File #: 140864, **Version:** 1

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by creating a new Central Roxborough /NCO for the area generally bounded by Henry Avenue, Acorn Street, Ridge Avenue, Hermitage Street, Silverwood Street, Leverington Avenue, Fleming Street, Monastery Avenue, Dexter Street, Roxborough Avenue, Manayunk Avenue, Rector Street, Mitchell Street, Roxborough Avenue, Ridge Avenue, Green Lane, Jannette Street, Monastery Avenue, and Henry Avenue.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

§14-504. /NCO, Neighborhood Conservation Overlay District.

* * *

(7) Central Roxborough.

(a) ***Purpose.***

The Central Roxborough/NCO intends to protect the existing walkable character of the frontages in the Central Roxborough section of Philadelphia. Walkability serves the health, safety, and general welfare of the citizens by providing human-scaled design, interesting and pedestrian friendly facades, and "eyes on the street," all in close proximity to useful commercial destinations, parks, and transit.
These blocks and streets were selected for their relatively intact historic pattern. The design of new buildings should be consistent with the character-defining features of this overlay district, in terms of massing, vertical and horizontal articulation, fenestration proportions, and building materials.

(b) ***Applicability.***

The Central Roxborough/NCO applies to properties in the area generally bounded by Gates

Street (both sides), Ridge Avenue, Hermitage Street, Manayunk Avenue (both sides), Green Lane (both sides), Dexter Street (both sides), Lyceum Avenue, Manayunk Avenue (both sides), Roxborough Avenue (both sides), Ridge Avenue, Dupont Street (both sides), Lawnton Street, Green Lane, Jannette Street, Monastery Avenue, and Henry Avenue, except for the parcels located in the Ridge Avenue/NCA, as shown on the following map for illustrative purposes only.

(c) ***Area and Form Regulations for Residential Structures.***

These regulations shall apply to residentially-zoned properties and to properties permitted by L & I for exclusive residential use.

(.1) ***Building Setback line.*** *The front setback shall be no further from the street than the furthest front façade of the principal building on either of the two immediately abutting lots, and shall be located no closer to the primary street than the closest front façade of the principal building on either of the two immediately abutting lots. If both of the immediately abutting lots are vacant, then the setback range shall be based on the building that is closest to the subject property and on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall adhere to the standards set by the underlying zoning district.*

(.2) ***Building Height.*** *If at least one abutting lot on either side of a house contains only two stories of habitable space, the stories above the second story of the house shall be set back an additional eight ft. from the minimum required setback; except this requirement shall not apply to corner lots.*

(.3) The principal building shall have a habitable room on the front of the first floor with at least one window facing the street.

(.4) Open, roofed porches are permitted on all blocks and may be located in the required front setback. Porches shall be required if at least one of the immediately abutting lots contains a porch. Porches shall be a minimum of five feet in depth, as measured from the front wall of the enclosed main structure, out toward the front property line.

(.5) New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(.6) The impervious coverage for front yards shall not exceed thirty percent (30%). Open, roofed porches shall be excluded from this calculation.

(.7) Flush mounted windows shall be prohibited. Sills must project from the wall a minimum

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of one inch.

(.8) ***Materials.***

(.a) For new construction, the following front building façade materials shall be prohibited - vinyl siding, aluminum siding, and synthetic stucco.

(.b) Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units (CMUs) unless capped and covered with stone, cultured stone, stucco, or brick.

(.c) Fences or fence walls located along a street frontage shall be iron, stone, cultured stone, stucco, brick, painted wood, or finished wood. Chain link and vinyl fences are prohibited on frontages.

(.d) Windows in masonry, brick, brick veneer, or stone veneer walls, with or without stucco veneer, shall be inset a minimum of three inches.

(.9) ***Parking.***

ltrch*(.a) Parking in the front yard and front loaded parking garages shall be prohibited.*

(.b) Curbcut width shall be limited to 12 feet.

(d) ***Area and Form Regulations for Commercial Structures.***
These regulations shall apply to commercially or residentially zoned properties used for retail sales or an eating and drinking establishment.

(.1) The front entrance shall have a zero-step entry at the front door.

(.2) Street frontage shall have minimum 50% clear glass on the fa¬ade between the area 2 feet and 10 feet above the sidewalk. This shall apply to the first 10 feet horizontally from the corner of each fa¬ade of a corner property, and to the entirety of the width of a mid-block property.

(.3) Awnings, if provided, shall be a minimum of three feet in depth, as measured from the front fa¬ade of the building to the curb line.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate matter added.

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