

Legislation Text

File #: 110835-A, Version: 2

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by further providing with respect to conditional zoning approvals; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code, as amended by Bill No. 110845, is hereby further amended to read as follows:

TITLE 14. ZONING AND PLANNING

\* \* \*

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

\* \* \*

§ 14-303. Common Procedures and Requirements.

\* \* \*

(6) Zoning Permits.

\* \* \*

(c) Optional Conditional Zoning [Approval] Permit Process. *The following process shall be available for any project subject to Civic Design Review.*

\* \* \*

(.3) L&I's decision on an application for a conditional zoning [approval] permit is [not] a final decision that may be appealed to the Zoning Board pursuant to the provisions of §14-303(15) (Appeals).

\* \* \*

(f) Posting of Permits

*Within five (5) business days receipt of any permit under this Zoning Code, including any conditional zoning permit, the permit holder shall post a true copy of the permit on the subject property, along each street frontage (unless impractical) in a place and manner conspicuous to the public, for no less than thirty (30) days. If the City has listed the street address and an email address for one or more Registered Community*

*Organization, as defined in § 14-303(12)(a) (Registered Community Organizations), on a City website page that lists all Registered Community Organizations, then a holder of a conditional zoning permit shall provide written notice to any Registered Community Organization whose registered boundaries include the subject property. Notice may be sent via hand delivery or certified mail to the street address, or via email to the email address, of any such Registered Community Organization listed on such City website page within fifteen (15) days of receipt of the conditional zoning permit. A written notice containing the address of the subject property and a copy of the conditional zoning permit shall meet the notice obligation required hereby.*

\* \* \*

SECTION 2. Effective date. This Ordinance shall take effect eight months after Bill No. 110845 becomes law.

---

**Explanation:**

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