

Legislation Text

File #: 180911, Version: 1

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "/CTR, Center City Overlay" by modifying the boundaries of the Market Street East Retail Area, providing additional regulations, 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 14-500. OVERLAY ZONING DISTRICTS

\* \* \*

§ 14-502. /CTR, Center City Overlay District.

\* \* \*

(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.]

*(.a) North: The area bounded by Market Street, 8th Street, Filbert Street, and 11th Street.*

*(.b) South: The area bounded by Market Street, 12th Street, Ludlow Street (extended), and 11th Street.*

\* \* \*

(d) /CTR Summary Table.

Table 14-502-1: /CTR Summary Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). 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	Bulk and Massing Controls
* * *							
<b>Market Street East Retail Area</b>					[§ 14-502(7)(m)]		
<i>North</i>					§ 14-502(7)(m)		
<i>South</i>					§ 14-502(7)(n)		
* * *							

\* \* \*

(7) Sign Regulations.

The following sign regulations apply to the areas described in each subsection.

\* \* \*

(m) Market Street East Retail Area, *North*.

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, *North*, unless otherwise permitted by § 14-906 (Market Street East Sign Regulations).

\* \* \*

(n) *Market Street East Retail Area, South.*

*Notwithstanding the provisions of Table 14-904-1, the provisions of this § 14-502(7)(n) shall apply to 2nd floor accessory wall signs, accessory projecting signs, and accessory marquee signs in the Market Street East Retail Area, South, unless otherwise permitted by § 14-906 (Market Street East Sign Regulations).*

*(.1) Signs shall be permitted on the 2nd floor, provided:*

*(a) The maximum sign area for the 2nd floor shall be 2 sq. ft. per linear foot of ground floor*

*frontage, but no single sign shall exceed 75 sq. ft.*

*(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.*

*(c) No sign on the 2nd floor shall extend more than 3 ft. below the floor line of the 2nd floor.*

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.  
[Brackets] indicate matter deleted.