



Legislation Text

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To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, to amend Title 14 of The Philadelphia Code by adding Section 14-531, entitled "/SMH, South Philadelphia Municipal Hub Overlay District," and making other related changes, and approving the Residential Mixed-Use-2 District (RMX-2) Master Plan for the site generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below.

SECTION 2. 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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§ 14-531. */SMH, South Philadelphia Municipal Hub Overlay District.*

(1) Applicability.

/SMH, South Philadelphia Municipal Hub Overlay District shall apply to all lots within the RMX-2 zoning district within the area bounded by 11th Street, Reed Street, 12th Street, and Wharton Street.

(2) Use Regulations.

Multi-Family Household Living is permitted, provided that lots that include a Multi-Family Household Living use shall provide on-site affordable dwelling units consistent with the requirements of § 14-702 (7) (Mixed-Income Housing) necessary to earn both a floor area bonus at the Moderate Income level of affordability and a floor area bonus at the Low Income level of affordability. Dwelling units approved prior to the establishment of this South Philadelphia Municipal Hub Overlay District and square footage in non-residential uses shall be exempt from this provision and shall not be included any calculation pursuant to § 14-702(7)(b).

(3) *Dimensional Standards.*

Open air parking shall not be included in the maximum occupied area measurement, provided that all structures that include a Multi-Family Household Living use must meet the conditions of § 14-702(16) (Green Roof), subsections § 14-702(16)(a)(.1) through § 14-702(16)(a)(.6).

(4) *Eligibility for Bonuses.*

(a) Notwithstanding the provisions of § 14-702(7)(c)(.1), properties within the RMX-2 district may earn and take advantage of the floor area bonuses offered by § 14-702(7) (Mixed Income Housing) under both the low-income and moderate-income standards, provided that:

(.1) All lots within the RMX-2 district that include a Multi-Family Household Living use shall meet the requirements of subsection (2), above;

(.2) The additional gross floor area earned under the bonus shall be applied as a percentage of the RMX-2 district area, rather than a percentage of the lot area; and

(.3) The bonuses shall not be earned multiple times within the RMX-2 district.

(b) No bonus shall be earned for meeting green roof requirements of subsection (3), above.

(5) *Parking and Loading.*

The following shall be exempt from the requirements of § 14-803(4)(a)(.5) (Vehicle Access Points) and subsection (.a) of § 14-803(4)(b)(.1) (Vehicle Access Points):

(a) Curb cuts solely intended to access parking accessory to a Safety Services use; and

(b) One curb cut that provides access both to accessory parking spaces located in a parking garage and to one or more off-street loading spaces.

CHAPTER 14-600. USE REGULATIONS

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§ 14-602. Use Tables.

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(3) Residential Districts.

* * *

(a) Notes for Table 14-602-1.

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[4] In the RMX-2 district, a cumulative total of up to [100] 250 sq. ft. of office, retail, and commercial service floor area is allowed per dwelling unit that is included in the approved master plan. Space occupied by visitor accommodation uses is not counted as part of the total.

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SECTION 3. Pursuant to Section 14-304(4) of The Philadelphia Code, The Residential Mixed-Use-2 (RMX-2) Master Plan is hereby approved for a mixed-use development in the area generally bounded by 11th Street, Reed Street, 12th Street, and Wharton Street, and as set forth in attached Exhibit “C”, which is on file with the Chief Clerk’s Office, and a copy of which is attached hereto for reference.

SECTION 4. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.