

Legislation Text

File #: 050341-AA, Version: 3

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending Chapter 14-1600, entitled “Miscellaneous,” by adding a new Section, entitled “Lower and Central Germantown Special District Controls,” 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.

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CHAPTER 14-1600. MISCELLANEOUS.

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§ 14-1631. Lower and Central Germantown Special District Controls.

(1) Legislative Findings. The Council finds that:

(a) This area has unique historic and cultural significance nationally and locally; part of it is located within the Colonial Germantown Historic District, and a number of historic properties are located throughout the area.

(b) Part of this area is located within a Neighborhood Commercial Revitalization Area and is important to the economic viability of Philadelphia and the surrounding community, and this area serves as a neighborhood shopping destination within walking distance of or a short commute from the residential community.

(c) Major public and private investments have been made and continue to be made in this area of the City to encourage the preservation of historic properties, prevent declining property values, protect and promote the economic development potential, encourage investment and tourism, protect and promote small businesses, enhance residential uses in and adjacent to this area and protect and promote the economic vitality and aesthetics of this area of Philadelphia.

(d) Within the defined area, there has been an increase in the number of certain uses which, while not necessarily offensive by themselves, when concentrated within an area, tend to contribute to the deterioration of the economics and aesthetics of the area.

(e) Therefore, special land use and zoning controls, providing for the prohibition of certain uses, are required to preserve the historic, economic and aesthetic integrity of this area and to promote and guide future development.

(2) District Boundaries. For the purposes of this Section, the Lower and Central Germantown Special District Controls shall apply to all commercially zoned properties located in the area bounded by (Old) Stenton Avenue, Logan Street, Belfield Avenue, Baynton Street, Walnut Lane, Wayne Avenue, Rittenhouse Street, Morris Street, and Berkley Street.

(3) Prohibited Uses. Within the area subject to the Lower and Central Germantown Special District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

(a) Barber and/or beauty shops;

(b) Manicure/nail salons;

(c) Retail sales of beauty products and/or wigs;

(d) Retail sales of telecommunications equipment as a main use, including, but not limited to, retail sales of cellular phones and pagers;

(e) Retail sales of variety/general store merchandise; and

(f) Furniture stores.

(4) Conflicting Regulations. When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.