City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Text

File #: 130060, **Version:** 1

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Belmont Avenue, Monument Avenue, Ford Road, and Edgley Avenue (extended) and by amending §14-404 of the Zoning Code entitled SP-INS, Institutional (Special Purpose) District, by amending §14-404(3) regarding Area Regulations, exclusively with regard to the area bounded by Belmont Avenue, Monument Avenue, Ford Road and Edgley Avenue (extended), 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 14-400. BASE ZONING DISTRICTS.

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§14-404. SP-INS, Institutional (Special Purpose) District.

*   *   *

(3) Area Regulations

*   *   *

(d) Yards

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(.2) If an SP-INS-zoned lot is adjacent to a lot in a Residential district, the minimum required front setback for a building or portion of a building located on the SP-INS lot shall be the minimum front setback required in the most restrictive adjacent Residential district*, except in the area bounded by Belmont Avenue, Monument Avenue, Ford Road and Edgley Avenue (extended)*.

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SECTION 2. Pursuant to §14-304(3) 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 Belmont

Avenue, Monument Avenue, Ford Road, and Edgley Avenue (extended) from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

SECTION 3. Pursuant to §14-304(3) of The Philadelphia Code, the SP-INS Institutional (Special Purpose) District Master Plan of Simpson House is hereby adopted as set forth in Exhibit "A", 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.

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Explanation:

Italics indicate new matter added.