

## Legislation Details (With Text)

---

**File #:** 150649      **Version:** 1      **Name:**

**Type:** Bill      **Status:** POCKET VETOED

**File created:** 9/10/2015      **In control:** Committee on Rules

**On agenda:**      **Final action:** 12/10/2015

**Title:** Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new subsection, entitled "Rittenhouse Square Residential Area," and making related changes, all under certain terms and conditions.

**Sponsors:** Council President Clarke, Councilmember Greenlee

**Indexes:** ZONING AND PLANNING

**Code sections:** Title 14 - ZONING AND PLANNING

**Attachments:** 1. Bill No. 15064901, As Amended.pdf

Date	Ver.	Action By	Action	Result	Tally
1/3/2016	1	MAYOR	NO ACTION TAKEN		
12/10/2015	0	CITY COUNCIL	READ AND PASSED	Pass	15:0
12/3/2015	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
12/3/2015	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
12/3/2015	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
12/2/2015	0	Committee on Rules	HEARING NOTICES SENT		
12/2/2015	0	Committee on Rules	HEARING HELD		
12/2/2015	0	Committee on Rules	AMENDED		
12/2/2015	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
11/16/2015	0	Committee on Rules	HEARING NOTICES SENT		
11/16/2015	0	Committee on Rules	RECESSED		
10/21/2015	0	Committee on Rules	HEARING NOTICES SENT		
10/21/2015	0	Committee on Rules	RECESSED		
9/10/2015	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new subsection, entitled "Rittenhouse Square Residential Area," and making related 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:

TITLE 14. ZONING AND PLANNING.

\* \* \*

CHAPTER 14-200. DEFINITIONS

\* \* \*

§ 14-203. Definitions.

For purposes of this Zoning Code, the following definitions shall apply; words, phrases, and terms not defined herein, but defined in Title 4 (The Philadelphia Building Construction and Occupancy Code), shall be construed as defined in Title 4.

\* \* \*

(325) Student.

As used in § 14-506 (/NCP, North Central Philadelphia Overlay District) *and in § 14-502(5)(c) (Prohibited uses in the Rittenhouse Square Residential Area)*, the term “Student” shall have the meaning as defined under Chapter 10-1800 (Vicarious Liability for Student Conduct) of The Philadelphia Code.

\* \* \*

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§14-502. /CTR, Center City Overlay.

\* \* \*

(2) **Applicability.**

(a) District Boundaries.

The /CTR Overlay district, beginning at its northwest boundary and proceeding east, is the area bounded by Poplar Street, 6th Street, West Girard Avenue, Frankford Avenue, North Delaware Avenue, Beach Street, East Columbia Avenue, the Delaware River, Reed Street, Front Street, Washington Avenue, Grays Ferry Avenue, Ellsworth Street, and the Schuylkill River, as shown on the /CTR Overlay district map for illustrative purposes only.

(b) Area Boundaries.

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

\* \* \*

**(.29) *Rittenhouse Square Residential Area.***

*The Rittenhouse Square Residential Area includes all properties on both sides of Rittenhouse Square between 20<sup>th</sup> street and 21<sup>st</sup> street.*

\* \* \*

**(5) Supplemental Use Controls.**

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3 *and in the Rittenhouse Square Residential Area.*

\* \* \*

**(c) *Prohibited uses in the Rittenhouse Square Residential Area.***

*The following uses shall not be permitted in the Rittenhouse Square Residential Area:*

*(.1) Group living; provided that this prohibition shall not apply to Personal Care Homes, which use shall be controlled by the underlying zoning of a property.*

*(.2) Housing, not owner-occupied, rented only to students (as defined by § 14-203(325) (Student)) or the marketing of which include the phrases student housing, student living, student apartments, or other such terms suggesting rentals are available only to students or is directed primarily to students;*

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon becoming law.

---

**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.