



Legislation Details

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TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning unsigned Bill Number 230318, which was passed by Council at its session on June 8, 2023. Bill Number 230318 amends the Philadelphia Zoning Code by creating a new section entitled the "/EOD, East Poplar Overlay District."

This bill will create a new overlay bounded by Sixth Street, Spring Garden Street, Ninth Street, and Girard Avenue. The overlay will apply to all residentially zoned lots in the bounding area. The first restriction is to prohibit roof decks on all residential structures zoned RSA-5, RM-1, and RM-2, residential attached districts. The second restriction will establish the maximum height limit to equal the tallest building on any abutting lot. If no building is greater than 38 feet, the maximum height shall be as indicated in the Code. Any building 25 feet or less in height shall contain no more than two stories.

The Planning Commission staff believes that the height restrictions of this overlay could be accomplished with a base zoning district change to RSA-6, Residential Single Attached, which has a height maximum of 25 feet, with specific exceptions. This area has few, if any, vacant lots.

For these reasons, I am returning Bill Number 230318 unsigned,

Respectfully,
JAMES F. KENNEY
Mayor

Sponsors:

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Date	Ver.	Action By	Action	Result	Tally
6/22/2023	0	CITY COUNCIL			