



Legislation Details (With Text)

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Title: Amending Section 14-502 of The Philadelphia Code, entitled "/CTR, Center City Overlay," by adding a new subsection entitled "Market Street East Retail Area," relating to accessory signs; amending Section 14-906, entitled "Market Street East Sign Regulations," relating to accessory and non-accessory signs; and making related changes, all under certain terms and conditions.

Sponsors: Councilmember Squilla

Indexes: MARKET STREET EAST RETAIL AREA, MARKET STREET EAST SIGN REGULATIONS

Code sections: 14-502 - CTR, Center City Overlay

Attachments: 1. CertifiedCopy15037901.pdf

| Date | Ver. | Action By | Action | Result | Tally |
|-----------|------|------------------------|--|--------|-------|
| 6/18/2015 | 1 | CITY COUNCIL | READ AND PASSED | Pass | 15:0 |
| 6/18/2015 | 1 | MAYOR | SIGNED | | |
| 6/4/2015 | 1 | CITY COUNCIL | ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR | | |
| 6/4/2015 | 1 | CITY COUNCIL | SUSPEND THE RULES OF THE COUNCIL | Pass | |
| 6/4/2015 | 1 | CITY COUNCIL | READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR | | |
| 6/3/2015 | 0 | Committee of the Whole | HEARING NOTICES SENT | | |
| 6/3/2015 | 0 | Committee of the Whole | AMENDED | | |
| 6/3/2015 | 1 | Committee of the Whole | REPORTED FAVORABLY, RULE SUSPENSION REQUESTED | | |
| 5/28/2015 | 0 | Committee of the Whole | HEARING NOTICES SENT | | |
| 5/28/2015 | 0 | Committee of the Whole | HEARING HELD | | |
| 5/28/2015 | 0 | Committee of the Whole | RECESSED | | |
| 4/23/2015 | 0 | CITY COUNCIL | Introduced and Referred | Pass | |

Amending Section 14-502 of The Philadelphia Code, entitled “/CTR, Center City Overlay,” by adding a new subsection entitled “Market Street East Retail Area,” relating to accessory signs; amending Section 14-906, entitled “Market Street East Sign Regulations,” relating to accessory and non-accessory signs; and making related changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-200. DEFINITIONS

* * *

§14-202. Rules of Measurement.

* * *

(21.1) 3rd Floor Window Sill.

This measurement shall be based on the 3rd floor of a building that is fully above grade plane, not measured as including basement, cellar, or other space below grade plane.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§14-502. /CTR, Center City Overlay

* * *

(2) Applicability.

* * *

(b) Area Boundaries.

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

* * *

(.28) Market Street East Retail Area.

The Market Street East Retail Area is bounded by Market Street, 8th Street, Filbert Street, and 11th Street.

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

* * *

Table 14-502-1: /CTR Summary Table

| Area | Height Controls | Setback / Build-To Controls | Supplemental Use Controls | Parking & Loading Controls | Sign Controls | Special Review Controls |
|---------------------------------------|-----------------|-----------------------------|---------------------------|----------------------------|--------------------------------|-------------------------|
| * * * | | | | | | |
| Market Street Area | | | | | § 14-502(6)(a); § 14-502(6)(e) | |
| East | | | § 14-502(5) | | | § 14-502(8)(a) |
| West | | § 14-502(4)(a) | | | | |
| Market Street East Retail Area | | | | | § 14-502(7)(m) | |
| Minimum Building Height Area | § 14-502(3)(j) | | | | | |
| * * * | | | | | | |

* * *

(7) Sign Regulations.

* * *

(m) Market Street East Retail Area.

Notwithstanding the provisions of Table 14-904-1, the provisions of this § 14-502(7)(m) shall apply to accessory wall signs, accessory projecting signs, and accessory marquee signs in the Market Street East Retail Area, unless otherwise permitted by § 14-906 (Market Street East Sign Regulations).

(.1) Sign Area.

The maximum sign area for a building or several interconnected buildings shall be determined based on the frontage of the building or interconnected buildings. The area of signage allowed for a building or interconnected buildings may be combined and placed on a single frontage or multiple frontages provided:

- (a) The maximum sign area for the ground floor shall be 2 sq. ft. per linear foot of ground floor frontage.*
- (b) The maximum sign area for the 2nd floor shall be 0.5 sq. ft. per linear foot of ground floor frontage, provided:

 - (i) Signs shall only be along the Market Street frontage or within 80 ft. of the street line of Market Street and;*
 - (ii) Signs shall only be above a window and shall not exceed the width of the window by more than 1 ft. on either or both sides.**

(c) *The maximum sign area above the 2nd floor shall be 2 sq. ft. per linear foot of ground floor frontage, provided that no portion of any sign shall be more than 50 ft. from the nearest intersection of two streets, except that:*

(i) *Signs along the frontage of Market Street between 9th Street and 10th Street may be located up to 200 ft. from 9th Street if an edge of each sign is no more than 100 ft. from 9th Street; and may be located up to 125 ft. from 10th Street, if an edge of each sign is no more than 20 ft. from 10th Street; and*

(ii) *Signs along the frontage of Market Street between 8th Street and 9th Street may be located up to 100 ft. from 9th Street.*

(.2) Sign Height.

(a) *The maximum height of any sign on the ground floor shall be the 2nd floor window sill of the respective building frontage (or no more than 3 ft. above the floor line of the 2nd floor if there is no window) provided no sign shall extend above the roof line. Any sign below the 2nd floor widow sill (or less than 3 ft. above the floor line of the 2nd floor if there is no window) shall be considered a ground floor sign.*

(b) *The maximum height of any sign on the 2nd floor shall be the 3rd floor window sill of the respective building frontage (or no more than 3 ft. above the floor line of the 3rd floor if there is no window) provided no sign shall extend above the roof line. Any sign below the 3rd floor window sill (or less than 3 ft. above the floor line of the 3rd floor if there is no window) shall be considered a 2nd floor sign.*

(c) *The maximum height of any sign above the 2nd floor shall not extend above the roof line of the respective building frontage.*

(.3) Sign Size.

(a) *The maximum size of each sign located on the ground floor or 2nd floor shall be 150 sq. ft.*

(b) *The maximum size of each sign above the 2nd floor shall be 500 sq. ft, except one 600 sq. ft. sign may be permitted along the frontage of Market Street between 9th Street and 10th Street.*

(.4) Signs on Portions of a Building over a Street.

Signs may be located on any frontage of a portion of a building that is located over a street, provided signs meet all other applicable sign requirements of the respective floor to which that portion of the building connects. Such signs shall count toward the maximum sign area for that respective floor as provided in § 14-502(7)(m)(.1) (Sign Area). This subsection does not eliminate the need for any applicable sign approval, including an authorizing ordinance, that is otherwise required to authorize a projection or encroachment over a street on the City Plan.

* * *

CHAPTER 14-900. SIGNS

* * *

§14-904. Accessory Sign Controls.

* * *

(1) Controls that Apply to All Zoning Districts.

* * *

(h) Wall Sign.

Unless otherwise provided by this Zoning Code, wall signs shall not extend above the roof line or the 2nd floor window sill of a structure, whichever is lower.

* * *

§14-906. Market Street East Sign Regulations.

* * *

(2) Applicability.

The provisions of this § 14-906 (Market Street East Sign Regulations) apply to accessory and non-accessory signs *not otherwise permitted by this Zoning Code and* located in the Market Street East Advertising District, subject to all of the following:

* * *

(3) Sign Regulations.

* * *

(b) Signs shall not exceed 1,600 sq. ft. per sign face. The total aggregate sign area on any property, excluding any accessory sign area that would be permitted under Table 14-904-1 *or* § 14-502(7)(m) (Market Street East Retail Area), shall not exceed 24 times the property's linear footage along Market Street.

* * *

(5) Limitations.

(a) For any individual property:

* * *

(2) [The provisions of subsection (3), above, shall expire 20 years after the Commission issues its certification for such property under subsection (4)(c), above. The receipt of gross proceeds from the erection or maintenance of signs on the property in excess of the cost of the improvements

required by subsection (2)(a), above, shall not cause the authorization to expire sooner] *Reserved.*

* * *

(.5) Upon [expiration of the time period set forth in subsection (.2), above, or upon] failure to comply with the provisions of subsections (.3), or (.4) above, the owner of the property shall remove any sign authorized by this § 14-906 (Market Street East Sign Regulations), or, if the owner fails to do so, the Department may remove such sign and shall place a lien on the property for the costs of removal.

* * *

(b) *Reserved*

* * *

(7) *Sunset Provision.*

The provisions of this § 14-906 (Market East Sign Regulations) shall expire July 19, 2031. Lawfully permitted signs in existence on July 19, 2031, to the extent not authorized by any provision of this Zoning Code other than this § 14-906, shall be deemed nonconforming and may be maintained as nonconforming signs pursuant to § 14-305 (Nonconformities).

* * *

SECTION 2. This Ordinance shall become effective immediately.