

Legislation Text

File #: 190655-A, **Version:** 1

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-502, entitled “/CTR, Center City Overlay District,” by amending the Supplemental Use Controls for the Old City Residential Area; 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

* * *

(5) Supplemental Use Controls.

For the purposes of this § 14-502(5) (Supplemental Use Controls), the following supplemental use controls apply to the areas listed in Table 14-502-2 and Table 14-502-3.

(a) Use Table 14-502-2.

* * *

(.6) Notes for Table 14-502-2

* * *

[10] *In the CMX-3 zoning district, in order to promote active uses at the street level, buildings that have frontage on any of the following streets 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, provided that this prohibition shall not apply to lobbies accessory to residential uses. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(4) (Primary Frontage) shall be subject to this requirement and parking access shall be provided from a frontage other than a designated primary frontage:*

(.1) Front Street, between Walnut Street and Market Street;

(.2) 2nd Street between Walnut Street and Race Street;

(.3) 3rd Street or 4th Street, between Chestnut Street and Race Street;

(.4) Walnut Street between Front Street and 2nd Street; or

(.5) Chestnut Street, Market Street, Arch Street, or Race Street, between Front Street and 4th Street.

Table 14-502-2: Supplemental Use Controls in the Center City Overlay District

	Center City Commercial District Control Area	Chestnut and Walnut Street Area, East	Chestnut and Walnut Street Area, West	Broad Street Area, South	Broad Street Area, North	Chinatown Area	Old City Residential Area	Society Hill Area	South Street/ Head House Square Area	Rittenhouse Square Residential Area	Use-Specific Standards
N = Not allowed (expressly prohibited) S = Special exception approval required Blank = No overlay-specific regulations apply See § 14-502(5)(a)(.6) (Notes for Table 14-50											
* * *											
Residential Use Category											
Household Living	[6]						[10]	[9]		[8]	
* * *											

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.