

Legislation Text

File #: 160718, Version: 1

Amending Section 14-502 of The Philadelphia Code, entitled “/CTR, Center City Overlay District,” by adding a new area entitled “Society Hill Area,” adding additional standards concerning green roofs, 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.

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

\* \* \*

(.32) *Society Hill Area.*

*The Society Hill Area is bounded by Walnut Street, 8th Street, Lombard Street, and the Delaware River.*

\* \* \*

(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
* * *							
Rittenhouse Square					§ 14-502(7)(j)		
<i>Society Hill</i>			§ 14-502(5)				
South Street/Head House Square			§ 14-502(5)				
* * *							

\* \* \*

(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.

\* \* \*

[6] For lots zoned CMX-2 or CMX-2.5, [except in the area bounded by Walnut Street, 8th Street, Lombard Street, and the Delaware River,] there shall be no maximum number of dwelling units 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.

\* \* \*

[9] Notwithstanding any other provision of the Center City Overlay District, the minimum lot area per dwelling unit shall be calculated according to the provisions of §14-602 (Use Tables), except that the Green Roofs provisions set forth in Table Note [1] of Table 14-602-1 and Table Note [2] of Table 14-602-2 shall not apply.

Table 14-502-2: Supplemental Use Controls in the Center City 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	Society Hill Area	South Street/Head House Square Area	Use-Specific Standards
N = Not allowed (expressly prohibited)   S = Special exception approval required   <b>Blank</b> = No overlay-specific regulations apply See § 14-502(5)(a).(6) (Notes for Table 14-502-2 numbers (e.g., “[2]”) in table cells.										
* * *										
<b>Residential Use Category</b>										
Household Living	[6][7]							[9]		
* * *										

\* \* \*

(10) Incentive limitations.

(a) In the Society Hill Area, the provisions of § 14-603(7) (“Fresh Food Market”) shall not apply.

SECTION 2. This Ordinance shall become effective immediately.