



Legislation Text

File #: 160096, Version: 1

To amend Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by establishing the Broad Street Area, Mid-South within the Center City Overlay District, revising certain provisions within the Center City Overlay District, and removing certain exceptions to off-street loading requirements.

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:

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

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-502. /CTR, Center City Overlay District.

(2) Applicability.

* * *

(b) Area Boundaries.

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

* * *

(.2) Broad Street Area.

The Broad Street Area consists of:

* * *

(.e) Mid-South: Lots zoned CMX-5 in the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street.

* * *

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

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
Benjamin Franklin Parkway Area	§ 14-502(3)(d)			§ 14-502(6)(a)			
Broad Street Area							
* * *							
Mid-South			§ 14-502(5)	§ 14-502(6)(i)			
* * *							

* * *

(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.

* * *

[5] Permitted for lots {designated “CMX-5”} within the *Broad Street Area, Mid-South* {area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street}, *provided that this provision shall expire on January 1, 2020 for lots located entirely within the area bounded by Watts Street, Pine Street, Broad Street, and Cypress Street (extended).*

* * *

(c) Permitted Accessory Uses and Structures.

In addition to those accessory uses and structures permitted in the underlying zoning district, roof decks shall be permitted for non-residential uses within the Broad Street Area, Mid-South, provided that this §14-502(5)(c) shall expire on January 1, 2020.

(6) Parking and Loading Regulations.

(a) Motor Vehicle Ingress and Egress Restrictions.

Vehicular ingress and egress is prohibited to and from the following: (See Parking and Loading Regulations Area Map 1 for illustrative purposes only):

* * *

- (.4) Spruce Street within the Spruce Street Area, East, except for lots [designated “CMX-5”] within the *Broad Street Area, Mid-South*. [area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street, and Broad Street]

* * *

(i) Broad Street Area, Mid-South.

The following requirements apply to lots within the Broad Street Area, Mid-South, provided that this § 14-502(6)(i) shall expire on January 1, 2020 for lots located entirely within the area bounded by Watts Street, Pine Street, Broad Street, and Cypress Street (extended).

- (.1) The minimum width for parking aisles shall be 16 ft.*
- (.2) Notwithstanding the provisions of Table 14-806-2 (Off-Street Loading in RMX-3, CMX-4, and CMX-5), a minimum of one loading space shall be provided for every 450,000 sq. ft. of gross floor area.*
- (.3) Loading spaces are not required to meet the requirements of Table 14-806-3 (Required Loading Space Dimensions).*
- (.4) Loading spaces are not required to meet the requirements of § 14-806(d) (Ingress and Egress).*
- (.5) Notwithstanding the provisions of Table 14-802-2 (Required Parking in Commercial Districts), the minimum number of parking spaces required for multi-family household living shall be one parking space for every ten units.*

* * *

CHAPTER 14-800. PARKING AND LOADING

* * *

§ 14-806. Off-Street Loading.

* * *

(2) RMX-3, CMX-4, and CMX-5 Districts.

(a) Required Spaces.

Off-street loading in RMX-3, CMX-4, and CMX-5 districts shall be provided in accordance with Table 14-806-2, except for:

* * *

[(.2) Lots designated “CMX-5” located within in the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street, where 1 loading space shall be provided for every 450,000 square feet of gross floor area.]

* * *

(b) Minimum Dimensions.

Loading spaces shall be designed to meet the dimensions in Table 14-806-3[, except for lots designated “CMX-5” located within the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street].

* * *

(d) Ingress and Egress

Each individual loading space or group of loading spaces shall be limited to one two-way curb cut with a maximum width of 24 ft. on the street frontage or two one-way curb cuts with a maximum width of 16 ft. on each street frontage [(except for lots designated “CMX-5” located within the area bounded by Spruce Street, Juniper Street, Cypress Street, Watts Street, Pine Street and Broad Street)]; provided that, for curb cuts on the south side of Fairmount Avenue, between Broad Street and Thirteenth Street, on lots designated “CMX-4,” the 24 ft. maximum width shall not apply to a two-way curb cut and a maximum of two two-way curb cuts shall be allowed if the curb cuts are intended to be used for a mixed use development with at least 50,000 gross square feet of space for retail use. As an exception to this standard, when the loading spaces or their access drives have direct access to a street of less than 40 ft. wide, there shall not be a limit imposed on the size of the curb cut(s) to that street. Driveways that cross the public sidewalk must be at the same level as the sidewalk. The driveway material must change at the building line to demarcate the transition to the sidewalk. Sidewalks should be visually continuous across driveways to indicate pedestrians have the right-of-way.

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SECTION 2. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.