

## Legislation Details (With Text)

**File #:** 220458      **Version:** 0      **Name:**

**Type:** Bill      **Status:** ENACTED

**File created:** 5/19/2022      **In control:** Committee on Rules

**On agenda:**      **Final action:** 6/23/2022

**Title:** Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by amending the provisions of Section 14-527, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," all under certain terms and conditions.

**Sponsors:** Councilmember Squilla

**Indexes:** OVERLAY ZONING DISTRICT

**Code sections:**

**Attachments:** 1. Bill No. 22045800.pdf, 2. CertifiedCopy22045800

Date	Ver.	Action By	Action	Result	Tally
8/31/2022	0	MAYOR	SIGNED		
6/23/2022	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/16/2022	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/16/2022	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/16/2022	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
6/15/2022	0	Committee on Rules	HEARING NOTICES SENT		
6/15/2022	0	Committee on Rules	HEARING HELD		
6/15/2022	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
6/13/2022	0	Committee on Rules	Cancellation of Scheduled Public Hearing		
5/19/2022	0	CITY COUNCIL	Introduced and Referred		

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by amending the provisions of Section 14-527, entitled "/SMH, South Philadelphia Municipal Hub 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

\* \* \*

§ 14-527 /SMH, South Philadelphia Municipal Hub Overlay District.

\* \* \*

(2) Use Regulations.

- (a) Multi-Family Household Living is permitted, provided that lots that include a Multi-Family Household Living use shall provide on-site affordable dwelling units consistent with the requirements of § 14-702(7) (Mixed-Income Housing) necessary to earn both a floor area bonus at the Moderate Income level of affordability and a floor area bonus at the Low Income level of affordability. Dwelling units approved prior to the establishment of this South Philadelphia Municipal Hub Overlay District and square footage in non-residential uses shall be exempt from this provision and shall not be included any calculation pursuant to § 14-702 (7)(b).
- (b) *Notwithstanding the limitations provided in Table Note §14-602(3)(a)[4], in the RMX-2 district, a cumulative total of up to 425 sq. ft. of Office, Retail, and Commercial Services floor area is allowed per dwelling unit that is included in the approved master plan. Government Office uses shall not be included in this calculation.*
- (c) *Visitor accommodations and limited lodging uses shall not be permitted.*

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

---

**Explanation:**

*Italics* indicate new matter added.