



City of Philadelphia

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

BILL NO. 210445

Introduced May 13, 2021

**Councilmember Quiñones Sánchez
for
Councilmember Jones**

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and consolidating provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending Section 14-524, entitled “/FDO, Fourth District Overlay District,” and Section 14-527, entitled “/WYN, Wynnefield District Overlay District,” all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Key:

Italics indicate new matter added.

[square brackets] indicate matter deleted

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

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§ 14-524. /FDO, Fourth District Overlay District

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(1) Applicability.

The Fourth District Overlay District applies to lots located within *the following subareas set forth below:*

(a) *Fourth District Area*

All lots located within District No. 4, as defined in § 20-501 (Boundaries of Districts).

(b) *Commercial Review Areas*

All commercially-zoned lots in the following areas:

(.1) *Allegheny West*

The area bounded by Fox Street, 24th Street, Lehigh Avenue, Ridge Avenue, and US Route 1;

(.2) *Overbrook Park*

The area bounded by City Avenue, Lansdowne Avenue, Haverford Avenue, and Cobbs Creek;

(.3) *Carroll Park-Haddington-Overbrook*

The area bounded by Market Street, 54th Street, Lancaster Avenue, and 63rd Street; and

(.4) *Wynnefield*

The area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) *Fourth District Area*

The following standards apply to the Fourth District Area, as defined in (1) (Applicability) above:

(a) *Minimum Lot Area*

In the RSA-5 district, the minimum lot area shall be 1,440 sq. ft., except that a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:

[(.a)](.1) At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;

[(.b)](.2) Each of the lots created is used for one single-family attached home; and

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[(c)](3) Each of the lots created meets the minimum lot width requirement of the zoning district.

[(3)](b) Accessory Dwelling Units

Accessory dwelling units shall not be permitted in the RSA-5 and CMX-1 zoning districts.

(3) *Commercial Review Areas*

The following standards apply to the Commercial Review Areas, as defined in (1) (Applicability) above:

(a) Principal uses are allowed within Commercial Review Areas in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

(.1) Consumer Goods;

(.2) Food, Beverages, and Groceries;

(.3) Sundries, Pharmaceuticals, and Convenience Sales; and

(.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-524(3)(a) shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.

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§ 14-527. *Reserved* [/WYN, Wynnefield Overlay District

(1) Boundaries.

(a) The /WYN, Wynnefield Overlay District shall consist of all commercially-zoned lots in the area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) Use Regulations.

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(a) Principal uses are allowed within the /WYN, Wynnefield Overlay District in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

- (.1) Consumer Goods;
- (.2) Food, Beverages, and Groceries;
- (.3) Sundries, Pharmaceuticals, and Convenience Sales; and
- (.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-527(2)(a) of this Chapter shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.]

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SECTION 2. This Ordinance shall become effective immediately.