City of Philadelphia

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

Legislation Details (With Text)

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File created:	9/21/2023			**In control:**	Committee on Rules
On agenda:				**Final action:**	11/2/2023
Title:	Amending Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-700 of The Philadelphia Code, entitled “Development Standards,” by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, all under certain terms and conditions.				
Sponsors:	Councilmember Squilla				
Indexes:	ZONING AND PLANNING				
Code sections:					
Attachments:	1. Bill No. 23062600.pdf, 2. CertifiedCopy23062600				

Date	Ver.	Action By	Action	Result	Tally
11/13/2023	0	MAYOR	SIGNED		
11/2/2023	0	CITY COUNCIL	READ AND PASSED	Pass	15:0
10/26/2023	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
10/26/2023	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
10/26/2023	0	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	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
9/21/2023	0	CITY COUNCIL			

Amending Title 14 of the Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-700 of The Philadelphia Code, entitled “Development Standards,” by revising bulk and massing controls within CMX-4 and CMX-5 zoning districts, 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

* * *

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CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

§ 14-701 Dimensional Standards.

(5) CMX-4 and CMX-5 Bulk Massing Controls

* * *

(b) Option A: Sky Plane Controls.

The bulk and massing provisions of this § 14-701(5)(b) apply to any lot frontage facing a street 50 ft. or more in width, except for lots that are located across a street from a public park and where the distance from the lot frontage to the furthest boundary of the public park is greater than 200 ft. The street width shall be the width of the right-of-way as confirmed on the City Plan of streets.

* * *

(c) Option B: Open Area, Building Width, Spacing, Height Controls.

(.1) Open Area Above Ground Level.

The following standards apply to all CMX-4 and CMX-5 *lots.* **[**lots, except for lots with frontage on Sansom Street.**]** All height measurements shall include mechanical space:

* * *

(.5) Sansom Street Regulations.

The following standards apply to lots with frontage on Sansom Street between Front Street and the Schuylkill River, except within 130 ft. east of the east side of Broad Street or within 130 ft. west of the west side of Broad Street

(.a) The maximum building height shall be 320 ft. including mechanical space.

(.b) The maximum width of a building frontage along Sansom Street shall be 100 ft. *for corner lots and 60 ft. for intermediate lots.*

(.c) *The first 10 ft. of lot depth from the Sansom Street frontage shall have a maximum height of 55 ft.* **[**The maximum lot coverage of buildings for the first 45 ft. of building height shall be one hundred percent (100%).

(.d) The maximum lot coverage for portions of buildings above 45 ft. and up to 85 ft. in height shall be seventy-five percent (75%) of the lot.

(.e) The maximum lot coverage for portions of buildings above 85 ft. and up to 200 ft. in height shall be fifty percent (50%) of the lot.

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(.f) The maximum lot coverage for portions of buildings above 200 ft. in height shall be thirty percent (30%) of the lot.**]**

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

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