City of Philadelphia

Legislation Text

File #: 150502-AA, **Version:** 3

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing for balconies, revising the requirements for roof decks, adding definitions, 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

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CHAPTER 14-200. DEFINITIONS

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§14-203. Definitions.

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(31.1) ***Balcony.***

An extension of an upper floor of a building open to the exterior of a building, without vertical supports, partially enclosed by a parapet, balustrade or railing, and accessible only from another space within the building.

(47.1) ***Building Line.***

The outermost portion of the exterior wall of a building.

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(267.1) ***Roof Deck Access Structure.***

A structure, located above the roof framing of a building, such as a pilot house, bulkhead, or hatch, that provides access to a roof deck from the interior of a building.

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CHAPTER 14-600. USE REGULATIONS

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§14-604. Accessory Uses and Structures.

* * *

(5) **Roof Decks.**

Roof decks are permitted for residential uses in all zoning districts. Roof decks for non-residential uses *are prohibited, except* in the [CMX-2, CMX-2.5,] CMX-3, CMX-4, or CMX-5 [district require] *district, where* special exception approval in accordance with the procedures of § 14-303(7) *is required*. Roof decks are prohibited on accessory structures. Roof decks are subject to compliance with § 14-604(5)(a) through 14-604(5)(c), below.

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*(c) **Roof Deck** Access Structures.*

A [Roof] *roof* deck access *structure* [structures, such as pilot houses, may not exceed 10 ft. in height and may only serve to enclose the access stairs. Roof deck access structures] meeting [these] *the following* requirements [are] *is* considered *a* building appurtenance[s] and [are] *is* not subject to the building height limitations of the subject zoning district.

(.1) The roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access.

(.2) Except in the RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX districts, the roof deck access structure may not exceed 90 sq. ft. in area.

(.3) The roof deck access structure may not exceed 10 ft. in height above the surface of the roof deck.

(.4) Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck.

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*(14) **Balconies.***

The following standards apply to balconies:

(a) Balconies are permitted in the RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, and IRMX districts.

(b) Balconies shall be located at least 10 ft. above the average ground level and shall not be located above the highest floor level of the building, and shall not be an extension of the roof of a structure.

(c) Balconies may extend from the building line or be set back from the building line at the floor level of the building.

(d) Balconies shall not extend more than 4 ft. from the building line at the floor level of the building.

(e) Balconies may extend into the required yard area.

(f) A parapet, balustrade, railing, or other guard shall be located at the front of any balcony and at the sides of any balcony extending beyond the building line. The height of such guard shall be limited to a maximum of 48 in. above the floor of the balcony along the front of the balcony; minimum height shall be as provided in The Philadelphia Building Code. In no case may the front of the balcony be fully enclosed.

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SECTION 2. This Ordinance shall become effective immediately.

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Explanation:

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