



Legislation Details (With Text)

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On agenda: **Final action:**

Title: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Chapter 14-500, entitled "Overlay Zoning Districts," by creating /MFE, Market-Frankford Elevated Overlay District.

Sponsors: Councilmember Quiñones Sánchez

Indexes: OVERLAY ZONING DISTRICT

Code sections: Title 14 - ZONING AND PLANNING

Attachments: 1. Bill No. 18073600.pdf

Date	Ver.	Action By	Action	Result	Tally
10/9/2018	0	Committee on Rules	HEARING NOTICES SENT		
10/9/2018	0	Committee on Rules	HEARING HELD		
10/9/2018	0	Committee on Rules	RECESSED		
9/13/2018	0	CITY COUNCIL	Introduced and Referred	Pass	

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Chapter 14-500, entitled "Overlay Zoning Districts," by creating /MFE, Market-Frankford Elevated Overlay District.

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 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-520. /MFE, Market-Frankford Elevated Overlay District.

(1) Boundaries

(a) The provisions of this overlay shall apply to any parcel with a primary frontage on any of the following street segments:

- (.1) Kensington Avenue, between Cumberland Street and Huntingdon Street (both sides)*
- (.2) Kensington Avenue, between Tusculm Street and Cambria Street (both sides)*
- (.3) Kensington Avenue, between Westmoreland Street and Venango Street (both sides)*

(b) These boundaries shown on the following maps, for illustrative purposes only:

(.1)

(.2)

(.3)

(2) *Applicability*

The provisions of § 14-520(3) apply within the boundaries of the /MFE to any zoning application that meets all of the following conditions:

(a) The base zoning of parcels is CMX-2 and/or CMX-2.5

(b) Any new construction is built to the front lot line

(c) Any proposal that will result in a total of five or more dwelling units within a building includes common, on-site trash storage. This storage may be included in a basement, designated trash storage room, or a dumpster for which the property owner will be responsible.

(3) *Use Regulations*

(a) The provisions of § 14-602(4)(a)[3], that “buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line,” shall not apply.

(b) Notwithstanding the provisions of § 14-602(4), a minimum of 270 sq. ft. of lot area is required per dwelling unit

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.