

Legislation Text

File #: 100156, Version: 1

Amending Section 14-304 of The Philadelphia Code, entitled “C-3 Commercial District,” amending Section 14-1402 of The Philadelphia Code, entitled “Parking in Residential Districts,” and amending Section 14-1405 of The Philadelphia Code, entitled “Off-street Loading,” all under certain terms and conditions .

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-304 of The Philadelphia Code is hereby amended to read as follows:

§14-304. C-3 Commercial District.

* * *

(8) Notwithstanding anything to the contrary in this Title, and in order to promote sustainable development, open space and ground floor retail, the following shall apply in the area bounded by 42nd Street, Walnut Street, Sansom Street and a line connecting Walnut and Sansom Streets, 156 feet west of 41st Street:

(a) Use Regulations. Multiple structures are allowed on one lot.

(b) Yards and Courts. For newly erected buildings containing three or more families and five stories or over in height, the following shall apply:

(.1) The provisions of § 14-304(2)(d)(.3)(a), relating to Yards and Courts With Legally Required Windows, shall not apply.

(.2) The provisions of § 14-304(2)(d)(.3)(b), relating to Yards and Courts Without Legally required Windows, shall apply, except as follows:

(A) Side yards and open courts, when used, shall have a minimum width of five (5) feet.

(B) Open courts between wings of the same building shall have a minimum width of twelve feet.

(C) Inner courts shall have a least dimension of five (5) feet, and a minimum area of one hundred square feet.

(c) Yards and courts for existing buildings. Any yards or courts created by existing structures on a single lot shall not require a minimum yard or court width.

(d) Floor area. The gross floor area of any building shall not exceed eight hundred percent (800%) of the area of the lot.

(e) Off-street Loading. Notwithstanding the provisions of Section 14-1405, for any hotel and for any newly constructed building with gross floor area in excess of 100,000 square feet, a minimum of one loading space, not smaller than sixteen (16) feet wide and forty (40) feet long shall be required.

(f) Off-street Parking. Notwithstanding the provisions of Chapter 14-1400, the following shall apply:

(.1) Hotels. Parking is not required on the lot for hotel uses so long as parking spaces are provided within 1000 feet from the hotel at a ratio of one (1) space for each two (2) hotel units.

(.2) Residential uses, other than hotels. Parking is not required on the lot for residential uses other than hotels uses, so long as parking spaces are provided within 1000 feet from the residential structure at a ratio of one (1) space for each family.

(.3) Commercial uses. Parking for commercial uses shall be provided at a ratio of one (1) space for every 3,800 square feet of gross floor area.

(g) Ground floor retail. A minimum of 4,500 square feet of ground floor retail shall be required in any building with gross floor area in excess of 100,000 feet, if the building contains uses other than or in addition to a hotel use.

(h) Sustainable development. No zoning permit shall issue for any newly constructed building with a gross floor area in excess of 100,000 square feet unless the plans accompanying the application contain a certification from the architect that he or she will submit the plans to the United States Green Building Council for LEED Certification.

(i) Public open space. A minimum of 6500 square feet of public open space shall be required on any lot that contains a building that does not contain a hotel use and that has gross floor area in excess of 100,000 square feet.

SECTION 2. This Ordinance shall be effective immediately.