



# City of Philadelphia

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

## Legislation Text

**File #:** 170997-A, **Version:** 2

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River. Further to approve the Residential Mixed-Use-2 District (RMX-2) Master Plan for the foregoing designated areas of land. Further, to amend certain provisions of Section 14-503 of the Philadelphia Code in connection with the foregoing Master Plan. Further, to amend the Property Maintenance Code to exclude the foregoing Master Plan from certain provisions of said Property Maintenance Code.

### *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 on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, 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. Pursuant to Section 14-304(4) of The Philadelphia Code, The Residential Mixed-Use-2 (RMX-2) Master Plan for 1 Leverington Avenue on Venice Island is hereby approved by allowing for a new residential townhome development in the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, as set forth in the Plan attached Exhibit “A”, which is on file with the Chief Clerk’s Office.

SECTION 3. Section 14-500 of The Philadelphia Code is hereby amended as follows:

### CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§ 14-503. /NCA, Neighborhood Commercial Area Overlay District.

\* \* \*

(4) Main Street/Manayunk and Venice Island.

\* \* \*

(a) Applicability.

The Main Street/ Manayunk and Venice Island /NCA district applies to the [three] *four* subareas set forth below, as shown on the following map for illustrative purposes only.

\* \* \*

(.3) Subarea C.

All lots located southeast of a line beginning at a point located along the southeasterly side of the Manayunk Canal measuring approximately 540 ft. northwest of the northwesterly side of Leverington Street then extending the following bearings and distances: south 44 degrees 12 minutes 50 seconds east 107 and seven-tenths ft. and south 49 degrees 25 minutes 50 seconds west 57 and three-tenths ft. to the northeasterly side of Flat Rock Road; then along that side of Flat Rock Road approximately 88 ft.; then south 59 degrees 7 minutes 50 seconds west to the northeasterly bank of the Schuylkill River; and bounded by the Schuylkill River and the Manayunk Canal; *excluding all lots located in Subarea D.*

(.4) Subarea D.

*All lots governed by that certain approved RMX-2 Master Plan for 1 Leverington Avenue on Venice Island for the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, which Master Plan is on file with the Chief Clerk's Office.*

\* \* \*

(f) *Setback and Landscaping in Subarea D.*

*(.1) All lots must provide an unencumbered waterfront setback with a minimum average width of eight ft. but in no case less than five ft. in width from the top of the bank of the Schuylkill River to allow for unrestricted public access to the river's edge; and the provisions of § 14-704(5) (Waterfront Setbacks) shall not apply.*

*(.2) Landscaping shall be governed by the provisions of the applicable Master Plan; and the provisions of § 14-705 (Landscaping and Trees) shall not apply.*

[(f)] (g) Additional Regulations. \* \* \*

SECTION 3.1. The illustrative map entitled "Main Street/Manayunk and Venice Island," set out at § 14-503(4) (a) of The Philadelphia Code, is hereby deleted and the illustrative map attached hereto is hereby substituted in its place.

SECTION 4. Chapter 8 of the Philadelphia Property Maintenance Code is hereby amended as follows:

\* \* \*

PM-803 DESIGNATED AREAS

\* \* \*

*PM-803.1.4 1 Leverington Avenue on Venice Island Master Plan: The Main Street Manayunk National Historic District designated in Section PM-803.1.2 above shall specifically exclude that certain approved Residential Mixed-Use-2 (RMX-2) Master Plan for 1 Leverington Avenue on Venice Island allowing for a new residential townhome development in the area generally bounded on the northeast by the Manayunk Canal, on the southeast by Green Lane, on the southwest by the Schuylkill River, and on the northwest by Leverington Avenue with a straight line extending from Leverington Avenue to the Schuylkill River, which Master Plan is on file with the Chief Clerk's Office.*

SECTION 5. This Ordinance shall become effective immediately.

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**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.