



City of Philadelphia

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

BILL NO. 210225

Introduced March 18, 2021

Councilmember Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "/CTR, Center City Overlay District" by establishing and adding a new subarea within the Broad Street Area, entitled "South Broad Street Gateway" and making related changes, all under certain terms and conditions.

THE CITY 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

* * *

(2) Applicability.

* * *

(b) Area Boundaries.

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The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

* * *

(.2) Broad Street Area.

The Broad Street Area consists of:

* * *

(.f) South Broad Street Gateway: Lots zoned CMX-4 or CMX-5 within the area bounded by Broad Street, Washington Avenue, 12th Street, and Carpenter Street.

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern

Table 14-502-1: /CTR Summary Table

Area	Height Controls	Setback / Build-To Controls	Supplemental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls	Bulk and Massing Controls
* * *							
Broad Street Area							
South			§ 14-502(5)	§ 14-502(6)(a); § 14-502(6)(f)		§ 14-502(8)(a)	
* * *							
<i>South Broad Street Gateway</i>			<i>§ 14-502(5)</i>				
* * *							

* * *

(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3.

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(a) Use Table 14-502-2.

Principal uses are allowed within the Center City Overlay District in accordance with the use regulations of the underlying zoning district, except as provided in Table 14-502-2 (See accompanying Supplemental Use Controls Area Map for illustrative purposes only). Uses classified as accessory uses are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

* * *

(.6) Notes for Table 14-502-2.

* * *

[12] Permitted within the Broad Street Area, South Broad Street Gateway

[13] Non-accessory structured parking is permitted within the Broad Street Area, South Broad Street Gateway, provided that any building that includes this use must contain a use other than residential (with the exception of lobbies associated with multi-family household living) and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line, along Broad Street and Washington Avenue..

Table 14-502-2: Supplemental Use Controls in the Center City Overlay District

	Center City Commercial District Control Area	Chestnut and Walnut Street Area, East	Chestnut and Walnut Street Area, West	Broad Street Area, South	Broad Street Area, North	Chinatown Area	Old City Residential Area	Society Hill Area	South Street/Head House Square Area	Rittenhouse Square Residential Area	Use-Specific Standards
N = Not allowed (expressly prohibited) S = Special exception approval required Blank = No overlay-specific regulations apply See § 14-502(5)(a)(.6) (Notes for Table 14-502-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.											
* * *											
Commercial Services Use Category											
* * *											
Eating and Drinking Establishments (except as noted below)			S[4]	S[4][5][12]			S[4]				§ 14-603(6)
Take-Out Restaurant		S	S	S[12]	N		S[4]		S		§ 14-603(6)
* * *											
Parking		N	N	N[5][13]		N	N				
* * *											

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* * *

(c) Permitted Accessory Uses and Structures.

In addition to those accessory uses and structures permitted in the underlying zoning district, roof decks shall be permitted for non-residential uses within the Broad Street Area, *South Broad Street Gateway* [Mid-South, provided that this § 14-502(5)(c) shall expire on January 1, 2020.]

* * *

SECTION 2. This Ordinance shall take effect immediately.