

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Section 14-500 of The Philadelphia Code, entitled "Overlay Zoning Districts," by modifying the /CTR, Center City Overlay District, Society Hill Area to create additional standards concerning height, parking, signs, and special reviews, 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

\* \* \*

(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:

\* \* \*

(.32) Society Hill Area.

The Society Hill Area is bounded by Walnut Street, 8th Street, Lombard Street, and the Delaware River. *The Society Hill Area is further subdelineated as follows:*

*(.a) Northeast: The area bounded by Walnut Street, 4th Street, Willings Alley, 3rd Street, Thomas Paine Place, Dock Street and 2nd Street.*

(d) /CTR Summary Table.

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
* * *							
Society Hill	§ 14-502(3)		§ 14-502(5)	§ 14-502(6)	§ 14-502(7)	§ 14-502(8)	
* * *							

\* \* \*

(3) Height Regulations.

The following height regulations apply to the areas set forth in each subsection. To the extent a property is subject to a height maximum set forth in this § 14-502(3) (Height Regulations) and a height maximum set forth elsewhere in this Code, the smaller maximum shall apply. Except for the City Hall area, the accompanying height control maps are for illustrative purposes only.

\* \* \*

(l) Center City Commercial District Control Area.

For lots zoned CMX-2, *except for lots in the Society Hill Area*, the maximum height shall be 55 ft., provided that:

\* \* \*

(m) Society Hill Area

For lots zoned CMX-2, *in the Society Hill Area, except in the Northeast Society Hill Area*, the maximum height shall be 45 ft., provided that:

- (.1) *The lot has frontage on at least three streets, with two intersecting streets that have a minimum width of 50 ft.; and*
- (.2) *For portions of any structure above 38 ft. in height, the occupied area shall not exceed:*
  - (a) *For lots that cover less than an entire block: 30% of the total area of the block*
  - (b) *For lots that cover an entire block: 60% of the total area of the block; and*
- (.3) *For any lot frontage facing a street of 35 ft. or less in width, the first 9 ft. of lot depth shall have a maximum building height of 38 ft.*

(n) Society Hill Area, Northeast

*The maximum height in the Society Hill Area, Northeast, shall be 65 ft.*

\* \* \*

(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3.

(a) Use Table 14-502-2.

Principal uses are allowed within the Center City Overlay District in accordance with the use regulations of the underlying zoning district, except as provided in Table 14-502-2 (See accompanying Supplemental Use Controls Area Map for illustrative purposes only). Uses classified as accessory uses are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

\* \* \*

[10] For lots in the Society Hill Area the provisions of § 14-602(8) shall not apply.

Table 14-502-2: Supplemental Use Controls in the Center City Overlay District

	Center City Commercial District Control Area	Chestnut and Walnut Street Area, East	Chestnut and Walnut Street Area, West	Broad Street Area, South	Broad Street Area, North	Chinatown Area	Old City Residential Area	Society Hill Area	South Street/Head House Square Area	Rittenhouse Square Residential Area	Use-Specific Standards
N = Not allowed (expressly prohibited)   S = Special exception approval required   Blank = No overlay-specific regulations apply See § 14-502(5)(a).(6) (Notes for Table 1)											
<b>Public, Civic, and Institutional Use Category</b>											
Utilities and Services, Basic			[1]	N			N	[10]			
All Other Uses								[10]			
<b>Residential Use Category</b>											
Household Living	[6]							[9] [10]		[8]	
All Other Uses								[10]			
<b>Parks and Open Space Use Category</b>											
All Uses								[10]			
<b>Retail Sales Use Category</b>											
Adult-oriented Merchandise		N	N	N	N		N	[10]			
Retail Sales of Consumer Goods, Furniture, Appliances, and Equipment (as noted below)								[10]			
Drug Paraphernalia Sales		N	N	N	N		N	[10]	N		§ 14-603(13)
Gun Shop		N	N	N	N		N	[10]	N		§ 14-603(13)
All Other Uses								[10]			
<b>Office Use Category</b>											
All Uses								[10]			
<b>Commercial Services Use Category</b>											
Adult-Oriented Service		N	N	N	N		N	[10]			§ 14-603(13)
Assembly and Entertainment						N	N	[10]	N		§ 14-603(13); § 14-603(18)
Eating and Drinking Establishments (except as noted below)			S[4]	S[4][5]			S[4]	[10]			§ 14-603(6)
Take-Out Restaurant		S	S	S	N		S[4]	[10]	S		§ 14-603(6)
Financial Services (except as noted below)			[2]					[10]			

Personal Credit Establishment		N	N	N	N		N	[10]			§ 14-603(13)
Parking		N	N	N[5]		N	N	[10]			
Personal Services (except as noted below)					N			[10]			
Body Art Service		N	N	N	N		N	[10]	N		§ 14-603(2); § 14-603(13)
Fortune Telling Service		[3]	[3]	[3]	[3]		[3]	[10]	[3]		
All Other Uses								[10]			
Vehicle and Vehicular Equipment Sales and Services Use Category											
All Uses		N	N	N	N	N	N	[10]	N		
Wholesale, Distribution, Storage Use Category											
All Uses		N	N	N	N	N	N	[10]			
Industrial Use Category											
All Uses								[10]			
Urban Agriculture Use Category											
All Uses								[10]			

\* \* \*

(6) Parking and Loading Regulations.

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

\* \* \*

(k) Society Hill Area.

(.1) For lots zoned RM-1 in the Society Hill Area, the minimum number of parking spaces required for household living uses with more than three dwelling units shall be three parking spaces per every 10 dwelling units.

(.2) For lots within the Society Hill Area the provisions of section § 14-801(2)(d) are not applicable.

\* \* \*

(7) Sign Regulations.

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

\* \* \*

(o) Society Hill Area

(.1) Art Commission Approval.

No sign shall be erected or maintained in the Society Hill Area unless approved by the Art

*Commission. The Art Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.*

(.2) *Prohibited Signs.*

*In addition to the requirements of § 14-900 (Signs), the following signs shall be prohibited in the Society Hill Area:*

*(a) Signs with internal illumination, including signs on awnings;*

*(b) Signs with animated illuminations;*

*(c) Freestanding signs;*

*(d) Non-accessory signs;*

*(e) Projecting signs; and*

*(f) Mechanical Movement Signs.*

(.2) *Regulations.*

*(a) The maximum area of signs shall be either 30 sq. ft. per building frontage or the maximum area allowed in Table 14-904-1 (Accessory Sign Controls for Specific Zoning Districts), whichever is more restrictive;*

*(b) No more than one sign shall be permitted per building frontage; and*

*(c) No signs shall extend above the bottom of the second-floor window sill.*

\* \* \*

(8) *Special Review Areas.*

The following special review requirements apply to the areas described in each subsection below are shown on the Special Review Areas map for illustrative purposes only.

(a) *Planning Commission Review.*

L&I shall not issue a building permit for the erection of a building or alteration of a facade in the Chestnut and Walnut Street Area, South Broad Street Area, [or] East Market Street [Area] *Area, or the Society Hill Area, Northeast*, until the Commission has reviewed plans of the facade and determined that the proposed facade, in the opinion of the Commission, is in harmony with Center City’s historic commercial area and pedestrian-oriented environment. The Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

**Explanation:**

*Italics* indicate new matter added.

