

## Legislation Details (With Text)

**File #:** 230574-A      **Version:** 2      **Name:**  
**Type:** Bill      **Status:** ENACTED  
**File created:** 9/14/2023      **In control:** Committee on Rules  
**On agenda:**      **Final action:** 11/16/2023

**Title:** To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "Brewerytown-Sharswood Overlay Subarea," all under certain terms and conditions.

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

**Indexes:** OVERLAY ZONING DISTRICT

**Code sections:**

**Attachments:** 1. Bill No. 230574-A02, As Amended on Floor.pdf, 2. CertifiedCopy230574-A02

Date	Ver.	Action By	Action	Result	Tally
11/30/2023	2	MAYOR	NO ACTION TAKEN		
11/16/2023	1	CITY COUNCIL	READ AND PASSED	Pass	12:0
11/2/2023	2	CITY COUNCIL	AMENDED		
11/2/2023	2	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
11/2/2023	1	CITY COUNCIL	READ		
10/26/2023	1	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
10/26/2023	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/26/2023	1	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
10/23/2023	0	Committee on Rules	HEARING NOTICES SENT		
10/23/2023	0	Committee on Rules	HEARING HELD		
10/23/2023	0	Committee on Rules	AMENDED		
10/23/2023	1	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
9/14/2023	0	CITY COUNCIL			

To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "Brewerytown-Sharswood Overlay Subarea," 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 14-500. OVERLAY ZONING DISTRICTS

\* \* \*

§ 14-529. /VDO, Fifth District Overlay District.

\* \* \*

*(6) Neighborhood Overlay Subareas*

*(a) Brewerytown-Sharswood/Celestial Community*

*(1) Applicability.*

*The Brewerytown-Sharswood District Subarea shall consist of all residentially- zoned lots within the boundaries of Cecil B Moore Avenue, 25th Street, Ridge Avenue, 19th Street, Poplar Street, Poplar Drive, Girard Avenue, 33rd Street, Oxford Street and Conrail Right-of-Way.*

*(2) Height Regulation.*

*(a) The maximum height shall be equal to the height of the tallest building located on any abutting lot.*

*(b) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 35 feet, the maximum height shall be 35 feet or a height equal to the majority of the buildings existing within that block.*

*(3) Roof Decks.*

*Roof decks and roof deck access structures shall be prohibited.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.