City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Details (With Text)

File #:	210445	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	5/13/2021			**In control:**	Committee on Rules
On agenda:				**Final action:**	6/24/2021
Title:	Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and consolidating provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending Section 14-524, entitled “/FDO, Fourth District Overlay District,” and Section 14-527, entitled “/WYN, Wynnefield District Overlay District,” all under certain terms and conditions.				
Sponsors:	Councilmember Jones, Councilmember Quiñones Sánchez				
Indexes:	OVERLAY ZONING DISTRICT				
Code sections:					
Attachments:	1. Bill No. 21044500.pdf, 2. CertifiedCopy21044500				

Date	Ver.	Action By	Action	Result	Tally
9/15/2021	0	MAYOR	SIGNED		
6/24/2021	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
6/17/2021	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
6/17/2021	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
6/17/2021	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
6/15/2021	0	Committee on Rules	HEARING NOTICES SENT		
6/15/2021	0	Committee on Rules	HEARING HELD		
6/15/2021	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
5/13/2021	0	CITY COUNCIL	Introduced and Referred		

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising and consolidating provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending Section 14-524, entitled “/FDO, Fourth District Overlay District,” and Section 14-527, entitled “/WYN, Wynnefield District Overlay District,” all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Key:
Italics indicate new matter added.
[square brackets] indicate matter deleted

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

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TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-524. /FDO, Fourth District Overlay District

(1) Applicability.

The Fourth District Overlay District applies to lots located within *the following subareas set forth below:*

(a) Fourth District Area
All lots located within District No. 4, as defined in § 20-501 (Boundaries of Districts).

(b) Commercial Review Areas
All commercially-zoned lots in the following areas:

(.1) Allegheny West
The area bounded by Fox Street, 24th Street, Lehigh Avenue, Ridge Avenue, and US Route 1;

(.2) Overbrook Park
The area bounded by City Avenue, Lansdowne Avenue, Haverford Avenue, and Cobbs Creek;

(.3) Carroll Park-Haddington-Overbrook
The area bounded by Market Street, 54th Street, Lancaster Avenue, and 63rd Street; and

(.4) Wynnefield
The area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) *Fourth District Area*

The following standards apply to the Fourth District Area, as defined in (1) (Applicability) above:

(a) Minimum Lot Area

In the RSA-5 district, the minimum lot area shall be 1,440 sq. ft., except that a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:

[(.a)]*(.1)* At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;

[(.b)]*(.2)* Each of the lots created is used for one single-family attached home; and

[(.c)]*(.3)* Each of the lots created meets the minimum lot width requirement of the zoning district.

[(3)]*(b)* Accessory Dwelling Units

Accessory dwelling units shall not be permitted in the RSA-5 and CMX-1 zoning districts.

(3) Commercial Review Areas

The following standards apply to the Commercial Review Areas, as defined in (1) (Applicability) above:

(a) Principal uses are allowed within Commercial Review Areas in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

(.1) Consumer Goods;

(.2) Food, Beverages, and Groceries;

(.3) Sundries, Pharmaceuticals, and Convenience Sales; and

(.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-524(3)(a) shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.

* * *

§ 14-527. *Reserved* [/WYN, Wynnefield Overlay District

(1) Boundaries.

(a) The /WYN, Wynnefield Overlay District shall consist of all commercially-zoned lots in the area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) Use Regulations.

(a) Principal uses are allowed within the /WYN, Wynnefield Overlay District in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

(.1) Consumer Goods;

(.2) Food, Beverages, and Groceries;

(.3) Sundries, Pharmaceuticals, and Convenience Sales; and

(.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-527(2) <https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-220116>(a) of this Chapter shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.]

* * *

SECTION 2. This Ordinance shall become effective immediately.

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