

Legislation Details (With Text)

<b>File #:</b>	180736	<b>Version:</b>	0	<b>Name:</b>	
<b>Type:</b>	Bill	<b>Status:</b>		LAPSED	
<b>File created:</b>	9/13/2018	<b>In control:</b>	Committee on Rules		
<b>On agenda:</b>		<b>Final action:</b>			
<b>Title:</b>	Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Chapter 14-500, entitled "Overlay Zoning Districts," by creating /MFE, Market-Frankford Elevated Overlay District.				
<b>Sponsors:</b>	Councilmember Quiñones Sánchez				
<b>Indexes:</b>	OVERLAY ZONING DISTRICT				
<b>Code sections:</b>	Title 14 - ZONING AND PLANNING				
<b>Attachments:</b>	1. Bill No. 18073600.pdf				

Date	Ver.	Action By	Action	Result	Tally
10/9/2018	0	Committee on Rules	HEARING NOTICES SENT		
10/9/2018	0	Committee on Rules	HEARING HELD		
10/9/2018	0	Committee on Rules	RECESSED		
9/13/2018	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising Chapter 14-500, entitled “Overlay Zoning Districts,” by creating /MFE, Market-Frankford Elevated Overlay District.

*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

\* \* \*

**§ 14-520. /MFE, Market-Frankford Elevated Overlay District.**

**(1) Boundaries**

(a) *The provisions of this overlay shall apply to any parcel with a primary frontage on any of the following street segments:*

- (.1) *Kensington Avenue, between Cumberland Street and Huntingdon Street (both sides)*
- (.2) *Kensington Avenue, between Tusculm Street and Cambria Street (both sides)*
- (.3) *Kensington Avenue, between Westmoreland Street and Venango Street (both sides)*

*(b) These boundaries shown on the following maps, for illustrative purposes only:*

*(.1)*

*(.2)*

*(.3)*

**(2) *Applicability***

*The provisions of § 14-520(3) apply within the boundaries of the /MFE to any zoning application that meets all of the following conditions:*

*(a) The base zoning of parcels is CMX-2 and/or CMX-2.5*

*(b) Any new construction is built to the front lot line*

*(c) Any proposal that will result in a total of five or more dwelling units within a building includes common, on-site trash storage. This storage may be included in a basement, designated trash storage room, or a dumpster for which the property owner will be responsible.*

**(3) *Use Regulations***

*(a) The provisions of § 14-602(4)(a)[3], that “buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line,” shall not apply.*

*(b) Notwithstanding the provisions of § 14-602(4), a minimum of 270 sq. ft. of lot area is required per dwelling unit*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.