

City of Philadelphia



(Bill No. 190613-A)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-600, entitled “Use Regulations,” by amending use standards for historically designated properties 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 14-700. USE REGULATIONS

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§ 14-602. Use Tables.

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(8) Exception to Use Tables for certain Historic Structures.

Notwithstanding any other provision of this § 14-602 (Use Tables), historic structures that meet the applicability requirements of subsection (a) shall be entitled to the use table exceptions of subsection (b), subject to the limitations of subsection (c).

(a) Applicability.

A historic structure shall be subject to use table exceptions in subsection (b) only if the following criteria are met:

(.1) The structure, pursuant to Chapter 14-1000, has been designated as historic; or is located in a district that has been designated as historic and contributes, in the Historical Commission's opinion, to the character of such district

(.2) The structure must be located within a Residential district or a CMX-1, CMX-2, or CMX-2.5 district.

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(.3) The Historical Commission confirms to L&I that the historic structure has a documented current or former principal use that could be categorized under one of the following use categories and that a minimum gross floor area of 2,500 sq. ft. is currently or was formerly used for such use:

(.a) Public, Civic, and Institutional Use Category;

(.b) Office Use Category;

(.c) Retail Sales Use Category;

(.d) Commercial Service Use Category;

(.e) Wholesale, Distribution, and Storage Use Category; or

(.f) Industrial Use Category.

(b) Exceptions.

At the discretion of the applicant, the use regulations of Table 14-602-2 for the CMX-3 district may apply to a principal use in a historic building or structure that meets the applicability requirements of subsection (a).

(c) Limitations.

(.1) An exception under subsection (b) shall only apply to structures on the lot that meet the requirements of subsection (a). All other existing structures, new structures, and any expansion or extension of a designated historic structure shall not be eligible for the exception under subsection (b).

(.2) Regulated uses listed in § 14-603(13) (Regulated Uses) shall not be eligible for an exception under subsection (b).

(.3) Uses in the vehicle and vehicular equipment sales and services use category shall not be eligible for an exception under subsection (b).

(.4) An exception under subsection (b) shall only apply to the principal use and shall not apply to the regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

(.5) An exception under subsection (b) shall not modify the dimensional standards of this Zoning Code, and shall not apply to the eligibility to earn any additional floor area or building height on a lot.

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SECTION 2. This Ordinance shall become effective January 1, 2020.

Explanation:

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 31, 2019. The Bill was Signed by the Mayor on November 12, 2019.



Michael A. Decker
Chief Clerk of the City Council