

Legislation Details (With Text)

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Title:	Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions.				
Sponsors:	Councilmember Green				
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Date	Ver.	Action By	Action	Result	Tally
12/30/2019	2	MAYOR	SIGNED		
12/12/2019	1	CITY COUNCIL	READ AND PASSED	Pass	17:0
12/5/2019	2	CITY COUNCIL			
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10/10/2019	0	CITY COUNCIL	Introduced and Referred		

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to provide for a height allowance for certain solar collectors; all under terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 4 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-604. Accessory Uses and Structures.

* * *

(7) Solar Collectors.

(a) Roof-mounted solar collectors *and associated solar collector support structures* are permitted accessory structures in all zoning districts, *subject to the following standards:*

- (.1) *Solar collector support structures shall be used solely to brace solar collectors and related solar equipment.*
- (.2) *Solar collector support structures shall not exceed 9 ft. in height above the surface of the roof.*
- (.3) *In the RSD, RSA, RTA, RM-1, CMX-1, CMX-2, and CMX-2.5 districts, solar collector support structures and associated solar collectors shall be set back at least seven ft. from the extreme front building line.*
- (.4) *In the RSA-5 and RM-1 districts, a solar collector support structure shall not be constructed in the front setback required by § 14-701(2)(b) (Notes for Table 14-701-1) or § 14-701(2)(c) (Notes for Table 14-701-2) for stories above the second story.*
- (.5) *In the RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, CMX-3, CMX-4, CMX-5, Industrial, and Special Purpose districts, solar collector support structures and associated solar collectors shall be set back at least five ft. from the extreme front building line.*

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

§ 14-701. Dimensional Standards.

* * *

(6) Exceptions to Dimensional Standards.

The items listed in Table 14-701-6 are exceptions to the dimensional standards otherwise applicable under this § 14-701 (Dimensional Standards). In the case of exceptions to yard, setback, and open space requirements, the areas occupied by the encroachments will not be considered to reduce the amount of open space provided.

Table 14-701-6: Exceptions to Dimensional Standards

Exceptions to Height Limits	
Type of District	Permitted Encroachment
All Districts	Balustrades and parapet walls may extend above the height limits up
	<i>Solar collectors and related support structures may extend above the</i>
* * *	

SECTION 2. This Ordinance shall be effective immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.