



**BILL NO. 210362**

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**Introduced April 22, 2021**

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**Councilmember Squilla**

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**Referred to the  
Committee on Rules**

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**AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending certain provisions of Section 14-502, entitled "/ CTR, Center City Overlay District," to create the "Mid- Walnut Street Area," 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.

\* \* \*

(2) Applicability.

\* \* \*

(b) Area Boundaries

\* \* \*

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(.34) *Mid-Walnut Street Area.*

*The Mid-Walnut Street Area shall apply to all properties zoned CMX-5 that front on the north side of Walnut Street (extending west 135 feet from the northwest corner curb line of 11th and Walnut Streets) and front on the west side of 11th Street (extending north 70 feet from the northwest corner curb line of 11th and Walnut Streets).*

\* \* \*

(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
*			*			*	
<b>Market Street East Retail Area</b>							
*			*			*	
<i>Mid-Walnut Street Area</i>	§ 14-502(3)(o)			§ 14-502(6)(m)			§ 14-502(9)(g)
<b>Minimum Building Height Area</b>	§ 14-502(3)(j)						
*			*			*	

(3) Height Regulations.

\* \* \*

(o) *Mid-Walnut Street Area.*

*(.1) The maximum height of all structures within the Mid-Walnut Street Area shall be 192.46 feet, provided that roof access structures, penthouses or roof structures for the housing of elevators, stairways, ventilating fans or similar equipment required to operate and maintain*

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*the building may be located an additional 10 feet above the stated height maximum.*

*(.2) The exceptions to height limits in Table 14-701-6 (Exceptions to Dimensional Standards) shall not apply.*

\* \* \*

(6) Parking and Loading Regulations.

\* \* \*

*(m) Mid-Walnut Street Area.*

*Notwithstanding the requirements of §14-802 (Motor Vehicle Parking Ratios) and the requirements of § 14-806 (Off-Street Loading), lots located within the Mid-Walnut Street Area that are used for multi-family dwelling units and that comply with all applicable bicycle parking ratios and standards of this Zoning Code, shall meet the following standard:*

*(.1) Accessory Parking shall be provided at a ratio of one space per seven dwelling units; and*

*(.2) Off-street loading spaces shall be provided in the amount required by § 14-806 (Off-Street Loading) subject to any adjustments under § 14-806(4) (Adjustments to Loading Requirements), provided that:*

*(.a) Required off-street loading spaces shall not be required to be larger than 10 ft wide and 30 ft long and shall not be required to have more than 12 ft. of unobstructed height.*

*(.b) Required off-street loading spaces are not required to be in an enclosed structure, within the building, or enclosed by a fence or any type of screening device.*

\* \* \*

(9) Bulk and Massing Controls.

\* \* \*

*(g) Mid-Walnut Street Area.*

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- (.1) Notwithstanding the provisions of § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls), the maximum lot coverage for portions of buildings above 65 ft. and up to 300 ft. in height shall be ninety-five percent (95%) of the lot.*
- (.2) The requirements of 14-701(5)(c)(.6)(.a) are not applicable to properties located within the Mid-Walnut Street Area.*