



Legislation Text

File #: 090578, Version: 0

Amending Section 14-1637 of The Philadelphia Code, entitled “City Avenue Regional Center and City Avenue Village Center Special District Controls,” including by making changes relating to minimum spacing and buffer areas, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-1637 of The Philadelphia Code is amended to read as follows:

§ 14-1637. City Avenue Regional Center and City Avenue Village Center Special District Controls.

* * *

(12) Building Bulk and Spacing.

* * *

(d) For buildings over 200 feet in height, up to 300 feet in height, the [maximum building dimension in any direction shall be 200 feet. The] maximum building diagonal dimension shall be 210 feet. Minimum spacing between the building and another building between 200 feet and 300’ high shall be 300’. Minimum spacing between the building and another building between 120 feet and 200’ high shall be 200’. Minimum spacing between the building and another building between 65 feet and 120 feet shall be 100’.

* * *

(f) Minimum spacing between buildings requirements shall not apply [to] *when the two adjacent buildings are any of the following:* college or university uses or *in* Institutional Development Districts.

(13) Buffer Area. Where a development abuts a residential use in a residential zoning district (regardless whether a street separates the development from the residential use), there shall be a buffer area [along the district boundary line within the District] *between the development and the residential use.*

(a) Regional Center. The depth of this buffer shall be at least twenty (20) feet.

[Where the district boundary line is the center of a street or at a street line, there shall be a twenty (20) foot wide planted landscape area along the setback line in the District between the building and street lot line.]

(b) Village Center. The depth of the buffer shall be at least ten (10) feet.

(c) The buffer area shall be planted with street trees and shrubs.

* * *

Explanation:

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