



Legislation Text

File #: 170471, Version: 0

Amending Section 14-702 of The Philadelphia Code, entitled "Floor Area and Height Bonuses," and Section 14-704 of The Philadelphia Code, entitled "Open Space and Natural Resources," by making technical changes relating to the "/CDO, Central Delaware Riverfront Overlay District," and other technical changes related to waterfront setback requirements for piers.

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 14-700. DEVELOPMENT STANDARDS.

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§ 14-702. Floor Area and Height Bonuses.

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(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
Public Art (§ 14-702(5))	Up to 12 ft.	Up to 12 ft.
Public Space (§ 14-702(6))	Up to {24} 48	Up to 24 ft.
Mixed Income Housing (§ 14-702(7))	Up to 48 ft.	Up to 48 ft.
Transit Improvements (§ 14-702(8))	Up to 72 ft.	N/A
Green Building (§ 14-702(10))	Up to 36 ft.	Up to 36 ft.
Trail (§ 14-702(11))	Up to 72 ft.	N/A

Street Extension (§ 14-702(12))	Up to 72 ft.	N/A
Retail Space (§ 14-702(13))	Up to 48 ft.	Up to 48 ft.
Stormwater Management (§ 14-702(14))	{N/A} Up to 4	Up to 72 ft.
Through-Block Connection (§ 14-702(15))	{N/A} Up to 4	Up to 48 ft.

(4) Maximum Floor Area and Height Bonus Amounts.

(h) The height bonuses in this § 14-702 may be used in combination to earn up to:

- (.1) [144]216 ft. of building height in the /CDO overlay;
- (.2) 84 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Spring Garden Street, 6th Street, Willow Street, American Street, and Noble Street; and
- (.3) 240 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Noble Street, American Street, Willow Street, 6th Street, and Callowhill Street.

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(6) Public Space.

The public space bonus may be earned by providing (1) open space, public parks and/or public plazas, provided they meet the following standards:

* * *

(c) Bonus Floor Area or Building Height.

The additional gross floor area or building height earned by providing public space is:

Amount of Public Space as Percentage of Lot Area	Additional Gross Floor Area Percentage of Lot Area		Additional Building Height	
	CMX-4	CMX-5	/CDO	/ECO
5-10% of lot area	100%	200%	N/A	N/A
11-20% of lot area	150%	300%	12 ft.	12 ft.
21-30% of lot area	200%	400%	24 ft.	24 ft.
30% or more of lot area	200%	400%	48 ft.	48 ft.

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(14) Stormwater Open Space.

For properties that contain at least 15,000 sq. ft. of lot area, the stormwater open space bonus may be earned by (1) providing 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).

(a) Criteria for Open Space.

A height bonus may be earned by providing open space that manages stormwater runoff, provided that the space meets the following minimum standards:

- (.1) The stormwater open space shall be located within *the /CDO district or within 20 ft. of Willow Street*, but may be contiguous to other integrated stormwater management systems.
- (.2) *For Properties located within the /ECO district*, [T]the stormwater open space shall account for at least 75% of the lot area located within 20 ft. of Willow Street.

* * *

(c) Bonus Building Height.

The additional building height earned by providing certain stormwater management systems is:

Open Space Management Requirements	Additional Building Height	
	/ECO	/CDO
The stormwater open space meets the requirements of § 14-702 (14)(a).	24 ft.	24 ft.
Street Drainage Management Requirements	Additional Building Height	
	/ECO	/CDO

<p>The stormwater open space meets the requirements of § 14-702(14)</p> <p><<a 361="" 582"="" 598="" 88="" href="http://library.amlegal.com/nxt/gateway.dll?f=jumplink\$jumplink_x=Advanced\$jumplink_vpc=first\$jumplink_xsl=querylink.xml\$jumplink_sel=title;path;content-type;home-title;item-bookmark\$jumplink_d=pennsylvania(philadelphia_pa)\$jumplink_q=%5bfield%20folio-destination-name:%2714-702(14)%27%5d\$jumplink_md=target-id=JD_14-702(14)></p><p>(b).12 ft. for every 20% of street drainage area managed, up to a maximum of 48 ft. <i>12 ft. for every 20% of street drainage area managed, up to a maximum of 48 ft.</i></p></td><td data-bbox="></p>	
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(15) Through-Block Connections.

(a) Criteria.

A height bonus may be earned by creating a through-block connection within 15 ft. of the former right-of-way of Noble Street between 2nd Street and 6th Street *or within the /CDO, Central Delaware Riverfront Overlay District*, provided that a through-block connection meets the following minimum standards. Open space provided to earn a height bonus that meets the requirements of this § 14-702(15) (a) shall count towards the required open area, but shall not be used to satisfy the bonus requirements of § 14-702(6) (Public Space) *except for properties within the /CDO district.*

(.1) The through-block connection shall extend between two or more public streets and

shall, to the greatest extent possible, be aligned to meet existing through-block connections or public streets that exist within 15 ft. of the current or former Noble Street right-of-way *or connect the Christopher Columbus Boulevard and the Delaware River or the Delaware River Trail.*

* * *

- (.7) A minimum of 50% of each building facade that borders the through-block connection, up to a height of at least 8 ft. above ground level, shall be improved with an active retail use or with landscaped areas, murals, or architectural details, including but not limited to windows and entrances.

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(b) Bonus Building Height.

The additional building height earned by providing a through-block connection is:

Through-Block Connection Linear Footage	Additional Building Height	
	/ECO	/CDO
200 linear ft. or less	24 ft.	24 ft.
201-350 linear ft. or less	36 ft.	36 ft.
Greater than 350 linear ft.	48 ft.	48 ft.

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§ 14-704. Open Space and Natural Resources.

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(5) Waterfront Setbacks.

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(b) General Standards.

- (.1) All development shall provide a waterfront setback at least 50 ft. wide measured perpendicular to and horizontally from the top-of-bank for all watercourses identified on

the Hydrology Maps established by the Water Department and approved by ordinance pursuant to § 14-704(5)(a), *except that development on existing piers shall provide a 12 ft. setback from said watercourses.*

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SECTION 2. This Ordinance shall become effective immediately.

Italics indicate matter added.

[Brackets] indicate matter deleted.

{Brackets} indicate matter deleted in tables.