

Legislation Text

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Amending Title 14 of The Philadelphia Code, relating to "Zoning and Planning," by amending Chapter 14-1600, entitled "Miscellaneous," by adding a new Section 14-1623, entitled "Frankford Special Services District Controls," under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-1600 of The Philadelphia Code, relating to "Miscellaneous," is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-1600. MISCELLANEOUS.

* * *

§14-1623. *Frankford Special Services District Controls.*

(1) *Legislative Findings. The Council finds that:*

(a) *Major public and private investments have been made and continue to be made in and around this area of the City to preserve and protect the economic development potential, prevent declining property values, encourage investment, promote residential development adjacent to this area of the City, and protect and promote the economic vitality of this area of Philadelphia;*

(b) *Substantial private investment within and immediately adjacent to this area includes the restoration, adaptive reuse, and reconstruction of numerous structures as well as new construction, thereby creating many employment opportunities and new housing units within the area;*

(c) *A joint public and private investment effort has created the Frankford Special Services District to provide additional private funds for the maintenance and enhancement of this area;*

(d) *The Frankford Special Services District is important to the economic vitality and diverse character of Center City Philadelphia in that it serves as a neighborhood shopping destination within walking distance or a short commute of the residential community;*

(e) *Therefore, special land use and zoning controls are required to protect the commercial, residential and cultural uses which are within and which surround this district and which are critical to the vitality of this section of the City.*

(2) *District Boundaries.* For the purposes of this Section, the Frankford Special Services District Controls shall apply to all commercially zoned properties within the Frankford Special Services District as depicted on the accompanying map.

(3) *Prohibited Uses.* Within the area subject to the Frankford Special Services District Controls and notwithstanding any other Chapter of this of this Title, the following uses shall be prohibited:

- (a) Any regulated use as listed under Zoning Code §14-1605;
- (b) Automobile repair shop;
- (c) Automobile sales, if sales of pre-owned or used automobiles;
- (d) Automobile sales lot, if for sales of pre-owned or used automobiles;
- (e) Bowling alley;
- (f) Car wash;
- (g) Fortune teller establishment;
- (h) Hand laundry;
- (i) Installations of auto, motorcycle or truck parts;

(j) Outdoor sales or storage, including outdoor use of coin operated machines that dispense food or drink;

(k) Restaurant which serves patrons who remain in their automobiles; restaurant, cafe or soda and ice cream fountain which dispenses food at retail through a window or aperture which opens onto the sidewalk or public arcade area; take-out restaurant;

- (l) Retail sale of variety store merchandise;

(m) The following sales, separately or in any combination: automobile parts, truck parts, motorcycles and motorcycle parts.

(4) *Uses Prohibited on the Ground Floor.* Within the area subject to the Frankford Special Services District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited from occupying the ground floor:

- (a) Central heating plant;
- (b) Dwelling units;
- (c) Water booster or sewer sub-stations.

(5) *Signs.* Signs accessory to the permitted use on the premises shall be permitted in the Frankford

Special Services District only under the following conditions:

(a) *All signs must be attached flat against the wall of the building.*

(6) *Conflicting Regulations. When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.*

(7) *Sunset Provision. The provision of this section shall expire on the later of December 31, 2005 or the end of the term of the Frankford Special Services District of Philadelphia (“the Authority”), as such term may be extended by ordinance and amendment to the Articles of Incorporation of the Authority.*

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.