



Legislation Details (With Text)

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**File created:** 6/4/2015      **In control:** Committee on Rules

**On agenda:**      **Final action:**

**Title:** Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-700, entitled "Development Standards", by adding an additional level of LEED certification for Floor Area and Height Bonuses, all under certain terms and conditions.

**Sponsors:** Councilmember Reynolds Brown, Councilmember Squilla

**Indexes:** ZONING AND PLANNING

**Code sections:** Title 14 - ZONING AND PLANNING

**Attachments:** 1. Bill No. 15054000.pdf

Date	Ver.	Action By	Action	Result	Tally
6/4/2015	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-700, entitled "Development Standards", by adding an additional level of LEED certification for Floor Area and Height Bonuses, all under certain terms and conditions.

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

SECTION 1. Chapter 14-700 of The Philadelphia Code shall be amended to read as follows:

CHAPTER 14-700. DEVELOPMENT STANDARDS.

\* \* \*

§ 14-702. Floor Area and Height Bonuses.

\* \* \*

(10) Green Building or Site.

(a) Criteria.

(.1) The applicant has submitted documentation sealed by a LEED-AP professional confirming that the building or site has been designed for certification at the LEED Platinum, [or] Gold, *or Silver* levels, or certification by an equivalent green building or neighborhood development rating system as approved by the Commission, and that preliminary review of project design and elements confirm that it will earn enough points to be certified at that level by an appropriate certifying agency.

(.2) The applicant has signed an agreement with the City confirming that the building or site

will complete the LEED certification and commissioning process at the Platinum, [or] Gold, *or Silver* level, and that if the building or site fails to be commissioned at the level for which the bonus has been awarded, the applicant will either:

(a) Make improvements to the design, equipment, or operation until commissioned at that level, or

(b) Be in violation of this Zoning Code and subject to those penalties provided in § 14-306 <[http://www.amlegal.com/nxt/gateway.dll?f=jumpink\\$jumpink\\_x=Advanced\\$jumpink\\_vpc=first\\$jumpink\\_xsl=querylink](http://www.amlegal.com/nxt/gateway.dll?f=jumpink$jumpink_x=Advanced$jumpink_vpc=first$jumpink_xsl=querylink).

(b) Bonus Floor Area or Building Height.

The additional gross floor area or building height earned for a certified green building is:

Level of LEED Certification	Additional Gross Floor Area, as Percent of			Additional Building Height
	CMX-3 with a /TOD District	CMX-4	CMX-5	
<i>Silver</i>	25%	50%	100%	12 ft.
Gold	50%	100%	200%	24 ft.
Platinum	100%	200%	400%	36 ft.

\* \* \*

SECTION 2. Effective Date. This ordinance shall take effect immediately.

**Explanation:**

Matter added shown in *italics*;  
Matter deleted shown in [brackets].