



# City of Philadelphia

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

## Legislation Details (With Text)

**File #:** 080724-AA    **Version:** 2    **Name:**

**Type:** Bill    **Status:** ENACTED

**File created:** 9/25/2008    **In control:** Committee on Rules

**On agenda:**    **Final action:** 1/29/2009

**Title:** Amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial and 'C-5' Commercial Districts," by negating any setback over 65 feet in height for lots designated "C-5" in the area bounded by 15th Street and Arch Street (Benjamin Franklin Parkway), Cherry Street and 16th Street and by increasing the permitted floor area for such lots building floor plate reduction.

**Sponsors:** Councilmember Clarke

**Indexes:** ZONING

**Code sections:** 14-305 - "C-4" Commercial and "C-5" Commercial Districts

**Attachments:** 1. CertifiedCopy080724-AA02.pdf

| Date       | Ver. | Action By          | Action   | Result | Tally |
|------------|------|--------------------|--|--------|-------|
| 2/11/2009  | 2    | MAYOR              | SIGNED   |        |       |
| 1/29/2009  | 2    | CITY COUNCIL       | READ   |        |       |
| 1/29/2009  | 0    | CITY COUNCIL       | PASSED   | Pass   | 15:0  |
| 1/22/2009  | 0    | CITY COUNCIL       | RECONSIDERED   | Pass   | 17:0  |
| 1/22/2009  | 2    | CITY COUNCIL       | ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING. |        |       |
| 1/22/2009  | 1    | CITY COUNCIL       | READ   |        |       |
| 1/22/2009  | 2    | CITY COUNCIL       | AMENDED  |        |       |
| 12/11/2008 | 1    | CITY COUNCIL       | READ   |        |       |
| 12/11/2008 | 1    | CITY COUNCIL       | PASSED   | Pass   | 16:0  |
| 12/4/2008  | 0    | CITY COUNCIL       | READ   |        |       |
| 12/4/2008  | 1    | CITY COUNCIL       | AMENDED  |        |       |
| 12/4/2008  | 1    | CITY COUNCIL       | ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING. |        |       |
| 11/20/2008 | 0    | CITY COUNCIL       | ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR        |        |       |
| 11/20/2008 | 0    | CITY COUNCIL       | SUSPEND THE RULES OF THE COUNCIL                           | Pass   |       |
| 11/20/2008 | 0    | CITY COUNCIL       | ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR      |        |       |
| 11/17/2008 | 0    | Committee on Rules | HEARING NOTICES SENT                                       |        |       |
| 11/17/2008 | 0    | Committee on Rules | HEARING HELD   |        |       |
| 11/17/2008 | 0    | Committee on Rules | REPORTED FAVORABLY, RULE SUSPENSION REQUESTED              |        |       |

|           |   |              |            |      |
|-----------|---|--------------|------------|------|
| 9/25/2008 | 0 | CITY COUNCIL | Referred   |      |
| 9/25/2008 | 0 | CITY COUNCIL | Introduced | Pass |

Amending Section 14-305 of The Philadelphia Code, entitled “‘C-4’ Commercial and ‘C-5’ Commercial Districts,” by negating any setback over 65 feet in height for lots designated “C-5” in the area bounded by 15th Street and Arch Street (Benjamin Franklin Parkway), Cherry Street and 16th Street and by increasing the permitted floor area for such lots building floor plate reduction.

WHEREAS, The Streets Department has for some time desired to widen the block of 15th Street between Cherry Street and Arch Street, which is narrower than the block immediately to the north, leading to congestion problems where the street narrows; and

WHEREAS, The owner of the property on the west side of 15th Street between Cherry Street and Arch Street is willing to allow the City to widen 15th Street at that location but does not want to lose the gross floor area that would be attributable to the widened area.

THEREFORE

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§ 14-305. “C-4” Commercial and “C-5” Commercial Districts.

\* \* \*

(4) Area Regulations \* \* \*

(c) Open Area Above Ground Level. \* \* \*

(.1) Buildings within the basic allowable gross floor area, as provided herein, and three hundred feet or less in height above the average ground level:

\* \* \*

*(.b) notwithstanding subparagraph (.a), for the area bounded by 15th Street, Arch Street (Benjamin Franklin Parkway), Cherry Street and 16th Street, no set back above grade shall be required for lots designated “C-5” Commercial.*

\* \* \*

(8) Floor Area Regulations. No building in these districts shall have a gross floor area (as defined in §14-102 [(39)] (57)) greater than that permitted under the provisions herein set forth.

(a) Basic Floor Area. Every building in these districts shall be permitted a gross floor area as follows:

\* \* \*

(.2) Lots designated “C-5” Commercial, *other than those located in the area bounded by 15th Street, Arch Street (Benjamin Franklin Parkway), Cherry Street and 16th Street.* One thousand two hundred

percent (1,200%) of the area of the lot.

*(.3) Lots designated "C-5" Commercial within an area bounded by 15<sup>th</sup> Street, Arch Street (Benjamin Franklin Parkway), Cherry Street and 16<sup>th</sup> Street. One thousand five hundred percent (1,500%) of the area of the lot.*

[(.3)] (.4) Lots designated "C-4" Commercial within an area bounded by North Broad Street, Fairmount Avenue, North 13<sup>th</sup> Street, Wallace Street and Ridge Avenue. Six hundred percent (600%) of the area of the lot.

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**Explanation:**

[Brackets] indicate matter deleted.  
*Italics* indicate new matter added.