

Legislation Text

File #: 160073, **Version:** 1

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by adding a new subsection, entitled “Rittenhouse Square Residential Area,” 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.

For purposes of this Zoning Code, the following definitions shall apply; words, phrases, and terms not defined herein, but defined in Title 4 (The Philadelphia Building Construction and Occupancy Code), shall be construed as defined in Title 4.

* * *

(325) Student.

As used in § 14-506 (/NCP, North Central Philadelphia Overlay District) *and in § 14-502(5)(a)(.6)[8] (prohibited uses in the Rittenhouse Square Residential Area)*, the term “Student” shall have the meaning as defined under Chapter 10-1800 (Vicarious Liability for Student Conduct) of The Philadelphia Code.

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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.

(a) District Boundaries.

The /CTR Overlay district, beginning at its northwest boundary and proceeding east, is the area bounded by Poplar Street, 6th Street, West Girard Avenue, Frankford Avenue, North Delaware Avenue, Beach Street, East Columbia Avenue, the Delaware River, Reed Street, Front Street, Washington Avenue, Grays Ferry Avenue, Ellsworth Street, and the Schuylkill River, as shown on the /CTR Overlay district map for illustrative purposes only.

(b) Area Boundaries.

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

* * *

(.31) *Rittenhouse Square Residential Area.*

The Rittenhouse Square Residential Area includes all properties on both sides of the street known as Rittenhouse Square (located between Spruce Street and Locust Street) between 20th street and 21st street.

* * *

(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.

(a) Use Table 14-502-2.

Principal uses are allowed within the Center City 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).

* * *

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

* * *

[8] The following uses shall not be permitted in the Rittenhouse Square Residential Area:

(.1) Group living; provided that this prohibition shall not apply to Personal Care Homes, which use shall be controlled by the underlying zoning of a property.

- (.2) *Housing, not owner-occupied, rented only to students (as defined by § 14-203(325) (Student)) or the marketing of which include the phrases student housing, student living, student apartments, or other such terms suggesting rentals are available only to students or is directed primarily to students.*

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	<i>Rittenhouse Square Residential Area</i>	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.										
Residential Use Category										
Household Living	[6][7]								[8]	
		* * *								

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SECTION 2. Effective Date. This Ordinance shall take effect immediately upon becoming law.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.