



City of Philadelphia

City Council
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Legislation Details (With Text)

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

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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 15th Street, Arch Street (Benjamin Franklin Parkway), Cherry Street and 16th 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 13th Street, Wallace Street and Ridge Avenue. Six hundred percent (600%) of the area of the lot.

* * *

Explanation:

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