



Legislation Text

File #: 220658-A, Version: 2

To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "NBO, Nelson Brown People's Village Overlay District," 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 14-500. OVERLAY ZONING DISTRICTS

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§ 14-537. NBO, Nelson Brown People's Village Overlay District

(1) Applicability.

The Nelson Brown People's Village Overlay District shall consist of all residentially zoned lots within the area bounded by Susquehanna Avenue, 11th Street, Diamond Street, and 13th Street.

(2) Height Regulation.

- (a.) The maximum height shall be equal to the height of the tallest building located on any abutting lot.
- (b.) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 38 feet, the maximum height shall be as otherwise indicated in this Zoning Code.
- (c.) Any building that is 25 feet or less in height shall contain no more than two stories.

(3) Roof Decks

Roof decks and roof deck access structures shall be prohibited.

(4) Materials

The ground floor front facade of new construction and additions shall be fully composed of brick, excluding doors and windows and any trim surrounding these openings.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.