

Legislation Text

File #: 150745-A, Version: 2

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by providing special density rules for buildings with a green roof, 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 14-200. DEFINITIONS.

* * *

§ 14-203. Definitions.

(138.2) *Green Roof.*

A treatment to a rooftop that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, root barrier, soil layer, and vegetation layer.

* * *

CHAPTER 14-600. USE REGULATIONS

* * *

§ 14-602. Use Tables.

* * *

(3) Residential Districts.

Building types are permitted in Residential districts in accordance with Table 14-602-1.A. Principal uses are allowed in Residential districts in accordance with Table 14-602-1. Uses classified as accessory uses, such as home occupations, 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).

(a) Notes for Table 14-602-1.

[1] A minimum 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft.; *provided that, if the green roof conditions set forth at § 14-602 (7) are met, 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.

* * *

(4) Commercial Districts.

Principal uses are allowed in Commercial districts in accordance with Table 14-602-2. Uses classified as accessory uses, such as home occupations, 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).

(a) Notes for Table 14-602-2.

* * *

[2] A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area. A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area. A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft. *Notwithstanding the foregoing, in CMX-2 and CMX-2.5 districts, if the green roof conditions set forth at § 14-602(7) are met, then the foregoing maxima and minima shall not apply, 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) *Exception to use tables for green roofs.*

The green roof conditions necessary to satisfy the density exceptions for RM-1, CMX-2 and CMX-2.5 districts, set forth in Table Note [1] of Table 14-602-1, and Table Note [2] of Table 14-602-2, are as follows:

- (a) *The dwelling units are located in a building with a green roof.*
- (b) *The building's construction requires a minimum of 5,000 sq. ft. of earth disturbance as determined by the Water Department.*
- (c) *The roof must be partially or completely covered with a layer of vegetation and must meet the Water Department's design standards.*

- (d) The applicant must execute and record a deed restriction in favor of the City, approved as to form by the Law Department, which requires the green roof to be constructed and maintained, at a minimum, in accordance with the manufacturer's guidelines, where applicable, and with Water Department standards, for the life of the building; and which allows the City to inspect the green roof for, or demand proof of, continued compliance with those requirements.*

- (e) The green roof must cover at least 60% of the rooftop.*

- (f) The green roof must be safely accessible and made available for inspection with reasonable notice given by the City.*

- (g) The green roof may not be used to qualify for reduced landscaping for parking lots pursuant to § 14-803(5)(e)(.2).*

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate matter added.