

Legislation Text

File #: 140519-AAA, **Version:** 4

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by amending Section 14-502 to further provide for requirements within the Center City Overlay District and to make technical 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:

Key: In Tables that contain bracketed table notes, and in the table notes, deletions are indicated by { } rather than [].

TITLE 14. ZONING AND PLANNING

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-502. /CTR, Center City Overlay.

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(2) Applicability.

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(b) Area Boundaries.

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

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(.28) Center City Commercial District Control Area.

The Center City Commercial District Control Area shall include all lots within the area bounded by the south side of Spring Garden Street (excluding lots with street frontages on the south side of Spring Garden Street from Broad Street to the Schuylkill River), the Delaware River, both sides of South Street (extended), and the Schuylkill River.

(.29) Center City Residential District Control Area.

The Center City Residential District Control Area shall include all lots within the area bounded by the south side of Spring Garden Street (excluding lots with street frontages on the south side of Spring Garden Street from Broad Street to the Schuylkill River), the Delaware River, Washington Avenue (extended), and the Schuylkill River.

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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	Bulk and Massing Controls
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Center City Commercial Area					§ 14-502(7)(b)		
<i>Center City Commercial District Control Area</i>	§ 14-502(3)(l)		§ 14-502(5)				§ 14-502(9)(c)
<i>Center City Residential District Control Area</i>		§ 14-502(4)(c)					
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(3) Height Regulations.

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(l) Center City Commercial District Control Area.

For lots zoned CMX-2, the maximum height shall be 55 ft., provided that:

(.1) The lot has frontage on at least three streets, with two intersecting streets that have a minimum width of 50 ft.; and

(.2) For portions of any structure above 38 ft. in height, the occupied area shall not exceed:

(.a) For lots that cover less than an entire block: 30% of the total area of the block.

(.b) For lots that cover an entire block: 60% of the total area of the block; and

(.3) For any lot frontage facing a street of 35 ft. or less in width, the first 9 ft of lot depth shall have a maximum building height of 38 ft.

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(4) Setback/Build-To Regulations.

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(c) Center City Residential District Control Area.

(.1) For lots zoned RSA-5 or RM-1 the minimum lot size shall be 1,080 sq. ft., provided that:

(.a) The lot meets the minimum lot width requirement of the zoning district;

(.b) The lot does not contain a historic building and is not located within a historic district, as defined in § 14-203 (Definitions); and

(.c) The lot is not located in a Neighborhood Conservation Overlay District as provided in § 14-504 (/NCO, Neighborhood Conservation Overlay District).

(.2) Lots zoned RM-1 with a lot size of at least 1,600 sq. ft. may be divided into two lots with a minimum lot size of 800 sq. ft., provided that:

(.a) At least 75% of lots adjacent to the lot to be divided are 1,000 sq. ft. or less;

(.b) Each of the lots created meets the minimum lot width requirement of the zoning district;

(.c) There are no existing buildings on the lot;

(.d) The lot does not contain a historic building and is not located within a historic district, as defined in § 14-203 (Definitions); and

(.e) The lot is not located in a Neighborhood Conservation Overlay District as provided in § 14-504 (/NCO, Neighborhood Conservation Overlay District).

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(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3.

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(a) Use Table 14-502-2.

Principal uses are allowed within the City Center Overlay District in accordance with the use regulations of

the underlying zoning district, except as provided in Table 14-502-2 (See accompanying Supplemental Use Controls Area Map for illustrative purposes only). Uses classified as accessory uses are not regulated by the use table. Accessory uses are permitted in conjunction with allowed principal uses, provided they comply with all applicable regulations of § 14-603 (Use-Specific Standards) and § 14-604 (Accessory Uses and Structures).

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(.6) Notes for Table 14-502-2.

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[6] For lots zoned CMX-2 or CMX-2.5, except in the area bounded by Walnut Street, 8th Street, Lombard Street, and the Delaware River, there shall be no maximum number of dwelling units and a minimum of 360 sq. ft. of lot area is required per dwelling unit. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.

[7] In the CMX-2 district, a building must contain a non-residential use, other than parking, along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.

Table 14-502-2: Supplemental Use Controls in the City Center Overlay District

	Center City Commercial District Control Area	Chestnut and Walnut Street Area, East	Chestnut and Walnut Street Area, West	Broad Street Area, South	Broad Street Area, North	Chinatown Area	Old City Residential Area	South Street/Head House Square Area	Use-Specific Standards
N = Not allowed (expressly prohibited) S = Special exception approval required Blank = No overlay-specific regulations apply See § 14-502(5)(a)(.6) (Notes for Table 14-502-2) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.									
<i>Residential Use Category</i>									
<i>Household Living</i>	[6][7]								
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(9) Bulk and Massing Controls.

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(c) Center City Commercial District Control Area.

(.1) Lots zoned CMX-3 in the Center City Commercial District Control Area shall be eligible for floor area bonuses as provided § 14-702 (Floor Area and Height Bonuses).

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CHAPTER 14-700. DEVELOPMENT STANDARDS

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§ 14-702. Floor Area and Height Bonuses.

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(2) Eligibility for Floor Area Bonuses.

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(c) If the property is located in the CMX-3 district, it must be located [in the:] *in*:

(.1) The Center City Commercial District Control Area, described in § 14-502(2)(b)(.28), provided the property must have frontage on two streets at least 50 ft. wide or three streets at least 20 ft. wide;

(.2) The Old City Residential Area, Bridge Approach, described in § 14-502(2)(b)(.17); or [in an]

(.3) An area where the Transit Oriented Development (TOD) regulations of § 14-513 apply.

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(3) Floor Area Bonus Options Summary Table.

The following table summarizes the floor area bonus options in this section. In the event of conflict between the provisions of Table 14-702-1 and the text of this Zoning Code, the text shall govern.

Table 14-702-1: Floor Area Bonus Summary

Bonus Category	Additional Gross Floor Area, as Percent of Lot Area (see § 14-701(2) (Residential District Dimensional Tables) and § 14-701(3)(Commercial Districts Dimensional Table) for the maximum allowed base floor area ratios for each district.)			
	RMX-3	CMX-3 as provided in § 14-702(2)(c) {/TOD Districts}	CMX-4	CMX-5
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(7) Mixed Income Housing.

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(b) Bonus Floor Area or Building Height.

The additional gross floor area or building height earned for providing mixed-income housing is:

Additional Gross Floor Area, as Percentage of Lot Area			Additional Building Height
CMX-3 {in /TOD District provided in § 14-702(CMX-4	CMX-5	/CDO
150%	150%	300%	48 ft.

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(10) Green Building or Site.

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(b) Bonus Floor Area or Building Height.

The additional gross floor area or building height earned for a certified green building is:

Level of LEED Certification	Additional Gross Floor Area, as Percentage of Lot Area			Additional Building Height
	CMX-3 [with a /TOD District as provided in 14-702(2)(c)	CMX-4	CMX-5	/CDO
Gold	50%	100%	200%	24 ft.
Platinum	100%	200%	400%	36 ft.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.