

Legislation Text

File #: 140439, Version: 0

To amend Section 14-502 of the Zoning Code, entitled "CTR, Center City Overlay," and to amend Section 14-602 of the Zoning Code, entitled "Use Tables," under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-500 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§14-502. / CTR, Center City Overlay.

\* \* \*

(3) Height Regulations.

\* \* \*

(d) Benjamin Franklin Parkway Area.

(.1) The maximum height within the Benjamin Franklin Parkway Area, *except as provided in §14-502(3)(d)(.2) below*, is 125 ft. (See Height Control Area Map 2 for illustrative purposes only). This 125-foot height limit does not apply to monuments, belfries, cupolas, minarets, pinnacles, gables, spires, or ornamental towers not intended for human occupancy, provided that the total height of the structure and excepted items does not exceed a maximum height of 209 ft.

(.2) *The maximum height within the area bounded by 23rd Street, John F. Kennedy Boulevard, the Schuylkill River, and the center line of the right-of-way of SEPTA is 500 ft. The maximum height within the area bounded by 23rd Street, the center line of the right-of-way of SEPTA, the Schuylkill River, and Cherry Street is 300 ft.*

\* \* \*

SECTION 2. Chapter 14-600 of The Philadelphia Code is hereby amended to read as follows:

§14-602. Use Tables.

\* \* \*

(3) Residential Districts.

\* \* \*

(a) Notes for Table 14-602-1.

\* \* \*

[5] In the RMX-3 district, retail sales and commercial service uses may not exceed 25% of the total gross floor area. Retail sales uses must be located on the ground floor of a building, *except that, in the area bounded by Cherry Street, 23rd*

*Street, John F. Kennedy Boulevard and the right-of-way of CSX Railroad, retail sales uses may be located above the ground floor provided that such retail sales uses have a direct entrance or entrances from the ground floor.* Commercial service uses may be located on any floor of a building.

SECTION 3. Sunset Provision. This Ordinance shall lapse on December 31, 2016 except as to any building permit then in effect.

SECTION 4. This Ordinance shall become effective immediately.

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**Explanation:**

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