

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by adding definitions; and creating a new Chestnut Hill Lower East /NCO in the area generally bounded by the SEPTA Chestnut Hill East Line, Cresheim Valley Drive, Germantown Avenue, Winston Road, Moreland Avenue, Devon Street, Ardleigh Street, and Springfield Avenue, 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:

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TITLE 14. ZONING AND PLANNING

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CHAPTER 14-200. DEFINITIONS

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§ 14-203. Definitions.

For purposes of this Zoning Code, the following definitions shall apply; words, phrases, and terms not defined herein, but defined in Title 4 (The Philadelphia Building Construction and Occupancy Code), shall be construed as defined in Title 4.

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(98) *Dormer.* A roofed structure that contains one or more windows and projects beyond the plane of a mansard roof.

[98] (98.1) DPR.

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(180.1) *Mansard Roof.* An exterior wall that is faced with roofing material and that slopes away from the building frontage at an angle of at least 15 degrees measured from the vertical plane.

[180.1] (180.2) Manufactured Home (in a Floodplain Area).

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-504. /NCO, Neighborhood Conservation Overlay District.

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(7) *Chestnut Hill Lower East*

(a) *Applicability.*

The East Mermaid Lane/NCO applies to RSA-3-zoned properties in the area bounded by the SEPTA Chestnut Hill East Line, Cresheim Valley Drive, Germantown Avenue, Winston Road, Moreland Avenue, Devon Street, Ardleigh Street, and Springfield Avenue, as shown on the following map for illustrative purposes only.



(b) *Zoning Regulations for Residential Structures.*

(.1) Building Setback Line.

The front facade of a building shall be no farther from the street than the farthest front facade of the principal building on either of the two immediately abutting lots on the same block face and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots on the same block face. If both immediately abutting lots on the same block face are vacant, then the setback range shall be based on the building that is closest to the subject property. Where all lots on the block face are vacant, the front setback shall adhere to the standards set by the underlying zoning district.

(.2) Building Height and Massing.

(.a) The principal building's roof shall be sloped with a minimum pitch of 18 degrees above horizontal, except for buildings that incorporate a mansard roof at the top floor.

(.b) If at least one abutting lot on either side of a building contains only two stories of habitable space, the stories above the second story of the building shall:

(.i) Be set back an additional eight ft. from the minimum required setback; or

(.ii) Incorporate a front façade mansard roof and a maximum dormer width of 7 ft. Dormers shall be aligned on-center with second story windows below.

(.c) In no instance shall the maximum height of a building be greater than any building on an abutting lot with the same frontage that contains three stories of habitable space.

(.3) Porches.

(.a) Porches shall be required if:

(.i) At least one of the immediately abutting lots on the same block face contains a porch in the area between the front facade of the principal building and the front lot line;

(.ii) The closest structure on the same block face contains a porch in the area between the front facade of the principal building and the front lot line; or

(.iii) Two structures on the same block face are of an equal distance to the lot and at least one such structure contains a porch in the area between the front facade of the principal building and the front lot line.

(b) If a porch is located in the area between the front facade of the principal building and the front lot line on one or more immediately abutting lots on the same street frontage, porches must match the depths, widths, setback depth, and roof heights of at least one of such porch.

(c) Porches shall be a minimum of 6 ft. in depth, measured as the distance from the front facade of the principal building to the front lot line.

(4) Parking.

(a) Garages and carports attached to or included within the principal building shall be prohibited unless they can be accessed from a shared driveway, alley, or rear street .

(b) Curb cut width shall be limited to 12 feet.

(5) Roof Decks.

Roof decks and roof deck access structures shall be prohibited.

(c) Design Standards for Residential Structures.

(1) Building Standards.

(a) The principal building shall have a habitable room on the front of the first floor with at least one entryway and one window facing the street. A habitable room shall be defined as in the Property Maintenance Code, Section PM-202.0.

(b) The design of new buildings shall be consistent with the character defining features of the Chestnut Hill National Historic District, in terms of massing, vertical and horizontal articulation, proportion of window openings to wall area, and building materials.

(2) Utilities.

New utility meters and HVAC equipment shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(3) Fenestration.

(a) Flush mounted windows shall be prohibited on any facade that is visible from a public street. Windows must be inset from the exterior wall a minimum of two inches. Sills must project from the wall a minimum of two inches.

(b) All windows on any facade that is visible from a public street shall be

operable.

(c) Shutters shall be operable. Permanently affixed shutters shall be prohibited.

(.4) Screening of Refuse Enclosures.

Refuse enclosures visible from a public right-of-way shall be screened with landscaping, fences or walls. Such enclosures shall be painted to match the wall of the residential building or otherwise have their visibility minimized.

(.5) Impervious Surface Coverage and Landscaping.

(a) At least fifteen percent (15%) of the front yard shall be planted with trees, shrubs, perennials, or groundcover.

(.6) Porches.

(a) Existing porches at the front of a building shall not be enclosed to make interior living space, unless enclosed with at least eighty percent (80%) of the facade consisting of transparent glass.

(b) Accessible or visitable units are exempt from the requirements of this subsection (.6).

(.7) Materials.

(a) Any newly constructed facade that is visible from a public street shall be entirely composed of one or more of the following materials:

(i) Wissahickon Schist stone or stone veneer,

(ii) Clay-based, non-colored, non-glazed brick

(iii) Limestone

(iv) Cast stone

(v) Traditional cementitious stucco

(vi) Painted wood

(vii) Wood shingles

(viii) Wood siding

(b) Vinyl, aluminum siding, concrete masonry units, unpainted pressure-treated wood, and membrane roofing are expressly prohibited as finish materials on facades and porches that are visible from a public street.

(c) Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units (CMUs) unless capped and covered with Wissahickon Schist stone or stone veneer, brick, or traditional cementitious stucco.

(d) Fences or fence walls located along a street frontage shall be iron, Wissahickon Schist stone or stone veneer, stucco, brick, painted wood, or finished wood. Chain link and vinyl fences are prohibited on frontages.

(e) Windows in masonry, brick, brick veneer, or stone veneer walls, with or without stucco veneer, shall be inset a minimum of three inches. Windows with snap-on mullions or grids shall be prohibited.

(f) Window trim, shutters, bay windows, porch columns/trim/railings and cornices details shall be made of composite materials or wood that is finished with stain or paint.

(g) New porches or decks erected in the front yard shall not be constructed of unpainted, pressure treated wood.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.