



Legislation Details (With Text)

File #: 230913 **Version:** 0 **Name:**
Type: COMMUNICATION **Status:** PLACED ON FILE
File created: 11/30/2023 **In control:** CITY COUNCIL
On agenda: **Final action:**
Title: November 28, 2023

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning unsigned Bill Number 230574, passed by City Council on November 16, 2023, by Councilmember Jones, Jr., for Council President Clarke. Bill No. 230574 amends the Philadelphia Zoning Code by revising Chapter 14-500, "Overlay Zoning Districts," by creating the Brewerytown-Sharswood Overlay Subarea in the Lower North Planning District.

This bill is intended to introduce height limits for residential development in portions of five neighborhoods. Our administration believes that the height provisions in this bill conflict with the existing Strawberry Mansion Neighborhood Conservation District. The goals of this bill could be partially achieved by zoning the residential blocks to RSA-6, Residential Single-Family, which has a two-story height limit. The bill does not advance any of the Lower North District plan recommendations.

For these reasons, I am returning Bill Number 230574 unsigned.

Respectfully,
JAMES F. KENNEY
Mayor

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result	Tally
11/30/2023	0	CITY COUNCIL	READ AND FILED		

November 28, 2023

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning unsigned Bill Number 230574, passed by City Council on November 16, 2023, by Councilmember Jones, Jr., for Council President Clarke. Bill No. 230574 amends the Philadelphia Zoning Code by revising Chapter 14-500, "Overlay Zoning Districts," by creating the Brewerytown-Sharswood Overlay Subarea in the Lower North Planning District.

This bill is intended to introduce height limits for residential development in portions of five neighborhoods. Our administration believes that the height provisions in this bill conflict with the existing Strawberry Mansion

Neighborhood Conservation District. The goals of this bill could be partially achieved by zoning the residential blocks to RSA-6, Residential Single-Family, which has a two-story height limit. The bill does not advance any of the Lower North District plan recommendations.

For these reasons, I am returning Bill Number 230574 unsigned.

Respectfully,
JAMES F. KENNEY
Mayor