



Legislation Details (With Text)

**File #:** 170902-A      **Version:** 1      **Name:**

**Type:** Bill      **Status:** ENACTED

**File created:** 10/19/2017      **In control:** Committee on Rules

**On agenda:**      **Final action:** 11/30/2017

**Title:** Amending Section 14-503 of the Philadelphia Zoning Code, entitled "/NCA, Neighborhood Commercial Area Overlay District," by creating the East Mount Airy /NCA Overlay District and making related changes, all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street.

**Sponsors:** Councilmember Parker

**Indexes:** NCA, NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT

**Code sections:** 14-503 - /NCA, Neighborhood Commercial Area Overlay District

**Attachments:** 1. 170902 - Map Set, As Amended on Floor.pdf, 2. CertifiedCopy170902-A01.pdf

Date	Ver.	Action By	Action	Result	Tally
12/12/2017	1	MAYOR	SIGNED		
11/30/2017	1	CITY COUNCIL	READ AND PASSED	Pass	17:0
11/16/2017	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
11/16/2017	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
11/16/2017	0	CITY COUNCIL	READ		
11/16/2017	1	CITY COUNCIL	AMENDED		
11/16/2017	1	CITY COUNCIL	ORDERED PLACED ON FINAL PASSAGE CALENDAR FOR NEXT MEETING.		
11/15/2017	0	Committee on Rules	HEARING NOTICES SENT		
11/15/2017	0	Committee on Rules	HEARING HELD		
11/15/2017	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
10/19/2017	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Section 14-503 of the Philadelphia Zoning Code, entitled “/NCA, Neighborhood Commercial Area Overlay District,” by creating the East Mount Airy /NCA Overlay District and making related changes, all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street.

*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 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§ 14-503. /NCA, Neighborhood Commercial Overlay District.

\* \* \*

(9) [Reserved.] *East Mount Airy*.

(a) *Applicability.*

*The requirements of this East Mount Airy /NCA Overlay district apply to all properties zoned CMX-1 within the area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street.*

(b) *Use Regulations.*

(.1) *Medical, Dental, and Health Practitioner uses are prohibited.*

(.2) *Sundries, Pharmaceutical, and Convenience Sales uses are prohibited.*

SECTION 2. Pursuant to Section 14-106 of the Philadelphia Zoning Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street, commonly known as 1431-35 East Vernon Road, 1437 East Vernon Road, 1439 East Vernon Road, 1441 East Vernon Road, 1443 East Vernon Road, 1445 East Vernon Road, 1447 East Vernon Road, 1449 East Vernon Road, 1451 East Vernon Road, 1453 East Vernon Road, 1455 East Vernon Road, 1457 East Vernon Road, 1432-50 Greenwood Street, 1452 Greenwood Street, 1454 Greenwood Street, and 1456 Greenwood Street, from the existing zoning designation RSA-5 to the zoning designation CMX-1.

SECTION 3. This Ordinance shall become effective immediately.