



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 amending Section 14-1612, entitled "South Street/Headhouse Square Special Services District Controls," 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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§14-1612. South Street/Headhouse Square Special Services District Controls.

(1) Legislative Findings. The Council finds that:

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(g) There are over 65 restaurants and entertainment uses within and in the immediate vicinity of the South Street/Headhouse Square Special Services District. While promoting the economic vitality of the area, the intensity of restaurant and entertainment uses has generated traffic congestion, parking shortages, increased noise and other public nuisances which negatively impact on the adjacent residential community's quiet enjoyment of their homes and which can negatively affect the long-term economic viability of the commercial area;

[(g)] (h) In addition to special use and zoning controls providing for limitation of the size and location of certain specific entertainment and commercial uses as set forth in the South Street/Headhouse Square Special Services District, additional controls, provisions and standards are necessary to accommodate certain existing and future larger scale uses within the District that are vital to providing services to residences within and near the District, such as book stores, clothing stores, department stores and food markets, and otherwise permitted as of right under the applicable zoning classification.

[(h)] (i) Since the enactment of the South Street/Headhouse Square Special Services District Controls it has become apparent that certain technical amendments may be desirable;

[(i)] (j) Therefore, special land use and zoning controls providing for limitation on the size and location of certain specific entertainment and commercial uses, as recommended in the 1988 "Plan for Center City," are required to protect the historic, residential, cultural properties which are within and which surround this district and are critical to the economic vitality of this section of the City.

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(4) Prohibited Uses. Within the South Street/Headhouse Square Special Services District and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

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(j) *Night clubs*; [Private] private clubs with a license from the Pennsylvania Liquor Control Board for the ["after hours"] sale of alcoholic beverages;

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(o) Accessory curb cuts for vehicular ingress and egress along South Street; [and,]

(p) Any accessory speaker or audio device that causes music or voices to reach the sidewalk area, public arcade, or public entranceway to a building, which is adjunct to any permitted retail use, used to advertise merchandise sold, and/or used to call public attention to the use of the premises[.];

(q) *Restaurants or the expansion of existing restaurants*;

(r) *Retail sale of packaged beverages as a main use and/or the retail sale of malt beverages for take out as an accessory use.*

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.