



Legislation Text

File #: 170399, Version: 1

Amending Section 14-504 of The Philadelphia Code, entitled “/NCO, Neighborhood Conservation Overlay District,” by adding new areas entitled “Powelton Village Zone 1” and “Powelton Village Zone 2,” 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:

TITLE 14. ZONING AND PLANNING.

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

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§ 14-504. /NCO, Neighborhood Conservation Overlay District.

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(9) *Powelton Village Zone 1.*

(a) **Applicability.**

The Powelton Village Zone 1 /NCO applies to the properties bounded by 35th Street, Spring Garden Street, 31st Street, Powelton Avenue, 32nd Street, Summer Street, Natrona Street, Powelton Avenue, 34th Street, and Lancaster Avenue, as shown on the following map for illustrative purposes only.

(b) **Area and Form Regulations for Residential Structures.**

These regulations shall apply to residentially-zoned properties and to properties permitted by L&I for exclusive residential use.

(.1) **Building Setback Line.**

Where a new building is attached to an existing structure, the primary façade of the new structure shall match the setback of the primary façade of the existing adjacent structure, unless specifically prohibited by the Zoning Code.

(.2) Building Height.

Notwithstanding other sections of the Zoning Code, the height of a new structure shall be limited to three-stories, and thirty-five (35) feet.

(.3) Fenestration.

(a) For all new construction, windows along the street frontage of the first floor shall:

(.i) have an overall window height of at least five feet from sill to head, and;

(.ii) have a minimum aggregate width, in lineal feet, of at least 25% of the total lineal frontage of the first floor.

(c) Where permits are required, replacement windows on existing structures facing a public right-of-way shall maintain at least 90% of the glazing for the windows that they replace.

(d) Where permits are required, flush mounted windows shall be prohibited for all façades or portions of façades with masonry exteriors. In such façades, windows shall be inset a minimum of two inches from the exterior face. For all other façade materials, windows must either be recessed a minimum of two inches from the exterior face or they must include a head and sill or window surround of a contrasting material projecting from the adjacent exterior face of the façade by at least one inch.

(.4) Utilities.

New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(.5) Impervious Coverage.

Where a permit is required, the impervious coverage for front and rear yards shall not exceed fifty percent (50%). Open, roofed porches shall be excluded from this calculation.

(.6) Screening of Refuse Containers

It is encouraged that new multifamily buildings provide interior trash storage areas, or exterior screened enclosures attached permanently to the building and installed into the ground such so that that waste receptacles are not visible from the public right of way. Such storage areas and enclosures shall not be permitted in the required front setback of a property or within the public right of way.

(.7) Cornices

New semi-detached buildings shall include a cornice where the existing, adjacent structure includes a cornice. The depth, height and alignment of the new cornice shall match that of the existing, adjacent structure.

(.8) Porches

(.a) Where a new building is attached to an existing structure that includes a porch, the new structure shall also include a porch. The new porch must match the existing depth, roofline, and floorline of the existing adjacent porch.

(.b) Existing porches at the front of a building shall not be enclosed to make interior living space, unless enclosed with at least 80% of façade consisting of transparent glass.

(.d) Accessible or visitable units are exempt from this requirement.

(.9) Materials.

(.a) For new construction, the following building façade materials shall be prohibited on any façade that is visible from a public right-of-way - vinyl siding, horizontal aluminum siding, highly textured stucco, exterior insulation finishing system (EIFS), and concrete masonry units (CMU).

(.b) Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units (CMUs) unless capped and covered with stone, cultured stone, stucco, or brick.

(.c) Fences or fence walls located along a street frontage shall not be constructed of chain link or concrete masonry units (CMU).

(.d) New porches or decks erected in the front yard shall not be constructed of unpainted, pressure treated wood.

(.e) Projecting bay windows that face a street may not be constructed of stucco.

(c) Area and Form Regulations for Commercial Structures.

These regulations shall apply to commercially-zoned properties.

(.1) Building Façades.

For all new construction and alterations, where a street frontage of a new building exceeds 20 feet on a single street, the façade facing that street shall be broken up by at least one offset plane making up at least 15% of that façade. Architectural features including, but not limited to, bay windows, cornices, recesses, overhangs, and any other variations in planes with a minimum dimension of at least 18 inches, from the primary façade plane, may be used to meet this requirement.

(.2) Fenestration.

(.a) For new construction, windows of first floor habitable rooms, as defined in the Property

Maintenance Code - Section PM-202.0, that face a street frontage shall:

(.i) have an overall window height of at least six feet from sill to head, and;

(.ii) at the primary façade, have a minimum aggregate width in lineal feet, of at least 66% of the total lineal frontage of the first floor.

(.3) Utilities.

New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(.4) Materials.

For new construction, the following front building façade materials shall be prohibited - vinyl siding, horizontal aluminum siding, highly textured stucco, exterior insulation finishing system (EIFS), and concrete masonry units (CMU).

(10) Powelton Village Zone 2.

(a) Applicability.

The Powelton Village Zone 2 /NCO applies to the properties bounded by 39th Street, Spring Garden Street, 35th Street, Lancaster Avenue, 36th Street, Warren Street, 37th Street, Lancaster Avenue, Powelton Avenue, 38th Street, and Lancaster Avenue as shown on the following map for illustrative purposes only.

(b) Area and Form Regulations for Residential Structures.

These regulations shall apply to residentially-zoned properties and to properties permitted by L&I for exclusive residential use.

(.1) Building Setback Line.

Where a new building is attached to an existing structure, the primary façade of the new structure shall match the setback of the primary façade of the existing adjacent structure, unless specifically prohibited by the Zoning Code.

(.2) Building Height.

Notwithstanding other sections of the Zoning Code, the height of a new structure shall be limited to three-stories, and thirty-five (35) feet.

(.3) Fenestration.

(a) For all new construction, windows along the street frontage of the first floor shall:

(i) have an overall window height of at least five feet from sill to head, and;

(ii) have a minimum aggregate width, in lineal feet, of at least 25% of the total lineal frontage of the first floor.

(c) Where permits are required, replacement windows on existing structures facing a public right-of-way shall maintain at least 90% of the glazing for the windows that they replace.

(d) Where permits are required, flush mounted windows shall be prohibited for all façades or portions of façades with masonry exteriors. In such façades, windows shall be inset a minimum of two inches from the exterior face. For all other façade materials, windows must either be recessed a minimum of two inches from the exterior face or they must include a head and sill or window surround of a contrasting material projecting from the adjacent exterior face of the façade by at least one inch.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.