



Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Chapter 14-700, entitled "Development Standards," by revising minimum lot area requirements, and other dimensional requirements in certain residential zoning districts for new construction that includes an approved green roof, amending Chapter 14-200, entitled "Definitions," and making technical changes, 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 amended to read as follows:

Key:

1. In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [].

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-200. DEFINITIONS.

* * *

§ 14-203. Definitions.

* * *

(108.1) *Eligible roof top space. The total space available to support a green roof, as certified by a structural engineer.*

[(108.1)] (108.2) * * *

(138.2) *Green roof. An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants.*

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CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

§ 14-701. Dimensional Standards.

* * *

(2) Residential District Dimensional Tables.

* * *

(b) Notes for Table 14-701-1.

* * *

[8] In RSA-5 Residential Districts, the minimum lot area shall be 800 square feet when a new building, constructed on the lot, includes a green roof installed in accordance with the provisions of Section 14-709, provided that each lot meets the minimum lot width requirements of the zoning district.

Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Previous District Name	R1	R1A	R2	R3	R4	R5	R6/7	R9A/10A	R5A
District Name	RSD-1	RSD-2	RSD-3	RSA-1	RSA-2	RSA-3	RSA-4	RSA-5	RTA-1
See § 14-701(2)(b) (Notes for Table 14-701-1) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.									
		Denotes building type not permitted or zoning requirements not applicable.							
Lot Dimensions									
Min. Lot Width (ft.)	75	65	50	50	35	25	18 [1]	16	25
Min. Lot Area (sq. ft.)	10,000	7,800	5,000	5,000	3,150	2,250	1,620 [1]	1,440 [2] /8/	2,250
* * *									

* * *

(c) Notes for Table 14-701-2.

* * *

[10] In RM-1 Residential Districts, the minimum lot area shall be 800 square feet when a new building, constructed on the lot, includes a green roof, installed in accordance with the provisions of Section 14-709, provided that each lot meets the minimum lot width requirements of the zoning district.

Table 14-701-2: Dimensional Standards for Higher Density Residential Districts

Previous District Name	R8/9/10/10B/ 18/19	R11/11A/ 12/13	R14	R15/R16	RC-6	WRD /ITD	RC-4
District Name	RM-1	RM-2	RM-3	RM-4	RMX-1	RMX-2	RMX-3
See § 14-701(2)(c) (Notes for Table 14-701-2) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
		Denotes building type not permitted or zoning requirements not applicable.					
District and Lot Dimensions							
Min. Lot Width (ft.)	16	50	50	50			

Min. Street Frontage as taken from the front lot line (ft.)					50		
Min. District Area (acres)					2	1	
Min. Lot Area (sq. ft.)	1,440 [1] [10]	15,000	10,000	5,000			
* * *							

* * *

§ 14-709. Green Roof Minimum Lot Area.

(1) Minimum Lot Area.

In RSA-5 and RM-1 Residential Districts, the minimum lot area shall be 800 square feet when a new building constructed on the lot includes a green roof, installed in accordance with the provisions of this Section, provided that each lot meets the minimum lot width requirements of the zoning district.

(2) Eligibility and Standards.

In order to be eligible for the minimum lot area under this Section:

(a) *The property must be located within a residential zoning district listed in subsection (1).*

(b) *The applicant shall submit to the Planning Commission, an application, in a form approved by the Planning Commission, and documentation showing:*

(.1) *The location of the proposed green roof.*

(.2) *Proof that the applicant has received all required permits and approvals to construct the green roof, after first submitting to the Department of Licenses and Inspections, the plans for the green roof and a written analysis conducted by a roof engineer that confirms the following:*

(.a) *The condition of the roof is satisfactory for green roof construction;*

(.b) *The structural capacity of the roof would support the proposed green roof;*

(.c) *There is appropriate and safe access to the roof for maintenance purposes;*

(.d) *The weight of the proposed green roof is appropriate for the roof; and*

(.e) *The plans include appropriate irrigation and drainage measures.*

(c) *If the Planning Commission approves the application, the applicant shall submit a Commitment Letter to the Planning Commission that sets forth:*

lang1033 (.1) *The plans for the green roof, as approved by the Department of Licenses and*

Inspections, which plans must provide for a green roof covering at least fifty percent (50%) of the building's rooftop or seventy-five percent (75%) of eligible roof top space.

(.2) The applicant's commitment to maintain the green roof; and

(.3) Such other provisions the Planning Commission deems appropriate.

(d) A green roof, permitted under this Section, shall remain in existence for the life of the building.

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.