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

Legislation Text

File #: 180911, **Version:** 1

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "/CTR, Center City Overlay" by modifying the boundaries of the Market Street East Retail Area, providing additional regulations, and making related changes, 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

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-502. /CTR, Center City Overlay District.

* * *

(2) Applicability.

* * *

(b) Area Boundaries

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

* * *

(.28) Market Street East Retail Area

The Market Street East Retail Area is*:* [bounded by Market Street, 8th Street, Filbert Street, and 11th Street.]

(.a) North: The area bounded by Market Street, 8th Street, Filbert Street, and 11th Street.

(.b) South: The area bounded by Market Street, 12th Street, Ludlow Street (extended), and 11th Street.

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* * *

(d) /CTR Summary Table.

Table 14-502-1: /CTR Summary Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

Table 14-502-1: /CTR Summary Table

Area	**Height Controls**	**Setback / Build-To Controls**	**Supple-mental Use Controls**	**Parking & Loading Controls**	**Sign Controls**	**Special Review Controls**	**Bulk and Massing Controls**
* * *							
Market Street East Retail Area					[§ 14-502(7)(m)]		
North					*§ 14-502(7)(m)*		
South					*§ 14-502(7)(n)*		
* * *							

* * *

(7) Sign Regulations.

The following sign regulations apply to the areas described in each subsection.

* * *

(m) Market Street East Retail Area*, North.*

Notwithstanding the provisions of Table 14-904-1, the provisions of this § 14-502(7)(m) shall apply to accessory wall signs, accessory projecting signs, and accessory marquee signs in the Market Street East Retail Area*, North,* unless otherwise permitted by § 14-906 (Market Street East Sign Regulations).

* * *

(n) Market Street East Retail Area, South.

Notwithstanding the provisions of Table 14-904-1, the provisions of this § 14-502(7)(n) shall apply to 2nd floor accessory wall signs, accessory projecting signs, and accessory marquee signs in the Market Street East Retail Area, South, unless otherwise permitted by § 14-906 (Market Street East Sign Regulations).

(.1) Signs shall be permitted on the 2nd floor, provided:

(.a) The maximum sign area for the 2nd floor shall be 2 sq. ft. per linear foot of ground floor

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frontage, but no single sign shall exceed 75 sq. ft.

(.b) The maximum height of any sign on the 2nd floor shall be the 3rd floor window sill of the respective building frontage (or no more than 3 ft. above the floor line of the 3rd floor if there is no window), provided no sign shall extend above the roof line.

(.c) No sign on the 2nd floor shall extend more than 3 ft. below the floor line of the 2nd floor.

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.
[Brackets] indicate matter deleted.

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