

Legislation Text

File #: 161104, **Version:** 1

Amending Section 14-516 of the Philadelphia Zoning Code, entitled “West Overlay District,” 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 14-500. OVERLAY ZONING DISTRICTS.

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§ 14-516. /WST, West Overlay District.

(1) Boundaries.

The West Overlay District applies to lots located within the following [area] *subareas set forth below*:

(a) Subarea A.

[(a)] The area bounded by Powelton Avenue, Lancaster Avenue, 37th Street, Warren Street, 36th Street, Filbert Street and 38th Street.

(b) Subarea B.

The area bounded by 32nd Street, Market Street, 31st Street (extended), Chestnut Street, 30th Street, and Arch Street (extended), excluding all portions of the railyard currently owned by Amtrak.

(2) [Use Regulations] Subarea A.

The following standards apply to Subarea A of the West Overlay District.

(a) Use Regulations.

[(a)](1) For properties zoned CMX-4 located in the West Overlay District, special exception approval shall not be required for portions of a parking garage that are located above ground

level.

[(3)] (b) Dimensional Standards.

[(a)] (.1) The maximum floor area ratio for lots zoned CMX-4 located within the West Overlay District shall be seven hundred and fifty percent (750%) of the area of the lot. Within this area, no floor area bonuses pursuant to § 14-702 shall be available. Notwithstanding the provisions of § 14-202(4)(a) (.9), within this area, floor area attributable to parking in above ground public and private parking garages shall not be included in the allowable gross floor area calculation of such facilities.

[(b)] (.2) The maximum height for lots zoned CMX-4 and located within the West Overlay District shall be as follows:

[(.1)] (.a) Drawing an imaginary line from the west end of Warren Street (at the proposed extension of 37th Street) along the center of the bed of the former Warren Street to 38th Street, the maximum building height to the north of that line shall be no higher than 65 feet for a distance of 10 feet from and parallel to Powelton Avenue and Lancaster Avenue and thereafter, no higher than 75 feet for the remaining portion of the area bounded by 38th Street, Powelton Avenue, Lancaster Avenue, 37th Street (and the proposed extension of 37th Street) and the bed of the former Warren Street;

[(.2)] (.b) For lots with frontage on the south side of Warren Street between 36th Street and 37th Street, the maximum building height shall be 65 feet for the first 50 feet of depth on a line measured parallel to Warren Street.

(3) Subarea B.

The following standards apply to Subarea B of the West Overlay District.

(a) Use Regulations.

(.1) For lots zoned CMX-5, special exception approval shall not be required for portions of a parking garage that are located above ground level.

(.2) Any portion of the ground floor facade of a parking garage that abuts a sidewalk or a public space along 30th Street, 31st Street north of Market Street, 32nd Street, Chestnut Street, John F. Kennedy Boulevard, or Market Street must be occupied by an office, retail sales, commercial services, or public, civic, and institutional use; except that regulated uses, as set forth in § 14-603(13) (Regulated Uses), shall be prohibited. This requirement applies only along these designated street frontages and does not apply to areas occupied by entrances, exits, or waiting areas.

(.3) For all lots zoned CMX-5, the following provisions will apply:

(.a) The maximum floor area ratio is increased to 1600% of the lot area.

(b) The provisions for additional floor area as stated in §14-702(4)(e) shall apply.

(b) Parking and Loading

(.1) The limitation set forth in § 14-802(9)(a), relating to maximum distance of off-site accessory parking, shall not apply.

(.2) For properties zoned CMX-5, loading requirements under § 14-806 (Off-Street Loading) may be modified or waived upon a determination by the Streets Department and the Commission that compliance with the existing requirements is impractical. The applicant shall provide the Streets Department and the Commission with any requested documentation of those constraints that would preclude the provision of loading as required by § 14-806 (Off-Street Loading) before the approval of any modification or waiver.

(c) Signs.

(.1) Notwithstanding the provisions of § 14-904 (Accessory Sign Controls), for lots zoned CMX-5 located in the area bounded by 30th Street, Market Street, 31st Street (extended), and John F. Kennedy Boulevard, accessory digital display wall, projecting, and marquee signs shall be allowed, provided:

(.a) The sign face shall not extend higher than the height of the building facade to which the sign is attached.

(.b) Signs shall be located only on one facade of the building.

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SECTION 2. Economic Opportunity Plan. The Econexpnd0omic Opportunity Plan as approved by the Office of Economic Opportunity pursuant to Chapter of 17-1600 of The Philadelphia Code is attached.

SECTION 3. This Ordinance shall be effective immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.