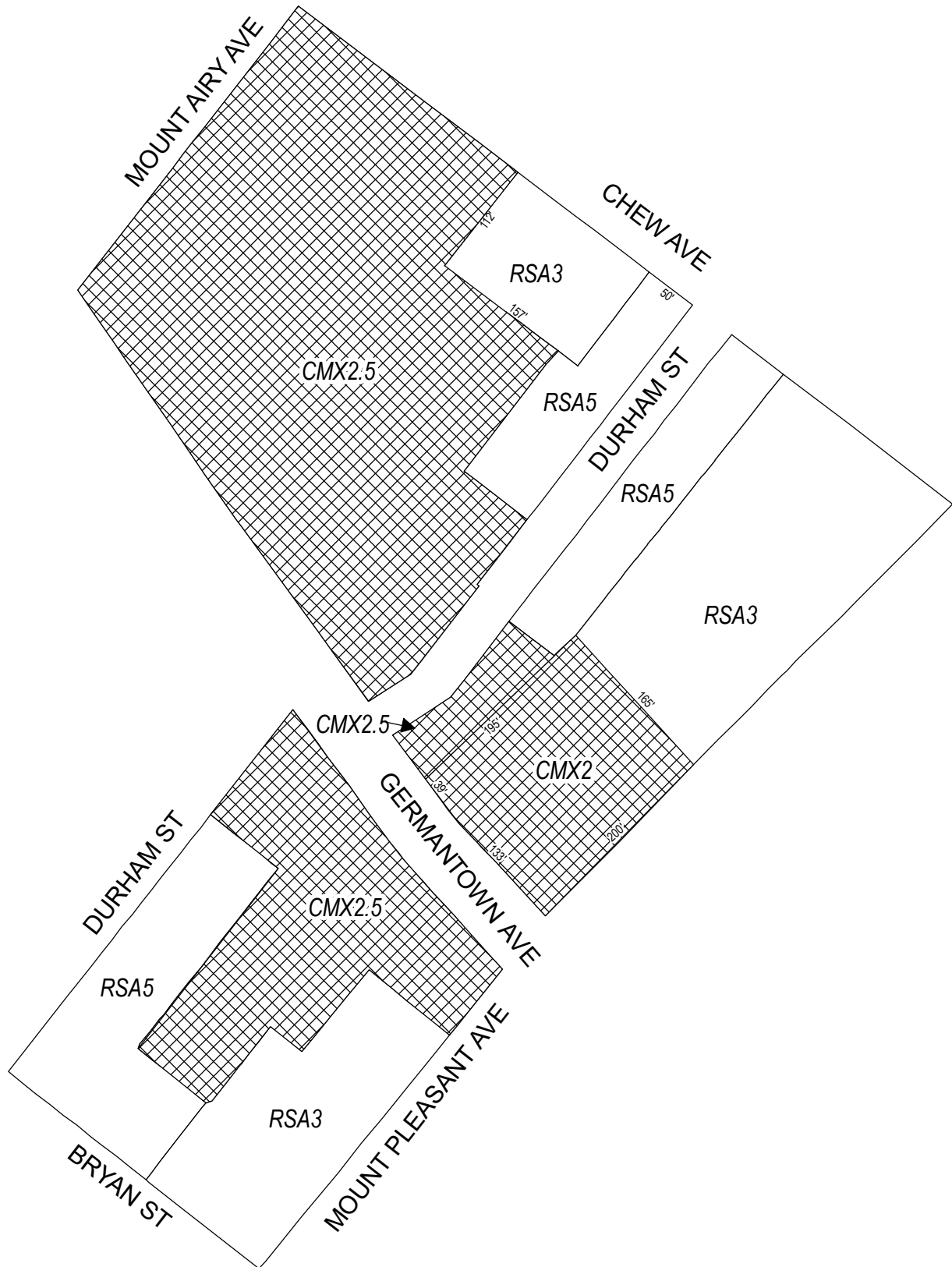


## Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map B6 Proposed Zoning

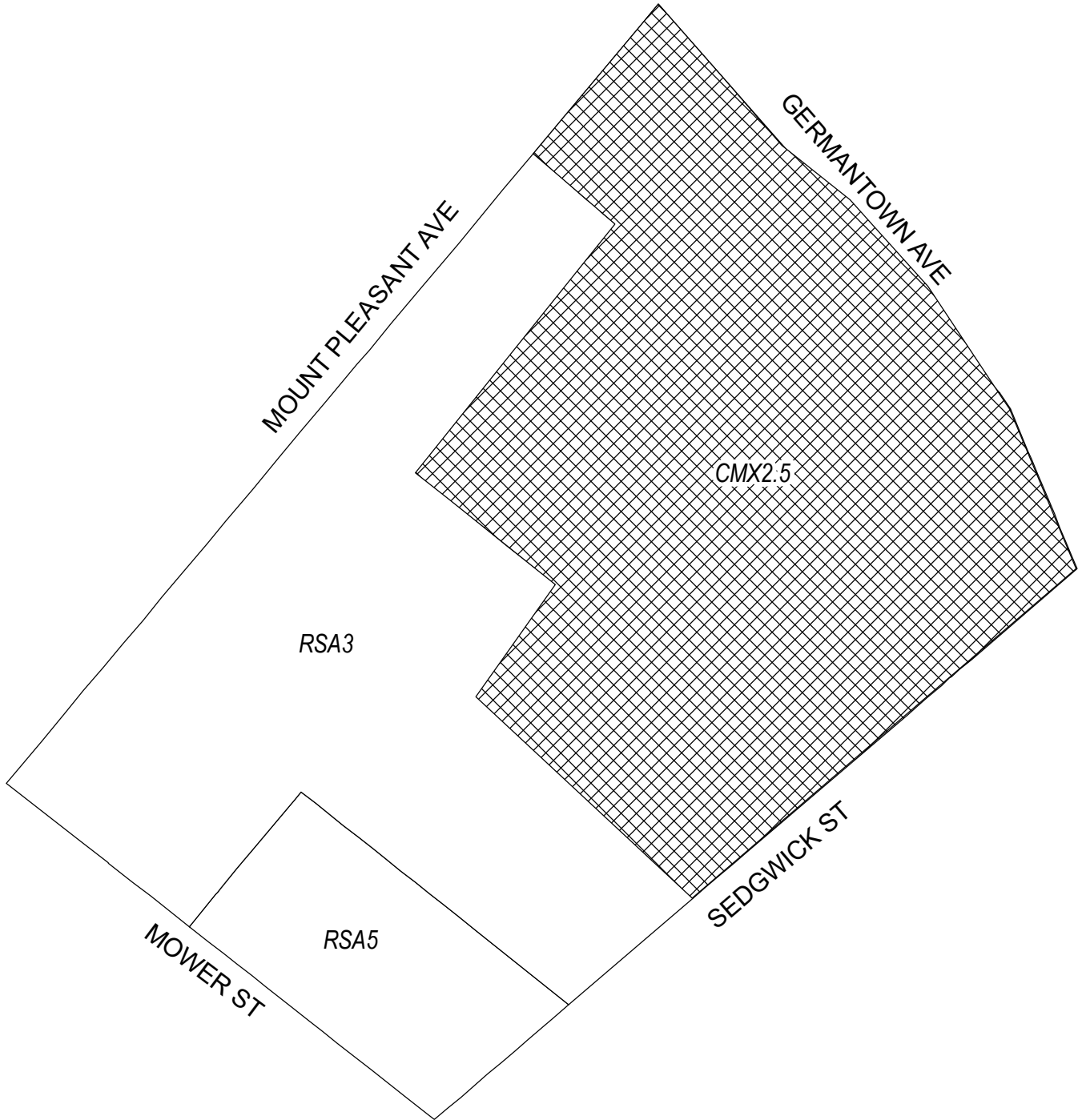


## Zoning Districts



-  CMX-2/CMX-2.5, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached



# Map B7 Proposed Zoning

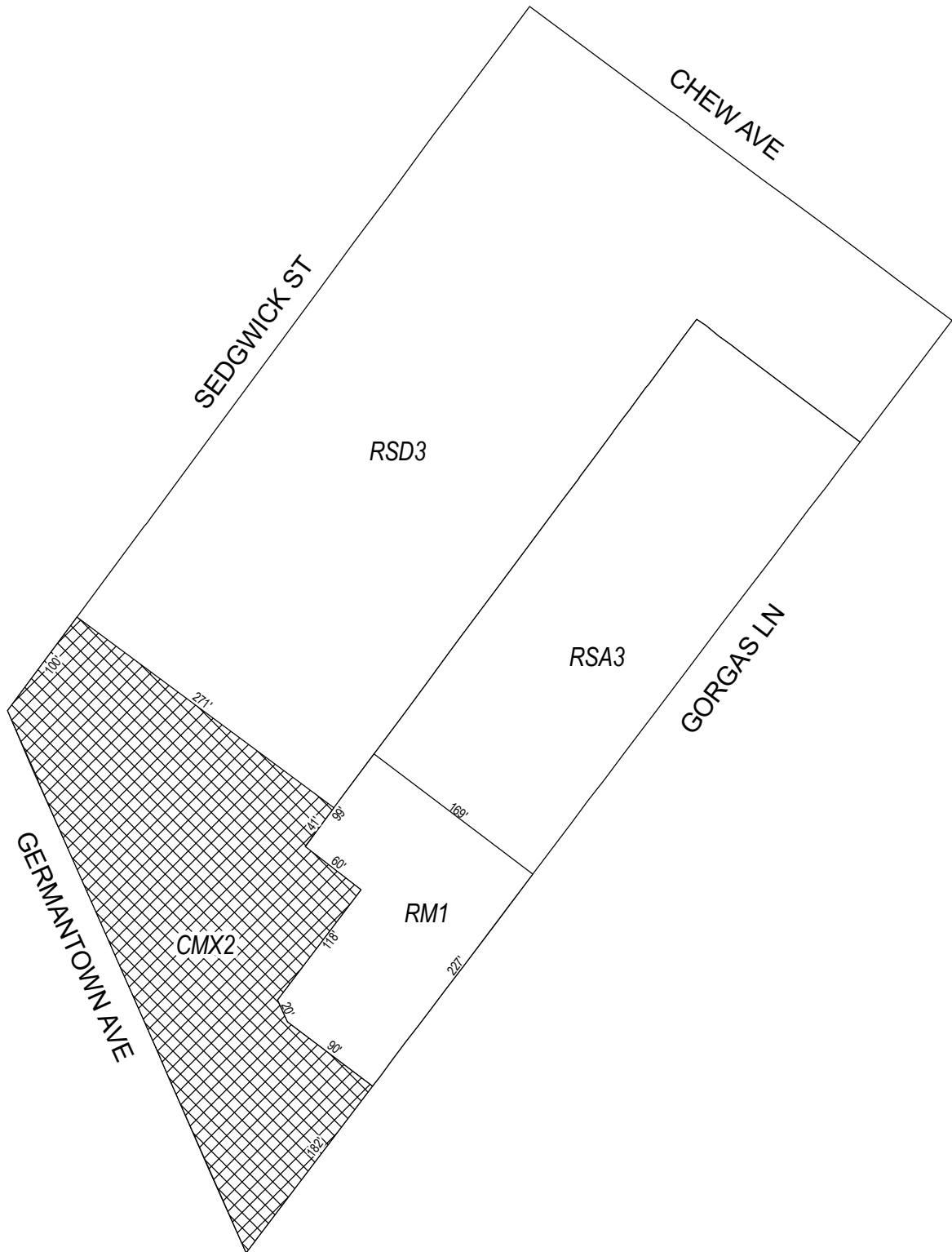


## Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached



# Map B8 Proposed Zoning

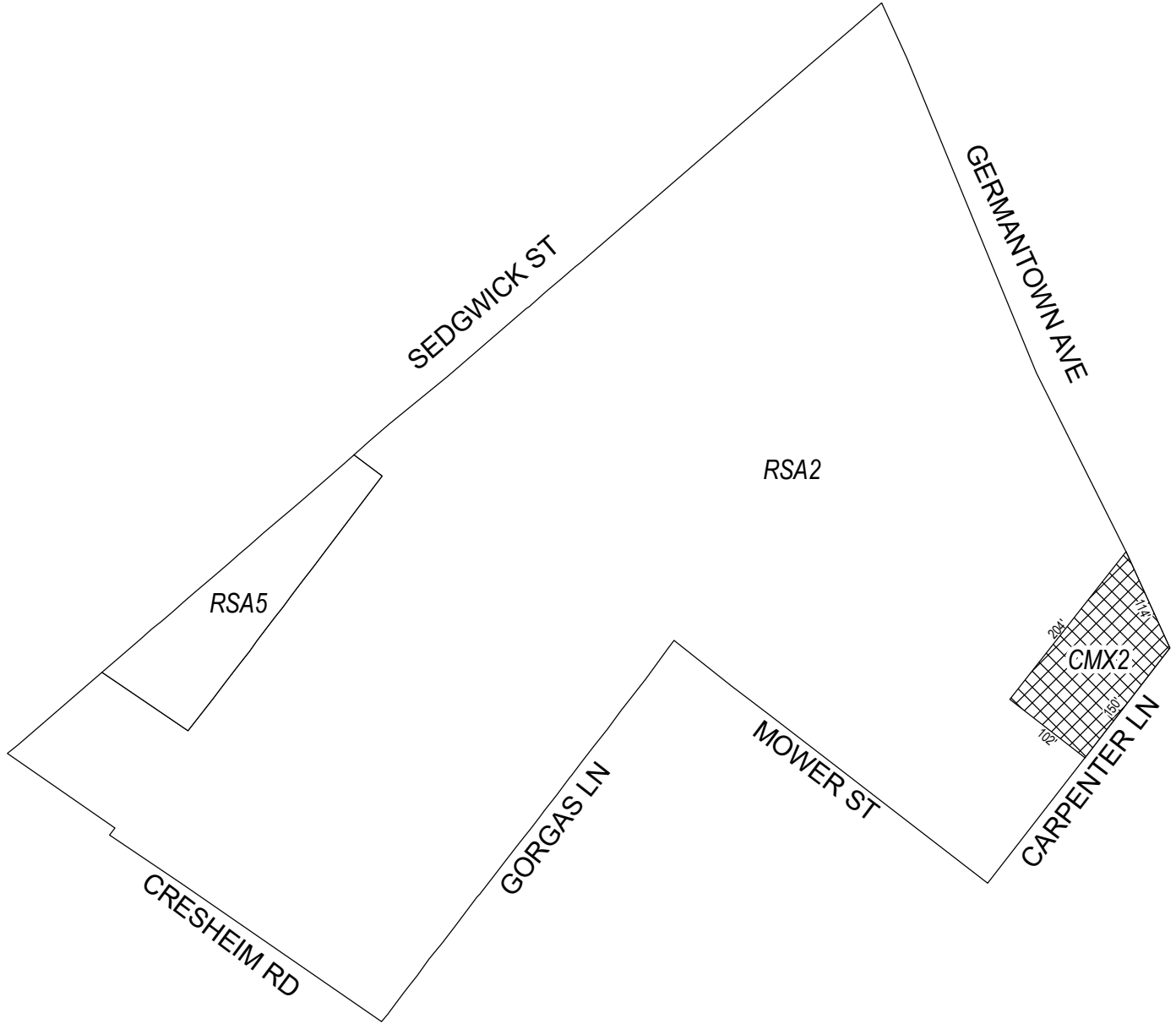


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached



# Map B9 Proposed Zoning

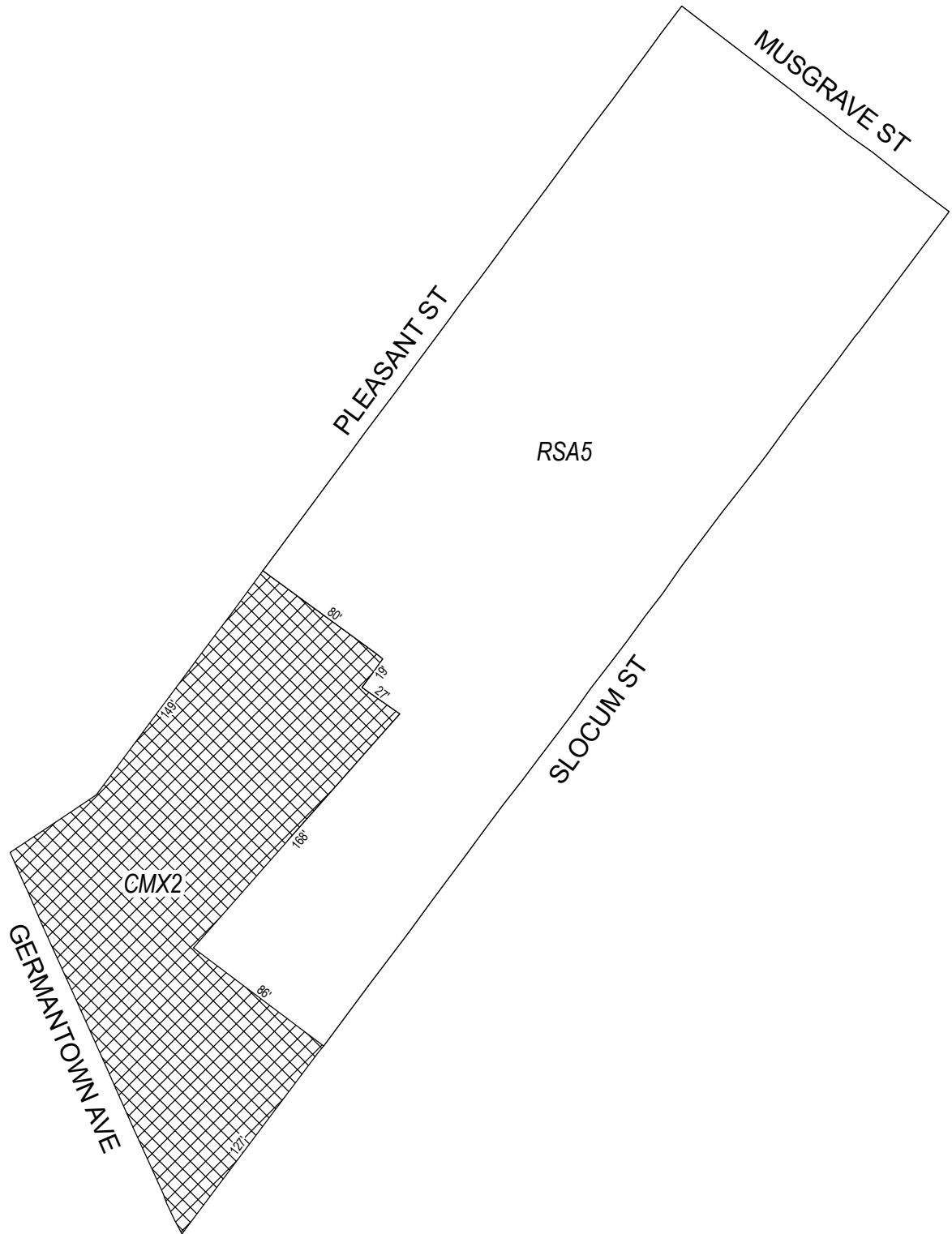


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-2/RSA-5, Residential Single-Family Attached



# Map B10 Proposed Zoning

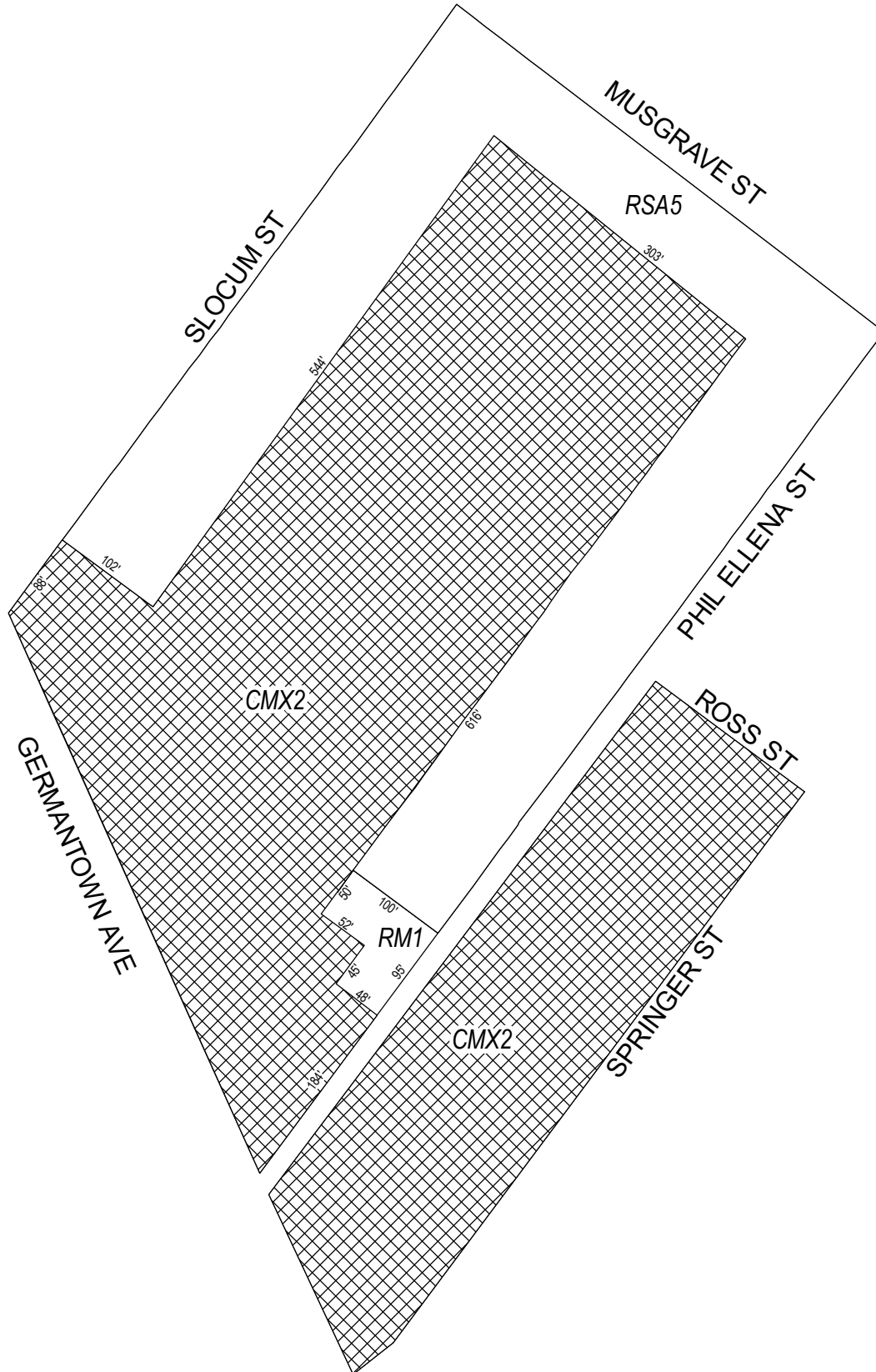


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-5, Residential Single-Family Attached



# Map B11 Proposed Zoning

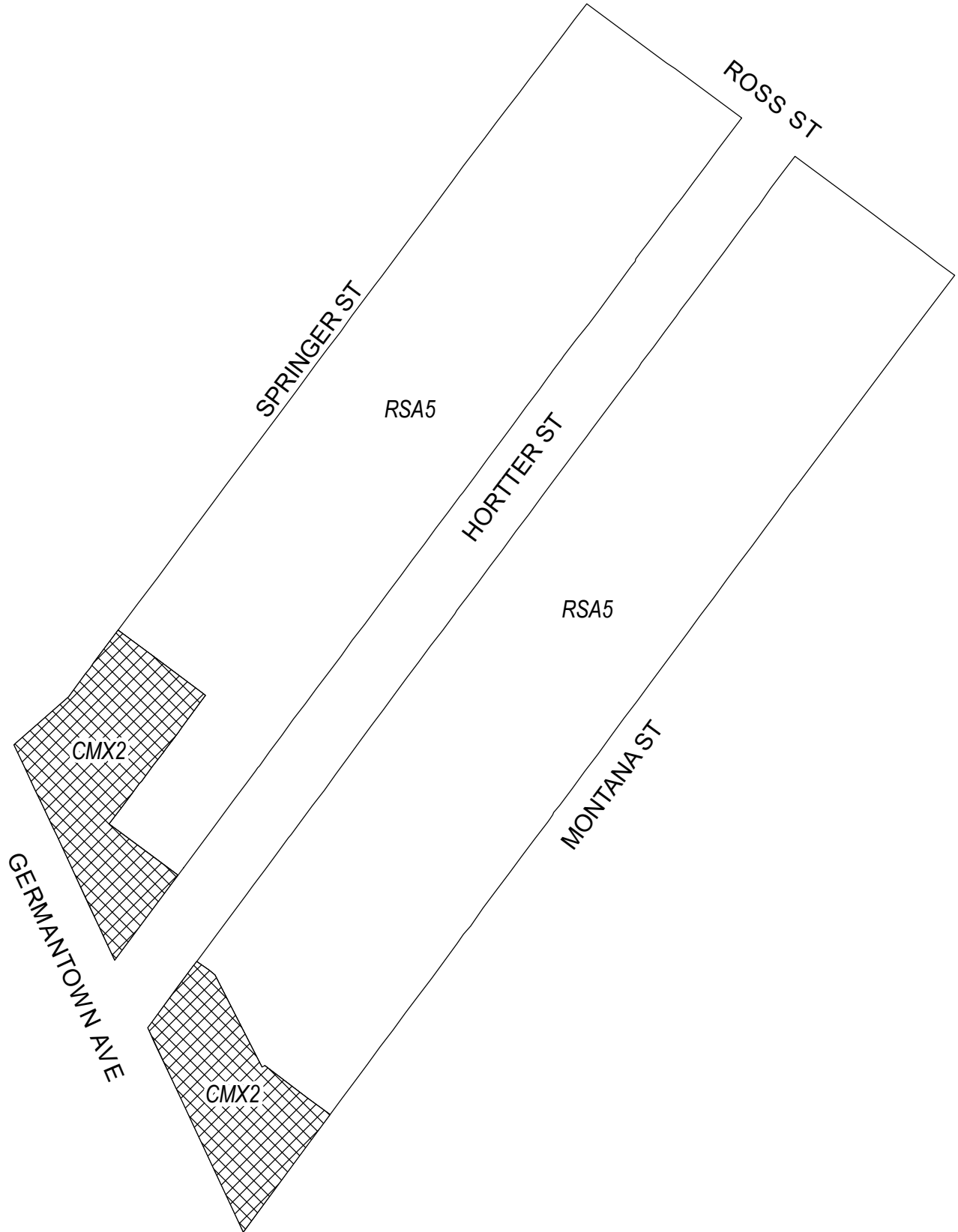


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



# Map B12 Proposed Zoning



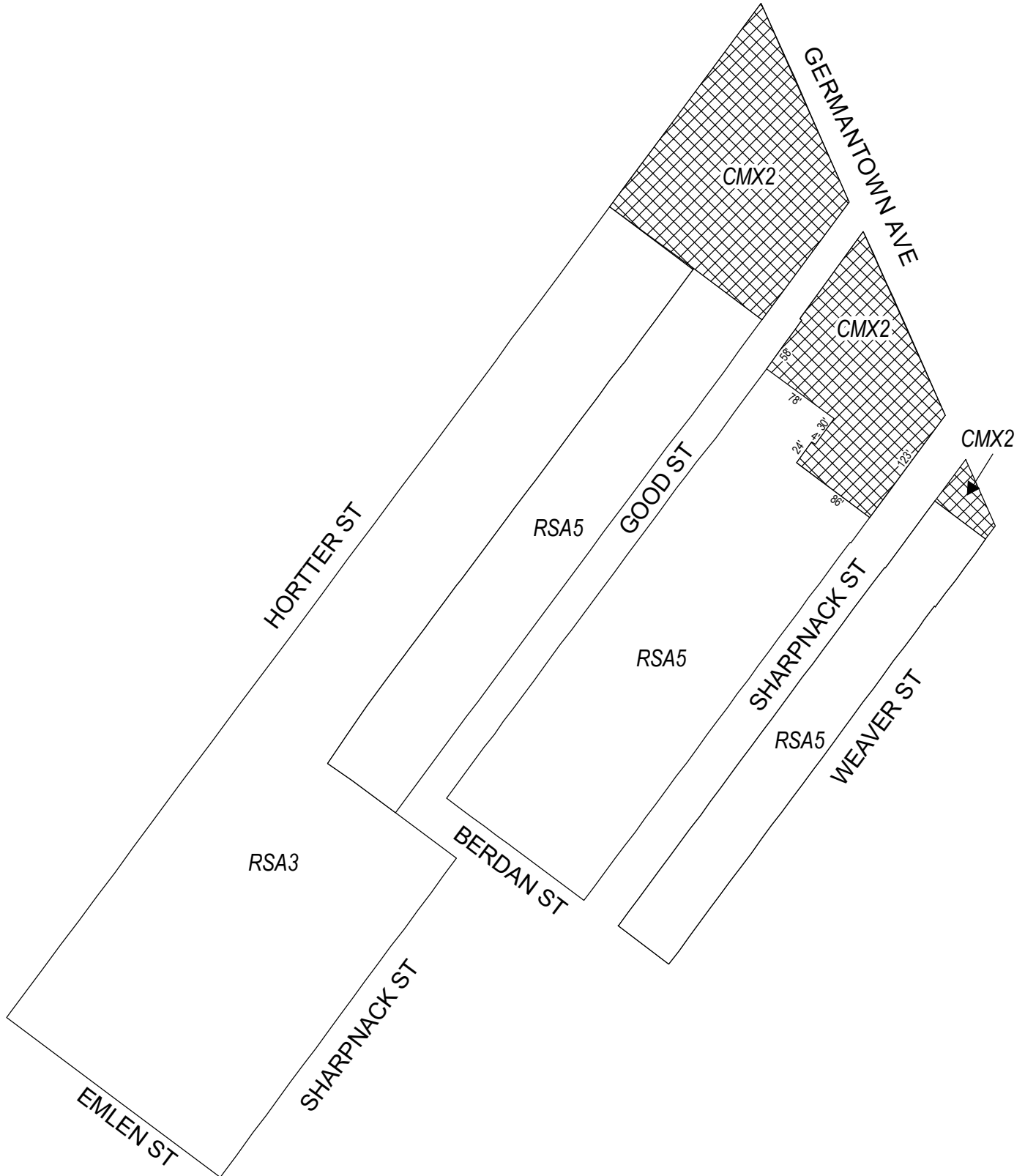
## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RSA-5, Residential Single-Family Attached







# Map B13 Proposed Zoning

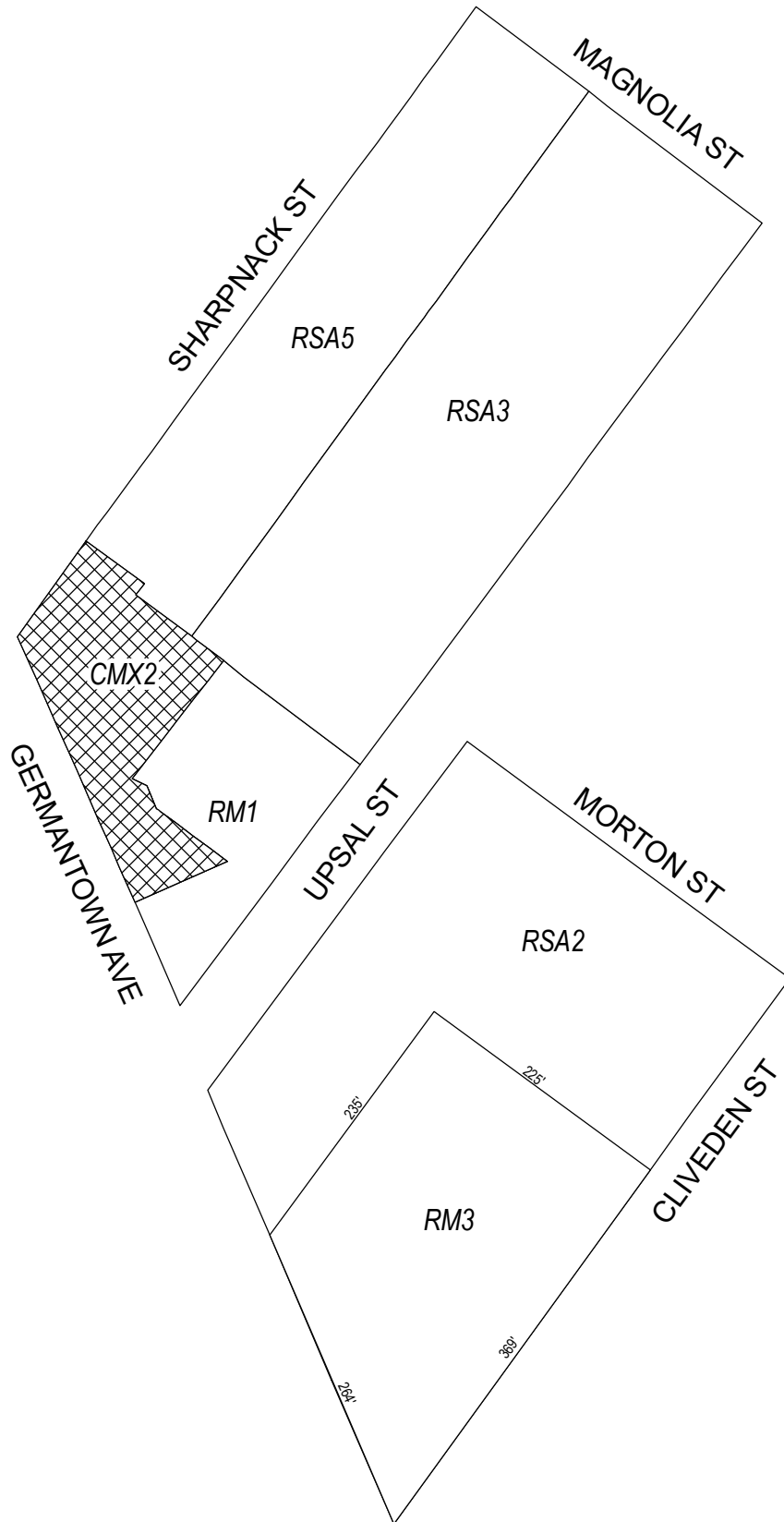


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached



# Map B14 Proposed Zoning



## Zoning Districts



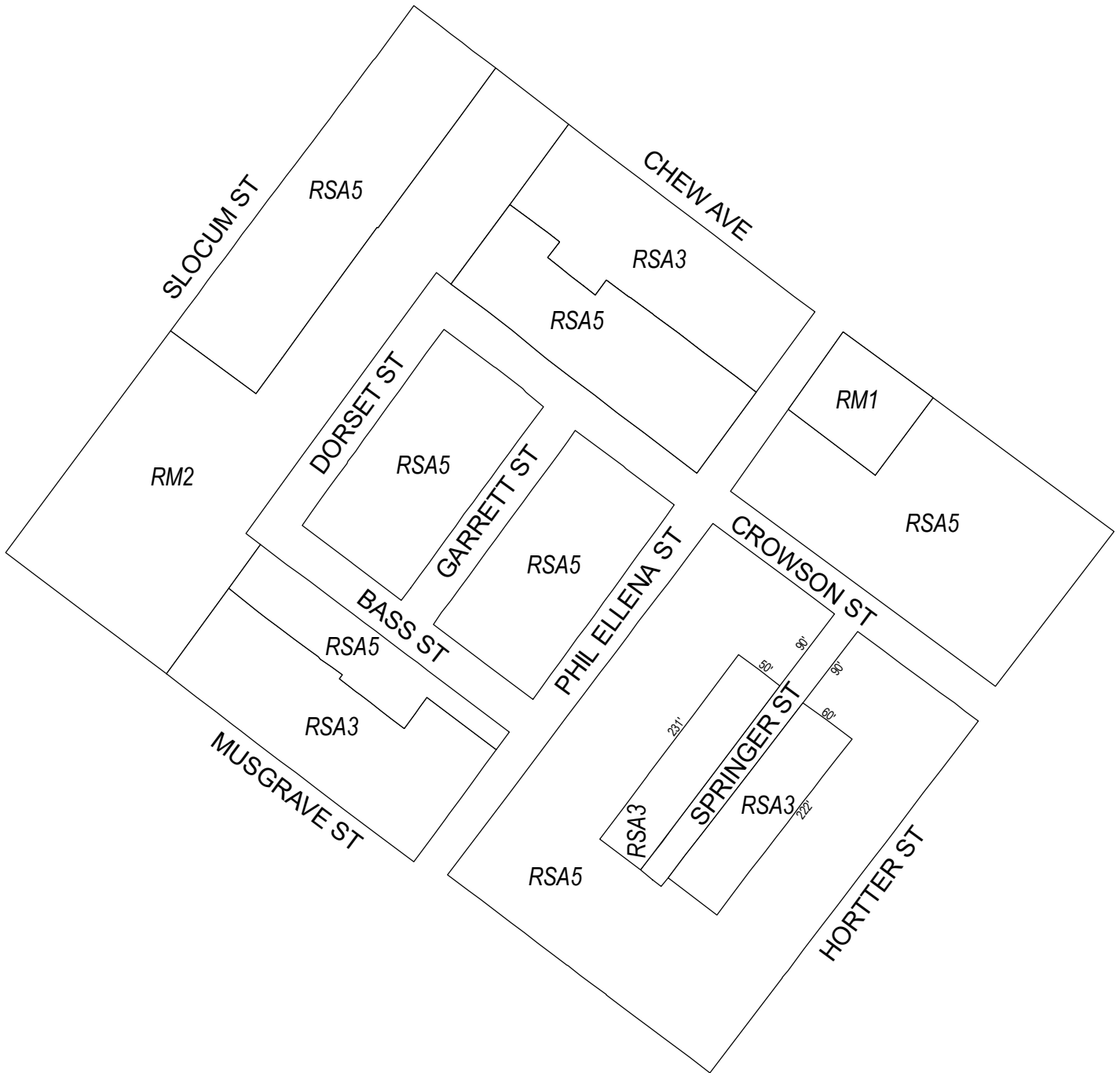
CMX-2, Commercial Mixed-Use



RM-1/RM-3, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached



# Map B15 Proposed Zoning



## Zoning Districts

 RM-1/RM-2, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# City of Philadelphia

*BILL NO. 190256, as amended continued*