City of Philadelphia

Legislation Text

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Repealing Title 14 of The Philadelphia Code, entitled "Zoning and Planning," and replacing it with a new Title 14 of The Philadelphia Code, entitled "Zoning and Planning"; and making conforming changes to the Zoning Maps of the City; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby repealed.

SECTION 2. Council hereby re-adopts the legislative findings set forth at § 14-1605(1) (Regulated Uses) and § 14-1604(1) (Outdoor Advertising and Non-Accessory Advertising Controls) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law.

SECTION 3. A new Title 14 of The Philadelphia Code, entitled "Zoning and Planning," is hereby adopted, to read as set forth in Exhibit "A" hereto.

SECTION 4. The Zoning Maps of the City of Philadelphia are hereby amended as follows:

(1) Except as provided in subsection (3), below, the zoning district for all lots for which the zoning district designation is currently as set forth in the column labeled "Previously Known As" in Tables 14-401-1, 14-402-1 or 14-403-1 of Chapter 14-400 of The Philadelphia Code, as amended by Section 3 of this Ordinance, is hereby designated as set forth in the corresponding row of the column labeled "District Name" in said Tables. The Zoning Maps shall reflect the foregoing designations by use of the corresponding map symbol set forth in the corresponding row of the column labeled "Map Symbol."

(2) Except as provided in subsection (3), below, the zoning district for all lots for which the zoning district designation is currently as set forth in the column labeled "Previously Known As" in the following Table, entitled Special Purpose District Conversion Table, is hereby designated as set forth in the corresponding row of the column labeled "District Name" in said Table. The Zoning Maps shall reflect the foregoing designations by use of the corresponding map symbol set forth in the corresponding row of the column labeled "Map Symbol."

Special Purpose District Conversion Table

Map Symbol	District Name	"Previously Known As"
SP-INS	Institutional (Special Purpose) District	IDD

SP-ENT	Entertainment (Special Purpose) District	CED
SP-STA	Sports Stadium (Special Purpose) District	SS
SP-PO-A	Parks and Open Space (Special Purpose) District - Active	REC, REC-A
SP-PO-P	Parks and Open Space (Special Purpose) District - Passive	REC-P

(3) *Exceptions.*

(a) Overlay Areas.   The zoning district for all lots situated in any of the Overlay Areas identified in Column "1" of the following Table, entitled CMX-2.5 Conversion Table, if the zoning district designation for the lot is currently as set forth in the corresponding row of Column "2" of the CMX-2.5 Conversion Table, is hereby designated as Neighborhood Commercial Mixed-use-2.5, and the Zoning Maps shall reflect such designation by use of the map symbol "CMX-2.5."

CMX-2.5 Conversion Table

Column "1": Overlay Areas	Column "2"
All lots formerly subject to the Germantown Avenue Special District Controls, as set forth in § 14-1613(3) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C2
All lots formerly subject to the Cecil B. Moore Ave Special District Controls, as set forth in §14-1614(3) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the Main Street/Manayunk and Venice Island Special District Controls, as set forth in §14-1615(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the East Falls Special District Controls, as set forth in §14-1616(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the Fifth Street Special District Controls, as set forth in §14-1617(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2

Column "1": Overlay Areas	Column "2"
All lots formerly subject to the Passyunk Ave. Special District Controls, as set forth in §14-1621(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2

All lots formerly subject to the North Broad Street Special District Controls, as set forth in §14-1622(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2, C7
All lots formerly subject to the Fairmount Ave Special District Controls, as set forth in §14-1625(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the Girard Ave Special District Controls, as set forth in §14-1630(3) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the Lower and Central Germantown Special District Controls, as set forth in §14-1634(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the City Avenue Village Center Special District, as set forth in §14-1637(2)(b) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots formerly subject to the North Central Front Street Special District Controls, as set forth in §14-1639(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	All districts except for Residential districts
All lots formerly subject to the Overbrook Farms Transit-Oriented Center Special District Controls, as set forth in §14-1641(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots with frontage on Frankford Avenue and that formerly were subject to the Tacony/Mayfair Special District Controls, as set forth in §14-1619(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2
All lots north of Poplar Street and that formerly were subject to the Avenue of the Arts North Special District Controls, as set forth in §14-1620(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C1, C2, C7
All lots formerly subject to the Ridge Avenue Special District Controls, as set forth in §14-1644(2) of The Philadelphia Code, as it existed immediately prior to the date this Ordinance becomes law	C2

SECTION 5. The Commissioner of Licenses and Inspections, the Executive Director of the Philadelphia City Planning Commission, the Commerce Director, and the Chair of the Zoning Board of Adjustment are hereby directed to submit to Council a report, one year after this Ordinance becomes effective, setting forth their analysis of the City's experience with the requirements of the Zoning Code during the previous year, and their recommendations, if any, to further amend the Zoning Code.

SECTION 6. Effective date. This Ordinance shall take effect eight months after the bill becomes law; provided, however, that:

(1) With respect to any complete application for a zoning permit filed prior to this Ordinance taking effect, with respect to which a final decision by the Department of Licenses and Inspections, the Zoning Board of Adjustment or any other City agency is not issued until after this Ordinance takes effect, the application shall be reviewed and considered in its entirety by the Department, the Board or any other agency as if this Ordinance had not yet taken effect.

(2) Commencing on the date this bill becomes law, all departments, offices, boards and commissions of the City are authorized and directed to take such steps as may be necessary, including promulgation of regulations, to prepare for implementation, administration and enforcement of this Ordinance.

[Note: Exhibits to this Bill are on file in the Office of the Chief Clerk.]