



Legislation Details (With Text)

File #: 140009 **Version:** 0 **Name:**

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File created: 1/23/2014 **In control:** Committee on Rules

On agenda: **Final action:** 3/20/2014

Title: To amend Section 14-701 of the Zoning Code, entitled "Dimensional Standards," and to amend Section 14-702(4) of the Zoning Code, entitled "Maximum Floor Area and Height Bonus Amounts," and to amend Section 14-806 of the Zoning Code, entitled "Off-Street Loading," and to amend Section 14-502 of the Zoning Code, entitled "CTR, Center City Overlay," under certain terms and conditions.

Sponsors: Council President Clarke, Councilmember Greenlee

Indexes: ZONING AND PLANNING

Code sections: 14-502 - CTR, Center City Overlay, Title 14 - ZONING AND PLANNING

Attachments: 1. 140009 Exhibit A, As Introduced.pdf, 2. CertifiedCopy14000900.pdf

Date	Ver.	Action By	Action	Result	Tally
3/31/2014	0	MAYOR	SIGNED		
3/20/2014	0	CITY COUNCIL	READ AND PASSED	Pass	15:0
2/27/2014	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
2/27/2014	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
2/27/2014	0	CITY COUNCIL	ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
2/25/2014	0	Committee on Rules	HEARING NOTICES SENT		
2/25/2014	0	Committee on Rules	HEARING HELD		
2/25/2014	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
1/23/2014	0	CITY COUNCIL	Introduced and Referred	Pass	

To amend Section 14-701 of the Zoning Code, entitled "Dimensional Standards," and to amend Section 14-702 (4) of the Zoning Code, entitled "Maximum Floor Area and Height Bonus Amounts," and to amend Section 14-806 of the Zoning Code, entitled "Off-Street Loading," and to amend Section 14-502 of the Zoning Code, entitled "CTR, Center City Overlay," under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-700 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-700. DEVELOPMENT STANDARDS.

§14-701. Dimensional Standards.

* * *

(5) CMX-4 and CMX-5 Bulk and Massing Controls.

* * *

(b) Option A: Sky Plane Controls.

* * *

(.1) Sky Plane Standards.

* * *

(.g) If three or more building frontages are subject to the provisions of this § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls) then as an alternative to subsection (.d), above, the building's average of sky plane blockage at each regulated height level of all frontages subject to the sky plane provisions may be used to demonstrate compliance with the allowed blockage of sky plane in Column D of Table 14-701-5.

(.h) L&I shall not issue a zoning permit unless the Commission has determined compliance with this § 14-701(5)(b) (Option A: Sky Plane Controls).

* * *

SECTION 2. Chapter 14-700 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-700. DEVELOPMENT STANDARDS.

§14-702. Floor Area and Height Bonuses.

* * *

(4) Maximum Floor Area and Height Bonus Amounts.

* * *

(e) If the property is located in the CMX-5 district, and is included in the Center City/University City Floor Area Ratio area (see § 14-701(3) (Commercial Districts Dimensional Table), the bonuses in this § 14-702 may be used in combination to earn additional floor area ratio up to [1,000%] 1,200% of the lot area.

SECTION 3. Chapter 14-800 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-800. PARKING AND LOADING.

* * *

§14-806. Off-Street Loading.

* * *

(2) RMX-3, CMX-4, and CMX-5 Districts.

* * *

(b) Minimum Dimensions.

* * *

Table 14-806-3: Required Loading Space Dimensions

Required Loading Space	Dimensions
1	10 ft. wide, 40 ft. long, 14 ft. high

2 [1]	11 ft. wide, 60 ft. long, 14 ft. high
3	10 ft. wide, 30 ft. long, 14 ft. high
4	10 ft. wide, 40 ft. long, 14 ft. high
5 [1]	11 ft. wide, 60 ft. long, 14 ft. high
Each additional	10 ft. wide, 30 ft. long, 14 ft. high

Table Notes:

[1] Except where access to the loading space is by a street which is less than 35 ft. wide in which case, such space may be at least 10 ft. wide, 40 ft. long, 14 ft. high.

SECTION 4. Chapter 14-500 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

§14-502. / CTR, Center City Overlay.

* * *

(2) Applicability.

* * *

(b) Area Boundaries.

* * *

(.1) Benjamin Franklin Parkway Area.

The Benjamin Franklin Parkway Area, beginning at its southwest boundary and proceeding east, is bounded by the Schuylkill River, John F. Kennedy Boulevard, North 23rd Street, Arch Street, North 22nd Street, Walden Street, North 21st Street, Cuthbert Street, *North 19th Street*, *Arch Street*, North 18th Street, Vine Street, Franklin Town Boulevard, North 17th Street, Brandywine Street, North 21st Street, Fairmount Avenue, North 22nd Street, and Aspen Street, following a line extending from the center line of Aspen Street west to the Schuylkill River;

* * *

SECTION 5. Chapter 14-500 of The Philadelphia Code is hereby amended by deleting the map entitled “Height Control Area Map 2” after §14-502(3)(e)(.3)(c) and replacing it with the map attached hereto as Exhibit A and made a part hereof.

SECTION 6. This Ordinance shall become effective immediately.

Explanation:

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

EXHIBIT A

Revised Height Control Area Map 2