

## Legislation Text

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**File #:** 090667, **Version:** 1

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Amending Chapter 14-1600 of The Philadelphia Code, entitled “Miscellaneous,” by repealing Section 14-1626, entitled “Demolition Moratorium in Old City,” and Section 14-1628, entitled “Demolition Moratorium in Queen Village,” and enacting a new Section 14-1626, entitled “Demolition Moratorium Districts,” and designating Waverly Walk between 12th Street and 13th Street and Addison Street between 12th Street and 13th Street as Demolition Moratorium Districts, all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Section 14-1626 of The Philadelphia Code, entitled “Demolition Moratorium in Old City,” is hereby repealed.

SECTION 2. Section 14-1628 of The Philadelphia Code, entitled “Demolition Moratorium in Queen Village,” is hereby repealed.

SECTION 3. Chapter 14-1600 of The Philadelphia Code, entitled “Miscellaneous,” is hereby amended to read as follows:

### CHAPTER 14-1600. MISCELLANEOUS.

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*§14-1626. Demolition Moratorium Districts. No demolition of any building or other structure shall be permitted in the following areas unless (i) such demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections or (ii) the Zoning Board of Adjustment after receiving the recommendation of the City Planning Commission finds that issuance of the permit is necessary in the public interest or that the building or the other structure cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that the building or structure cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return and that other potential uses of the property are foreclosed or (iii) either a zoning and use registration permit for such demolition or a building permit for such demolition was issued prior to the enactment of this section:*

(1) *Waverly Walk between 12th Street and 13th Street.*

(2) *Addison Street between 12th Street and 13th Street.*

SECTION 4. The provisions of this Ordinance shall expire three months after this Ordinance became law.

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**Explanation:**

*Italics indicate new matter added.*

