## City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

### Legislation Text

**File #:** 180736, **Version:** 0

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising Chapter 14-500, entitled "Overlay Zoning Districts," by creating /MFE, Market-Frankford Elevated Overlay District.

*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

\*       \*       \*

*§ 14-520.  /MFE, Market-Frankford Elevated Overlay District.*

(1)  *Boundaries*
  (a)  *The provisions of this overlay shall apply to any parcel with a primary frontage on any of the following street segments:*

  (.1) *Kensington Avenue, between Cumberland Street and Huntingdon Street (both sides)*
  (.2) *Kensington Avenue, between Tusculm Street and Cambria Street (both sides)*
  (.3) *Kensington Avenue, between Westmoreland Street and Venango Street (both sides)*

  (b)  *These boundaries shown on the following maps, for illustrative purposes only:*

  (.1)

  (.2)

  (.3)

(2)  *Applicability*

*The provisions of § 14-520(3) apply within the boundaries of the /MFE to any zoning application that meets all of the following conditions:*

*(a) The base zoning of parcels is CMX-2 and/or CMX-2.5*

*(b) Any new construction is built to the front lot line*

*(c) Any proposal that will result in a total of five or more dwelling units within a building includes common, on-site trash storage. This storage may be included in a basement, designated trash storage room, or a dumpster for which the property owner will be responsible.*

*(3)* **Use Regulations**

*(a) The provisions of § 14-602(4)(a)[3], that "buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line," shall not apply.*

*(b) Notwithstanding the provisions of § 14-602(4), a minimum of 270 sq. ft. of lot area is required per dwelling unit*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.