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

Legislation Text

File #: 200350, **Version:** 1

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Norris Street, American Street, Berks Street, and 3rd Street; and amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/BNA, Berks and American Overlay District," 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 Norris Street, American Street, Berks Street, and 3rd 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 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

* * *

§ 14-527. /BNA, Berks and American Overlay District.

(1) Applicability.

The Berks and American Overlay District shall consist of all lots located in the area bounded by Norris Street, 5th Street, Berks Street, Cadwallader Street, Montgomery Avenue, 4th Street, Berks Street, and American Street.

(2) Use Regulations.

(a) On lots located within the RSA-5 zoning district, Two-Family Household living use is allowed in addition to any uses permitted in the underlying zoning, provided that:

(.1) The lot width is greater than 15.0 ft; and

(.2) At least one of the two units qualifies as affordable housing, under local or federal guidelines and as governed by a legal agreement in favor of, and in a form satisfactory to, the City of Philadelphia and will not be regulated by Section 14-702(7) of this Code.

powered by Legistar™

(b) On lots located within the IRMX zoning district:

(.1) Accessory structures for roof-mounted solar collectors regulated by § 14-604(7)(a) shall not be subject to any height limitation and any setback from the property line, so long as the square footage of solar panels will equal or exceed 5% of the square footage of the roof above residential units.

(.2) Buildings with more than 4-stories may have balconies that are not set back from the building line.

(3) Dimensional Standards.

(a) On lots located within the RSA-5 or RM-1 zoning district, the following standards shall apply:

(.1) If the lot depth is less than or equal to 60 ft.:

(.a) The minimum open area requirement shall be waived; and

(.b) The minimum required rear yard depth shall be 5 ft.;

(.2) The minimum required lot width is 12 ft.; and

(.3) The minimum required lot area is 550 sq. ft.

(b) On lots located within the IRMX zoning district where at least 50% of gross floor area is in use as household living and where any household living use requires the inclusion of units that qualify as affordable housing, under local or federal guidelines and as governed by either the Mixed-Income Housing requirements of the American Street Overlay District provided by §14-526(2)(a)(.2) or a legal agreement in favor of, and in a form satisfactory to, the City of Philadelphia:

(.1) The maximum occupied area shall be 100% of the lot; and

(.2) The maximum building height shall be 185 ft. and shall not be subject to the limitations set forth in § 14-701(4)(a) - Notes for Table 14-701-4, Note [5].

(4) Conflicting Regulations

In the event of a conflict between any provision of this § 14-527 (Berks and American Overlay District) and any other provision of Chapter 14-500 (Overlay Zoning Districts), the provisions of this § 14-527 shall govern.

SECTION 3. This Ordinance shall become effective immediately.

Explanation:
Italics indicate new matter added.

powered by Legistar™