



Legislation Text

File #: 150606, Version: 0

Amending Section 14-503 of The Philadelphia Code, entitled “/NCA, Neighborhood Commercial Area Overlay,” by adding a new subsection entitled “South Broad Street Gateway,” and making related changes, all under certain terms and conditions.

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

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§ 14-503. /NCA, Neighborhood Commercial Area Overlay.

* * *

(5) South Broad Street Gateway.

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(a) Applicability.

The requirements of this South Broad Street Gateway /NCA overlay district apply to all commercially zoned lots within the area bounded by Broad Street, Washington Avenue, 13th Street, and Carpenter Street. In the event of a conflict between any provision of this § 14-503(5) and any other provision of this Zoning Code, the provision of this § 14-503(5) shall control.

(b) Use Regulations.

In addition to those uses permitted under this Zoning Code, the following uses shall be permitted:

(.1) Eating and Drinking Establishments, including both sit-down and take-out restaurants;

(.2) Pool or billiards rooms;

(.3) Accessory and non-accessory structured parking both above and below ground; and

(.4) Roof decks for residential and non-residential uses.

(c) Parking and Loading.

- (.1) The ground floor of any parking garage, other than those accessory to a single- or two-family dwelling, must be occupied by an office, retail sales, commercial services, or public, civic, and institutional use. This requirement applies only to street frontages along Broad Street and Washington Avenue and does not apply to areas occupied by entrances, exits, curb cuts, or waiting areas.*
- (.2) Vehicular ingress and egress to parking, loading, and trash storage areas or structures is only permitted to and from Carpenter Street and 13th Street.*
- (.3) For each individual loading space or group of loading spaces accessed from Carpenter Street or 13th Street, each individual loading space or group of loading spaces shall be limited to one two-way curb cut with a maximum width of 30 ft. on the street frontage or two one-way curb cuts with a maximum width of 24 ft. on each street frontage.*

(d) Signs.

The following controls shall apply to accessory signs located on portions of a building that front on Broad Street or Washington Avenue:

- (.1) Wall, marquee, and projecting signs shall not extend above the roof line or 50 ft. from grade elevation, whichever is lower;*
- (.2) Window signs shall be permitted to a height of 50 ft. from grade elevation;*
- (.3) Digital displays shall be permitted on window signs; and*
- (.4) Animated illumination signs shall be permitted.*

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SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.