

Legislation Text

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To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street. As well as amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating an overlay district entitled "/PGO, Point Breeze and Grays Ferry Overlay," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street from the existing zoning designations indicated on Maps "A1" through "A56" set forth below to the zoning designations indicated on Maps "B1" through "B56" set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-522. /PGO, Point Breeze and Grays Ferry Overlay District.

(1) *Boundaries.*

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

(a) *Point Breeze and Grays Ferry Neighborhood Area.*

The Point Breeze and Grays Ferry Neighborhood Area shall apply to the area bounded by Washington Avenue, 15th Street, Snyder Avenue, Point Breeze Avenue, 28th Street, Vare Avenue, New Hope Street, 29th Street, Tasker Street, 31st Street, Fernon Drive, 32nd Street, Tasker Street, 34th Street, and Grays Ferry Avenue.

(b) *Point Breeze Avenue Commercial Area.*

The Point Breeze Avenue Commercial Area shall apply to lots with a base zoning district of CMX-2.5, Commercial Mixed-Use within the area bounded by 22nd Street, Wharton Street, 20th Street, and Dickinson Street.

(2) *Building Height.*

The following height regulations apply to the areas set forth in each subsection.

(a) *Point Breeze and Grays Ferry Neighborhood Area.*

For attached buildings on lots zoned RSA-5, RM-1, or CMX-1, where at least one building attached to the subject property contains only two stories of habitable space, the maximum building height shall be equal to the height of the tallest principal two-story building attached to the subject property. This height limit does not apply to corner lot properties.

(b) *Point Breeze Avenue Commercial Area.*

The maximum building height shall be 45 feet.

SECTION 3. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.