

Legislation Text

File #: 140857, **Version:** 1

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by South Street, 15th Street, Kater Street, and 16th Street, by amending Section 14-500 of the Zoning Code, entitled “Overlay Zoning Districts,” under certain terms and conditions.

WHEREAS, The proposed Royal Theater development provides for the preservation of the façade of the historic Royal Theater; and

WHEREAS, The proposed Royal Theater development includes residences, retail space and off-street parking; and

WHEREAS, The construction of the new residences and retail uses will support the continued growth of the neighborhood; and

WHEREAS, The new retail commercial space will serve the needs of occupants of the building as well as residents of the immediate area and the general public; and

WHEREAS, The construction of the proposed Royal Theater development will provide construction jobs as well as permanent jobs upon the completion of construction; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by South Street, 15th Street, Kater Street, and 16th Street, from the existing zoning designations indicated on Map “A” set forth below to the zoning designations indicated on Map “B” set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

§14-502. /CTR, Center City Overlay.

* * *

(2) **Applicability.**

* * *

(b) **Area Boundaries.**

* * *

(.27) ***South Street West.****The South Street West area is bounded by South Street, 15th Street, Kater Street, and 16th Street.*

* * *

Table 14-502-1: /CTR Summary Table

Area	Height Controls	Setback / Build-To Controls	Supplemental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls
* * *						
<i>South Street West</i>				§ 14-502(6)(h)		

* * *

(6) **Parking and Loading Regulations.**

* * *

(h) ***Loading requirements for certain sub-areas.***

(.1) *The requirement of §14-803(2)(c) Motor Vehicle Parking Standards - Reservoir Space is not applicable for lots zoned CMX-3 located within the South Street West area.*

(.2) *The provision for off-street loading required for buildings on a property that is abutting two or more streets in accordance with Table 14-806-1 is not applicable for lots zoned CMX-3 located within the South Street West area.*

(i) *The requirement of a 24 feet wide minimum aisle width of Table 14-803-1, Dimensional Standards for Parking Spaces and Aisles, shall be reduced to 20 feet in the South Street West Area.*

* * *

(9) **Bulk and Massing Controls.**

* * *

(b) ***South Street West.****Lots zoned CMX-3 in the South Street West area:*

(.1) The maximum occupied area for lots zoned CMX-3 located within the area shall be one hundred percent (100%) of the area of the lot.

* * *

SECTION 3. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.