

Legislation Details (With Text)

File #: 120015 **Version:** 1 **Name:**

Type: Bill **Status:** ENACTED

File created: 1/26/2012 **In control:** Committee on Rules

On agenda: **Final action:** 5/24/2012

Title: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street; and amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial and 'C-5' Commercial District"; all under certain terms and conditions.

Sponsors: Council President Clarke, Councilmember Jones

Indexes: ZONING

Code sections: 14-305 - "C-4" Commercial and "C-5" Commercial Districts, Title 14 - ZONING AND PLANNING

Attachments: 1. 120015 Map Set, As Introduced.pdf, 2. CertifiedCopy12001501.pdf

Date	Ver.	Action By	Action	Result	Tally
6/6/2012	1	MAYOR	SIGNED		
5/24/2012	1	CITY COUNCIL	READ AND PASSED	Pass	17:0
4/12/2012	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
4/12/2012	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
4/12/2012	1	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
3/29/2012	0	Committee on Rules	HEARING NOTICES SENT		
3/29/2012	0	Committee on Rules	HEARING HELD		
3/29/2012	0	Committee on Rules	AMENDED		
3/29/2012	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
1/26/2012	0	CITY COUNCIL	Introduced and Referred	Pass	

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street; and amending Section 14-305 of The Philadelphia Code, entitled "'C-4' Commercial and 'C-5' Commercial District"; all under certain terms and conditions.

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.

* * *

(17) Notwithstanding anything to contrary in this Title, the following shall apply in the area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street in order to promote historic renovations and active space along North Broad Street. In order to promote these public benefits, the following shall apply:

- (a) *Use Regulations.* The following uses are allowed as a main use to lots desinated “C-4” Commercial: (i) restaurants, with or without a beer distillery; (ii) a day spa; (iii) a nightclub; and (iv) live entertainment. All limitations on multiple uses on a lot, whether stated or implied, shall not apply.
- (b) *Parking for Hotels.* Parking is not required on a lot for hotel uses so long as parking spaces are provided within 1100 feet from where a hotel is located at a ratio of one (1) space for each two (2) hotel units. Special Use Permits shall not be required for accessory private parking lots accessory to a hotel.
- (c) *Area Regulations.*
 - (.1) No set back above grade shall be required for lots designated “C-4” Commercial.
 - (.2) *Yards and Courts.* All qualifications and restrictions set forth in this Title for legally required windows shall not apply in this District.
 - (.3) *Floor Area Ratio.* The gross floor area for the construction of new hotels shall not exceed 550% of the area of the lot.
- (d) *Loading.* Loading for hotels shall be provided at a minimum of one (1) space.
- (e) *Conflicting Provisions.* When the provisions of this Subsection conflict with other provisions of this Title or Code, the provisions stated herein shall prevail.

SECTION 2. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street from the existing zoning designations indicated on Map “A” set forth below to the zoning designations indicated on Map “B” set forth below.

SECTION 3. This Ordinance shall take effect immediately.

Explanation:

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