



City of Philadelphia

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

BILL NO. 210829

Introduced October 14, 2021

Councilmember Squilla

**Referred to the
Committee on Rules**

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 a new subarea of the Old City Residential 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

* * *

§ 14-502. / CTR, Center City Overlay District.

* * *

(2) Applicability.

* * *

(b) Area Boundaries

* * *

City of Philadelphia

BILL NO. 210829 continued

(.17) Old City Residential Area.

The Old City Residential area is bounded by Spring Garden Street, 2nd Street, Callowhill Street, 6th Street, Vine Street, 5th [street,] Street, Independence Mall East, Walnut Street, Front Street, a line extending from the north street line of Market Street to the Delaware Expressway, the Delaware Expressway, Wood Street and Christopher Columbus Boulevard. The Old City Residential area is further subdelineated as follows:

* * *

(.c) Core: the area bounded by the Benjamin Franklin Bridge, the Delaware Expressway, Race Street, Front Street, Walnut Street, Independence Mall East, and 5th 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 |
|---|-----------------|-----------------------------|---------------------------|----------------------------|---------------|-------------------------|---------------------------|
| * | * | | | * | | | |
| Old City Residential Area | | | § 14-502(5) | § 14-502(6)(f) | | | |
| * | * | | | * | | | |
| Core | | | | § 14-502(6)(n) | | | |
| Parking Garage Ground Floor Use Control Area | | | | § 14-502(6)(d) | | | |
| * | * | | | * | | | |

* * *

(6) Parking and Loading Regulations.

* * *

City of Philadelphia

BILL NO. 210829 continued

(n) Old City Residential Area, Core

Notwithstanding any other provision of this Zoning Code, no off-street parking spaces shall be required for any lot located in this area.

City of Philadelphia

BILL NO. 210829 continued