

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-200 entitled Residential Districts by amending Section 14-226 entitled "RC-6" Residential District, and adding new requirements to allow for the preservation of historically significant buildings and structures and for the establishment and amendment of the district under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-226 of The Philadelphia Code, entitled "RC-6" Residential District is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-200. RESIDENTIAL DISTRICTS.

* * *

§14-226. "RC-6" Residential District.

(1) Statement of Purpose. This district is intended to encourage multiple use development on large tracts of land in accordance with a plan of development approved by and filed with the City Planning Commission. Said plan shall be in conformity with stated standards as to type and use, area requirements, off-street parking and loading, and signs.

It is the intent of this district to permit development of ground with the view toward preservation, to the extent possible, of existing topography, trees, natural waterways, and other natural amenities unique to the property. *It is also the intent of this district to encourage and permit the preservation of historically significant buildings, structures and property.*

It is intended that each development be undertaken with the knowledge that no zoning or building permit may be obtained which is not in accord with the approved development plan. Transfer of title to any parcel within the development plan area is subject to all terms and conditions of the approved development plan.

(2) Procedures for Establishment and Amendment of District.

(a) No "RC-6" Residential District shall be established unless a plan with respect to the layout of the entire tract has been filed with and approved by the City Planning Commission and the City Council.

Said plan shall be submitted with the following information:

* * *

(3) The dimensions and heights of the proposed structures *or existing structures to be retained* as well as the use or uses intended for each structure;

* * *

(b) *Determination of Compliance with the Approved Development Plan. The Planning Commission in reviewing plans submitted by the owner of the property or their authorized agent for issuance of zoning permits shall determine that all of the following applicable conditions have been complied with. If the submission fails to meet any of the applicable conditions, it shall not be found to be in accordance with the approved master plan:*

(.1) *If buildings, driveways or access roads are moved or altered in any way, the alteration shall result in equal or less environmental impact or shall be done to lessen impact upon any existing historically significant structure, building or natural amenity. Further provided that any such movement or alteration shall not result in any buildings, driveways or access having any less of a set-back from any district boundary than is indicated on the development plan approved by the Planning Commission and City Council;*

(.2) *That the plan complies with all of the requirements found in paragraphs (3) through (7) below.*

[(b)] (c) At any time after final adoption, the owner of the property or [his] *their* authorized agent, may apply to the City Planning Commission for changes in the approved development plan; provided, that at the time said change is requested, that an amended plan is submitted to the City Planning Commission and the City Council. The City Planning Commission shall submit in writing to the Council its recommendations regarding the amendments. Within 45 days of its receiving the written recommendation from the Commission, the Council shall reply in writing informing the Commission as to the action the Council has taken in approving, disapproving, amending or deferring the change. If Council does not reply in writing to the Commission within the aforementioned 45-day period, Council's approval will be presumed. And further provided, that no change shall be approved by the City Planning Commission which is contrary to the criteria set forth in this Chapter, or which permits a use not provided in this Chapter.

* * *

(3) Use Regulations. The specific uses permitted in this district shall be the erection, construction, alteration or use of one or more structures and/or land for:

* * *

(g) Signs. Signs shall be permitted in accordance with the following provisions:

(.1) For uses specified in §14-226 [(2)] (3)(a) through (d):

* * *

(.2) For uses specified in §14-226 [(2)] (3)(e):

* * *

(4) Area Regulations.

(a) District Area. The minimum district land area shall be [5] 2 acres of contiguous property. (b) Width of Lot and Street Frontage. There shall be no minimum width of lot required. The minimum street frontage shall be 50 feet and provisions of §14-231(5) shall not be applicable.

* * *

(d) Occupied Area.

(.1) Not more than 25% of the approved development plan area shall be occupied by buildings and structures [. Not]; *nor shall* more than 50% of the approved development plan area [shall] be occupied by buildings, structures or parking;

(.2) *For land containing historically significant structures, buildings or amenities, not more than 50% of the approved development plan shall be occupied by buildings and structures; nor shall more than 75% of approved development plan area be occupied by buildings, structures or parking;*

(e) Open Area. (.1) The open area shall consist of at least 75% of the development plan area which is unoccupied by either buildings or structures and shall consist of at least 50% of the development plan area which is unoccupied by buildings, structures or parking.

(.2) *For land containing historically significant structures, buildings or amenities, open area shall consist of at least 50% of the development plan area which is unoccupied by either buildings or structures and shall consist of at least 25% of the development plan area which is unoccupied by either buildings, structures or parking;*

* * *

(6) Off-Street Parking. Off-street parking shall be provided in accordance with Chapter 14-1400 of this Title; provided, however, that off-street parking areas shall be located within a distance of [550] 1000 feet from the building or buildings which they propose to serve *and may be located outside of the area of the development plan.*

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.