

Legislation Text

File #: 160526, Version: 0

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," including by amending Chapter 14-500, entitled "Overlay Zoning Districts," by modifying the boundaries of the Old City Residential District Area of the Center City Overlay District and by revising parking and loading requirements for the East Callowhill Overlay District; amending Chapter 14-702, entitled "Floor Area and Height Bonuses," by making changes to the subsection entitled "Stormwater Open Space"; 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.

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

* * *

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

* * *

(2) Applicability.

* * *

(b) Area Boundaries.

* * *

(.17) Old City Residential Area.

The Old City Residential area is bounded by Spring Garden Street, *2nd Street*, [7th Street, Wood Street,] *Callowhill Street*, 6th Street, Vine Street, 5th street, Walnut Street, Front Street, a line extending from the north street line of Market Street to the Delaware Expressway, the Delaware Expressway, Wood Street and Christopher Columbus Boulevard. The Old City Residential area is further subdelineated as follows:

* * *

14-519. /ECO, East Callowhill Overlay District.

* * *

(5) Parking and Loading.

* * *

(b) Off-street surface parking and loading:

(.1) Shall not be located between the building line and the street line along 2nd Street, 3rd Street, 4th Street, 5th Street, 6th Street, Callowhill Street, and Spring Garden Street; and

(.2) Shall not exceed the greater of:

(.a) 25% the total lot area; or

(.b) The minimum area required to meet the parking and loading standards of the Zoning Code.

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CHAPTER 14-700. DEVELOPMENT STANDARDS.

* * *

§ 14-702. Floor Area and Height Bonuses.

* * *

(3.1) Building Height Bonus Options Summary Table.

The following table summarizes the building height bonus options in this section. In the event of conflict between the provisions of Table 14-702-2 and the text of this Zoning Code, the text shall govern.

Table 14-702-2: Building Height Bonus Summary

Bonus Category	Additional Building Height	
	/CDO	/ECO
* * *		
Stormwater [Open Space] <i>Management</i> (14-702(14))	N/A	Up to 72 ft.
Through-Block Connection (14-702(15))	N/A	Up to 48 ft.

* * *

(14) Stormwater [Open Space] *Management*.

For properties that contain least 15,000 sq. ft. of lot area, the stormwater [open space] *management* bonus may be earned by (1) providing a stormwater open space, (2) managing street drainage, or (3) providing both stormwater open space and managing street drainage. Open space provided to earn a height bonus that meets the requirements of § 14-702(14)(a) (Criteria for Open Space) shall count towards the required open area, but shall not be used to satisfy the bonus requirements of § 14-702(6) (Public Space).

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SECTION 2. In Section 14-502(5)(a) of The Philadelphia Code, replace the existing map entitled “Supplemental Use Controls Area Map,” with the following map:

SECTION 3. In Section 14-502(6)(f) of The Philadelphia Code, replace the existing map entitled “Parking and Loading Regulations Map 3,” with the following map:

SECTION 4. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.