File #: 190356, **Version:** 1

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 “/WOA, West Oregon Avenue 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

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-524. /WOA, West Oregon Avenue Overlay District

* * *

(1) Boundaries.

This overlay shall apply to all lots zoned either CMX-3 or CA-1 within an area bounded by Passyunk Avenue, Ritner Street, 22nd Street, Oregon Avenue, Vare Avenue, and 24th Street.

(2) Signs.

The requirements of Section 14-904(1) pertaining to accessory signs shall apply, except as follows:

(a) Accessory Sign Controls

(.1) Wall sign area shall not exceed a short-side maximum of 12 square feet per linear foot of building frontage, and shall not exceed a long-side maximum of 9 square feet per linear foot of building frontage;

(.2) Three freestanding signs shall be permitted per building, with maximum heights of 70, 65, and 40 feet, respectively;

(3) Parking Landscaping and Screening.

The requirements of Section 14-803(5) pertaining to parking landscaping and screening shall apply, except as follows:

(a) Trees must be provided within the required landscaped area at a rate of at least one tree per 45 ft. of linear frontage. Such trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks; and

(b) Internal landscaped areas shall be dispersed on the site to break up the perception of large uninterrupted expanse of pavement. Landscaped areas shall be a minimum of six feet wide. In surface parking lots containing more than 50 parking spaces, interior landscaped areas should be used to break up those spaces into groups of no more than 30 contiguous parking spaces.

* * *

SECTION 2. Zoning designations.

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 Passyunk Avenue, Ritner Street, 22nd Street, Oregon Avenue, Vare Avenue, and 24th Street, from the existing zoning designations indicated on Map A set forth below to the zoning designations indicated on Map B set forth below.

SECTION 3. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.

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