

Legislation Text

File #: 170960, **Version:** 1

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to create a new Ninth District Overlay, to limit the materials that may be used on building facades; and to make conforming amendments; 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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§ 14-520. */NDO, Ninth District Overlay District.*

(1) *Applicability.*

The requirements of this /NDO, Ninth District Overlay apply to all residentially or commercially zoned properties in the Ninth Councilmanic District.

(2) *Legislative findings.*

(a) *The buildings within this Overlay are predominantly characterized by a distinctive brick or stone facade.*

(b) *The Council wishes to preserve the historic character of the District and the buildings therein.*

(c) *New construction of buildings with visible facades covered by vinyl siding, horizontal aluminum siding, or stucco are inconsistent with the distinctive characteristics of the Overlay.*

(d) *Preservation of the historic brick and stone facades throughout the Overlay will maintain and enhance property values in the Overlay and the general attractiveness of the*

community.

(3) *Area and Form Regulations: Materials.*

For new construction, the following materials shall not be used on more than fifty percent of the façade on any building frontage:

(a) *Vinyl siding.*

(b) *Horizontal aluminum siding.*

(c) *Stucco.*

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Explanation:

Italics indicate new matter added.