

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-507, entitled "/CDO, Central Delaware Riverfront Overlay District," under certain terms and conditions.

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

SECTION 1. Title 14 of The Philadelphia Code, as amended by Bill No. 110845 (approved Dec. 22, 2011) and thereafter, is amended to read as follows:

TITLE14. ZONING AND PLANNING.

\* \* \*

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

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§14-507. /CDO, Central Delaware Riverfront Overlay District. [{RESERVED}]

*(1) Purpose. The Central Delaware Riverfront Overlay District is intended to support the Master Plan for the Central Delaware by connecting the public and neighborhoods to the waterfront; promoting sound economic development; preserving and creating jobs; supporting diverse, walkable neighborhoods; and preserving and renewing historic and natural resources.*

*(2) District Boundaries. The Central Delaware Riverfront Overlay District shall consist of all lots, except for lots zoned I-P, located in the area bounded by Allegheny Avenue, the pierhead line of the Delaware River, as established by the Secretary of War on September 10, 1940, Oregon Avenue, and Interstate 95, as shown on the following map for illustrative purposes only.*

*(3) River Access Streets. For the purposes of this §14-507, "river access streets" shall mean the following streets:*

- (a) Mifflin Street.*
- (b) Dickinson Street.*
- (c) Washington Avenue.*
- (d) Christian Street.*
- (e) Race Street.*
- (f) Callowhill Street.*
- (g) Spring Garden Street.*

(h) Frankford Avenue.

(i) Columbia Avenue.

(j) Berks Street.

(4) Uses.

(a) On lots with frontage along any of the following, at least one of the uses provided in §14-507(4)(b), below, shall occupy 75% of such ground floor frontage; except where a lot fronts on two or more of the following, this requirement shall apply only to the longest ground floor frontage; and provided that nothing in this §14-507(4) shall require a use not otherwise permitted on the lot:

(.1) A river access street, as set forth in §14-507(3), above.

(.2) Christopher Columbus Boulevard between Washington Avenue and Spring Garden Street; or

(.3) The Delaware River between Washington Avenue and Spring Garden Street.

(b) Required Ground Floor Uses

(.1) Retail sales;

(.2) Commercial services;

(.3) Eating and drinking establishments;

(.4) Lobbies of multi-family residences, hotels, live theaters or cinemas;

(.5) Libraries, museums, galleries, or exhibition space;

(.6) Post offices;

(.7) Public open space, enclosed public space, enclosed public gardens, public rooms, through-block pedestrian connections;

(.8) Entrances to public transit stations;

(.9) Residences.

(5) Open Area. The minimum open area for lots greater than 5,000 sq. ft. with frontage on the Delaware River shall be 30% of the total lot area. Any waterfront setback required by this Zoning Code shall count as open area.

(6) Building Height.

(a) The minimum building height shall be 25 ft.

(b) For base zoning districts that are regulated by a maximum floor area ratio in §14-701 (Dimensional Standards), the maximum building height shall be 100 ft., except the Commission may authorize exemptions from the terms of this subsection as will not be contrary to the public interest, will not adversely affect surrounding areas, and where, owing to special conditions, a literal enforcement of this subsection will result in serious practical difficulty.

(7) Off-Street Parking. For lots fronting on a river access street, as set forth in subsection (3), Delaware Avenue, or Christopher Columbus Boulevard:

(a) Each lot frontage shall not have more than one curb cut; and

(b) Off-street parking shall not be located in the front yard.

(8) Site Design. When a lot with frontage on the Delaware River abuts the intersection of a river access

street and either Delaware Avenue or Christopher Columbus Boulevard, the site design shall include a 20 ft. wide open area of unencumbered space leading from the intersection to the Delaware River waterfront setback line required by §14-704(5) (Stream Buffers).

(9) *Form and Design.* Single-story buildings containing at least 10,000 sq. ft. of gross floor area of which 75 percent is occupied by a single use shall comply with the following. For the purposes of this section, intermediate floor levels such as mezzanines shall not count as a story.

(a) *Façade articulation is required for each building façade. Between the average ground level and a height of 25 ft., a minimum of 50% of the wall area must include one or more of the following features:*

- (1) *Ornamental and structural detail;*
- (2) *Projections, recesses, or other variations in planes; or*
- (3) *Transparent windows or other transparent glazed area.*

(b) *For every 10,000 sq. ft. of building area, there shall be 500 sq. ft. of public plaza in proximity to at least one of the building entrances. Bicycle parking required by §14-804(1) (Required Bicycle Parking Spaces) shall be located in the public plaza. The public plaza(s) shall have a minimum of 1 bench and 1 tree per 250 sq. ft. of public plaza. Vehicular traffic and loading are prohibited from accessing required public plazas.*

(10) *Civic Design Review.*

(a) *Applicability.* For any development that fronts on Delaware Avenue, Christopher Columbus Boulevard, the Delaware River, or a river access street, as set forth in §14-507(3), above, and is subject to civic design review under §14-305(4)(b), the Civic Design Review Committee shall consider, in addition to the criteria set forth at §14-304(5)(f), the criteria set forth at §14-507(11)(b).

(b) *Criteria.*

(1) *Whether the building has transparent windows or other transparent glazed area covering at least 50% of the ground floor façade.*

(2) *Whether the sidewalk widths along river access streets are consistent with the Philadelphia Pedestrian and Bicycle Plan.*

(3) *Whether the project supports current or future public access to the waterfront.*

(11) *Conflicting Regulations.* Notwithstanding §14-501(2) (Interpretation), when the provisions of this §14-507 are in conflict with the provisions of §14-405, SP-ENT, Entertainment (Special Purpose) District, the provisions of §14-405 shall apply.

SECTION 2. Effective date. This Ordinance shall be effective immediately.

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**Explanation:**

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