

## Legislation Text

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Amending Title 14 of The Philadelphia Code, relating to “Zoning and Planning”, by amending Chapter 14-1600, entitled “Miscellaneous”, by adding a new §14-1607.1, entitled “Special Controls for Walnut Street”, under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 14-1600 of The Philadelphia Code, relating to “Miscellaneous”, is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

\* \* \*

CHAPTER 14-1600. MISCELLANEOUS

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***§14-1607.1 Special Controls for Rittenhouse Row.***

- (1) *Legislative Findings. The Council finds that:*
- (a) *Major public and private investments have been made and continue to be made to protect and maintain the economic viability, aesthetics and historic character of the area of Center City on Walnut Street, West of Broad;*
  - (a) *This area is one of the major shopping destinations of Center City. It is essential to the continued success of this area to maintain the existing character of the area and to attract and promote certain specialty retailers to locate within this area;*
  - (a) *Within the said area there are a number of certain uses which while not necessarily offensive by themselves, when concentrated in an area, tend to contribute to the deterioration of the economics and aesthetics of that area;*
  - (a) *The current provisions of the Zoning Code permit certain uses which may be considered as being incompatible with the general character of this area;*
  - (a) *This area is important to the historic, cultural and commercial vitality of Center City Philadelphia and these types of uses could have a negative impact of this area;*
  - (a) *It is in the best interest of the property owners, business operators, shoppers and the City of Philadelphia that this area continues to prosper;*

- (a) *Therefore, special land use controls are needed to promote and protect the economic viability of this area.*
- (1) *Uses Prohibited on the Ground Floor. In addition to the use restrictions as set forth in Zoning Code §14-305 and §14-1607, in any building or upon any land abutting Walnut street between Broad street and 20<sup>th</sup> street, the following uses shall be prohibited from occupying the ground floor:*
- (a) *Dry cleaning establishment;*
  - (a) *Financial institution;*
  - (a) *Manicure/nail salon;*
  - (a) *Retail sales of drugs;*
  - (a) *Retail sales of general merchandise;*
  - (a) *Retail sales of groceries;*
  - (a) *Retail sales of major appliances;*
  - (a) *Retail sales of optical goods when such use exceeds 2,500 square feet in gross floor area;*
  - (a) *Retail sales of recorded music when such use exceeds 2,500 square feet in gross floor area;*
  - (a) *Retail sales of variety store merchandise;*
  - (a) *Shoe repair;*
  - (a) *Tanning salon or spa;*
  - (a) *Tattoo and body piercing establishment; and*
  - (a) *Fortuneteller establishment/palmist.*

SECTION 2. This Ordinance shall take effect immediately.