

City of Philadelphia



(Bill No. 210469)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending the /NCP North Central Philadelphia Overlay District, 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

* * *

§ 14-506. /NCP, North Central Philadelphia Overlay District.

* * *

(2) Subarea B.

[(a) District Boundaries.

The Subarea B /NCP district regulations apply to all CMX-4-zoned properties in the area bounded by Cecil B. Moore Avenue, 11th Street, Montgomery Avenue, and 12th Street, as shown on the following map for illustrative purposes only.

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/NCP Overlay, Subarea B (applies to CMX-4 lots only)

(b) Regulations.

(.1) Individual dwelling units in multi-family residential buildings may house up to four persons unrelated by blood, marriage, adoption, or foster-child status.

(.2) The maximum floor area ratio shall be six hundred fifty percent (650%) of lot area.

(.3) Additional gross floor area, as set forth in § 14-702 (Floor Area Bonuses), shall be prohibited.

(.4) Residential buildings containing 25 or more dwelling units shall provide at least one parking space for every three dwelling units.

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(.5) Accessory parking lots shall be permitted by right.

(c) Sunset Provision.

The provisions of this § 14-506(2) (Subarea B) shall expire on December 31, 2016.

(3) Subarea C.]

(a) District Boundaries.

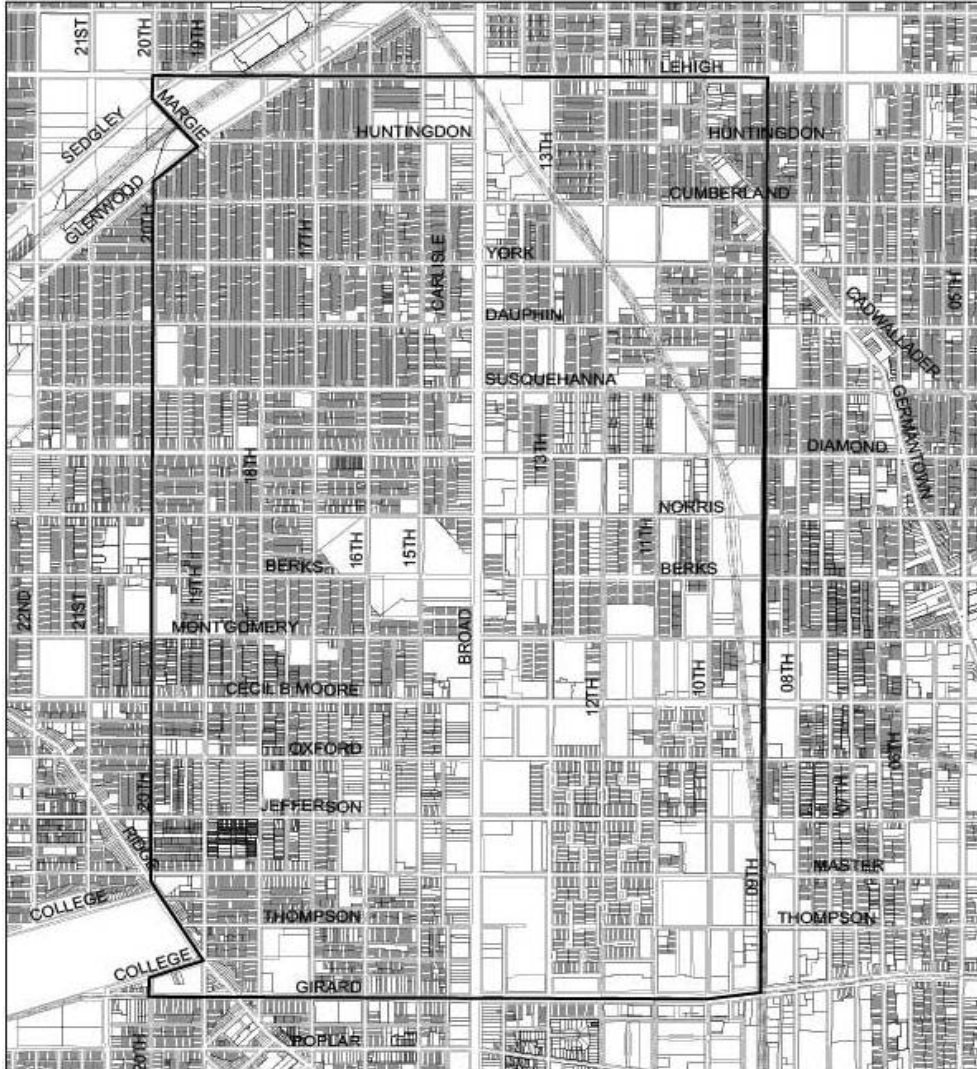
The Subarea [C]B /NCP district regulations apply to all RM-1 lots within the area bounded by 20th Street, *Sedgley Avenue*, Margie Street, Glenwood Avenue, 20th Street, *Cumberland Street*, *20th Street*, *Master Street*, Ridge Avenue, College Avenue, 20th Street, Girard Avenue, [Ninth] *9th Street*, and Lehigh Avenue, as shown on the following map for illustrative purposes only.

/NCP, Subarea B (Applies to RM-1 lots only)

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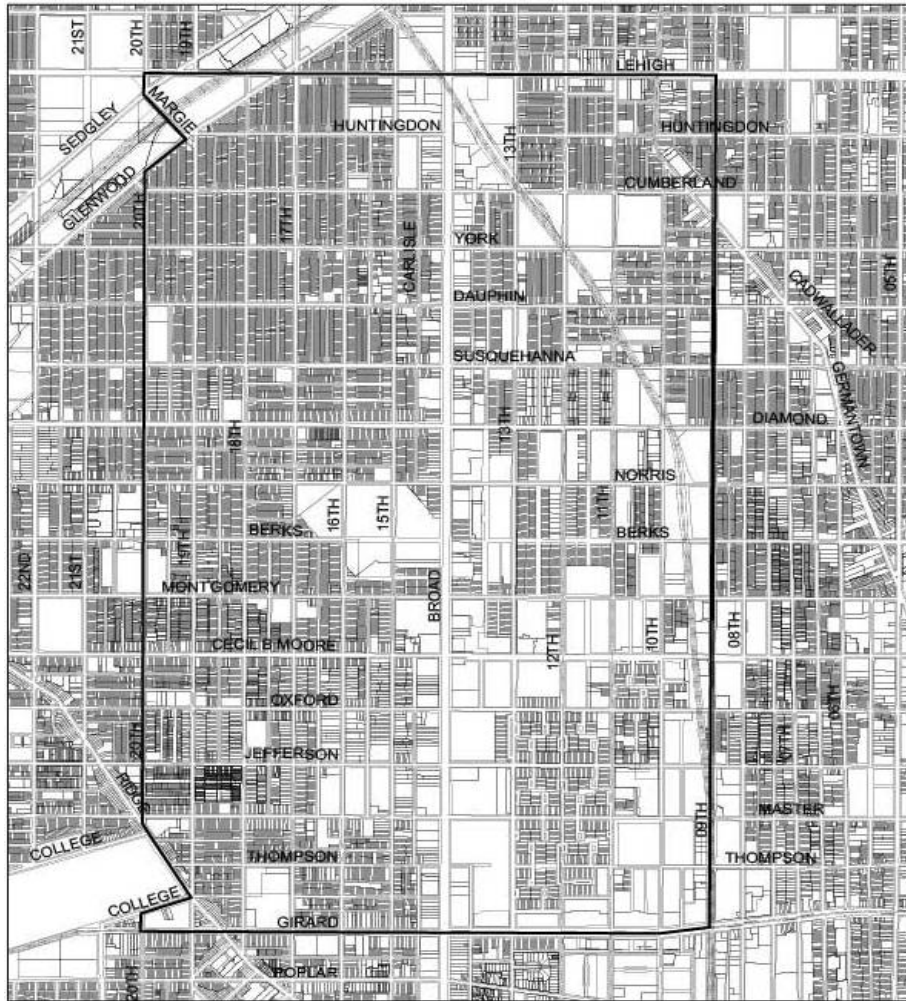



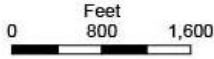
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/NCP Overlay, Subarea C (applies to RM-1 lots only)  ]

SECTION 2. This Ordinance shall become effective immediately.

Key:

Italics indicate new matter added.

[square brackets] indicate matter deleted.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 24, 2021. The Bill was Signed by the Mayor on July 15, 2021.



Michael A. Decker
Chief Clerk of the City Council