



Legislation Text

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Amending Title 14 of The Philadelphia Code, relating to “Zoning and Planning,” by amending Chapter 14-1600, entitled “Miscellaneous,” by adding a new Section 14-1607.1, entitled “Special Controls for Chestnut Street,” under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-1600 of The Philadelphia Code, relating to “Miscellaneous,” is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-1600. MISCELLANEOUS.

* * *

§14-1607.1. Special Controls for Rittenhouse Row *and Chestnut Street*.

(1) Legislative Findings. The Council finds that:

- (a) Major public and private investments have been made and continue to be made to protect and maintain the economic viability, aesthetics and historic character of the area of Center City on Walnut Street, West of Broad, *and of the area of Center City on Chestnut Street, West of Broad*;
- (b) [This] *These* [area] *areas* [is] *are* [one] *two* of the major shopping destinations of Center City. It is essential to the continued success of [this] *these* [area] *areas* to maintain the existing character of the [area] *areas* and to attract and promote certain specialty retailers to locate within [this] *these* [area] *areas*;
- (c) Within the said [area] *areas* there are a number of certain uses which while not necessarily offensive by themselves, when concentrated in an area, tend to contribute to the deterioration of the economics and aesthetics of that area;
- (d) The current provisions of the Zoning Code permit certain uses which may be considered as being incompatible with the general character of [this] *these* [area] *areas*;
- (e) [This] *These* [area] *areas* [is] *are* important to the historic, cultural and commercial vitality of Center City Philadelphia and these types of uses could have a negative impact of [this] *these* [area] *areas*;

(f) It is in the best interest of the property owners, business operators, shoppers and the City of Philadelphia that [this] *these* [area] *areas* [continues] *continue* to prosper;

(g) Therefore, special land use controls are needed to promote and protect the economic viability of [this] *these* [area] *areas*.

(2) Uses Prohibited on the Ground Floor. In addition to the use restrictions as set forth in Zoning Code Section 14-305 and Section 14-1607, in any building or upon any land abutting Walnut street between Broad street and Twentieth street, *or in any building or upon any land abutting Chestnut street between Broad street and Twentieth street*, the following uses shall be prohibited from occupying the ground floor:

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

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