Legislation Details (With Text)

File #:	190380	**Version:** 1	**Name:**		
Type:	Bill		**Status:**	ENACTED	
File created:	5/9/2019		**In control:**	Committee on Rules	
On agenda:			**Final action:**	6/20/2019	
Title:	Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to define “rear streets” and to amend requirements related to parking and ground floor commercial, as they pertain to primary frontages and rear streets, all under certain terms and conditions.				
Sponsors:	Councilmember Greenlee				
Indexes:	ZONING AND PLANNING				
Code sections:	Title 14 - ZONING AND PLANNING				
Attachments:	1. Bill No. 19038001, As Amended.pdf, 2. CertifiedCopy19038001				

Date	Ver.	Action By	Action	Result	Tally
7/24/2019	1	MAYOR	SIGNED		
6/20/2019	1	CITY COUNCIL			
6/13/2019	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/13/2019	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/13/2019	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/12/2019	0	Committee on Rules			
6/12/2019	0	Committee on Rules			
6/12/2019	0	Committee on Rules			
6/12/2019	1	Committee on Rules			
5/9/2019	0	CITY COUNCIL			

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to define “rear streets” and to amend requirements related to parking and ground floor commercial, as they pertain to primary frontages and rear streets, 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:

Key: In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [ ].

TITLE 14. ZONING AND PLANNING

powered by Legistar™

* * *

CHAPTER 14-200. DEFINITIONS

* * *

§ 14-203. Definitions

* * *

(314.1) Street, Rear

Any portion of a street that abuts a lot frontage that is not a designated primary frontage, where:

(a) The lot has at least one primary frontage designated by the Commission pursuant to § 14 -701(1)(d)(.4), and

(b) The street is designated as Local, Lower Density Residential, or Shared Narrow, as depicted on maps included in the Philadelphia Complete Streets Design Handbook 2017, published pursuant to §11-901 (Complete Streets Policy).

* * *

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

§ 14-301. Reviewers and Decision Makers.

* * *

(3) City Planning Commission.

* * *

(.o) Zoning permits regarding properties bounded by two streets where the determination of *primary frontage(s) or* side and rear lot lines is necessary for L&I to approve or deny an application. See § 14-701(1)(d) (Requirements for Lots with Multiple Street Frontages).

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-602. Use Tables.

* * *

(4) Commercial Districts.

powered by Legistar™

* * *

(a) Notes for Table 14-602-2.

* * *

[3] In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, 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. *If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to this requirement.*

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-803. Motor Vehicle Parking Standards.

* * *

(1) Accessory Parking Standards.

* * *

(c) Additional Regulations Applicable to Specific Zoning Districts.

The regulations of this § 14-803(1)(c) apply to the specified zoning districts. Should these regulations conflict with any other standard of this § 14-803, the stricter provision shall apply.

(.1) Additional Regulations for RSA-5, RM-1, and CMX-2 Districts.

In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear [street.] *street on which no on-street parking is permitted on the side of the rear street directly abutting the lot. In making a determination of whether on-street parking is permitted, L&I may rely on certification and documentation from the applicant.*

(.2) Additional Regulations for the CMX-2.5 District.

In the CMX-2.5 district:

(.a) Accessory parking for any single-family, two-family, or multi-family use in

an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or *a* rear [street.] *street on which no on-street parking is permitted on the side of the rear street directly abutting the lot. In making a determination of whether on-street parking is permitted, L&I may rely on certification and documentation from the applicant.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate matter added.

powered by Legistar™