

Legislation Text

File #: 200613, Version: 1

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by creating a new Strawberry Mansion /NCO bounded by Lehigh Avenue, 29th Street, Sedgley Avenue, Montgomery Avenue, Conrail Right-Of-Way, Oxford Street, and 33rd Street, 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

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-504. */NCO, Neighborhood Conservation Overlay District.*

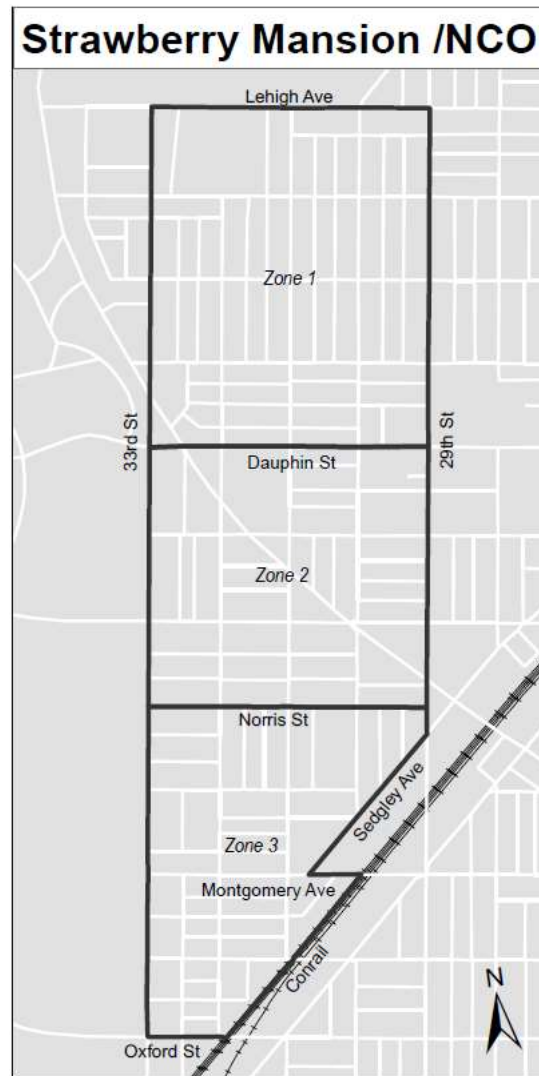
(1) *Strawberry Mansion.*

(a) *Purpose.*

The Strawberry Mansion /NCO is intended to maintain the predominantly two-and-three-story rowhome neighborhood character and architectural heritage of the Strawberry Mansion section of Philadelphia. The design of the new buildings shall be consistent with the character defining features of this overlay district, in terms of height, massing, rooflines or cornices, vertical and horizontal articulation, porch construction, fenestration proportions, and building materials.

(b) *Applicability.*

The Strawberry Mansion /NCO applies to all lots in the area bounded by Lehigh Avenue, 29th Street, Dauphin Street, and 33rd Street, as shown on the following map ("Zone 1") for illustrative purposes only; to all lots in the area bounded by Dauphin Street, 29th Street, Norris Street, and 33rd Street, as shown on the following map ("Zone 2") for illustrative purposes only; and to all lots in the area bounded by Norris Street, 29th Street, Sedgley Avenue, Montgomery Avenue, Conrail Right-Of-Way, Oxford Street, and 33rd Street, as shown on the following map ("Zone 3") for illustrative purposes only.



(c) Zoning Regulations for Residential and Residentially-Zoned Structures.

These regulations shall apply to residentially-zoned properties, regardless of use, and to properties permitted by L&I for exclusive residential use.

(.1) Building Height.

- (.a) On lots with frontage on at least one street with a width greater than or equal to 50 ft. and less than 75 ft., the height of any new structure shall not exceed 35 ft.*
- (.b) On lots with no frontage on streets with a width greater than or equal to 50 ft., the height of any new structure shall not exceed 25 ft.*

(.2) Porches.

- (.a) Porches are permitted and may be located in the required front setback. Porches shall be required if at least one of the immediately abutting lots with the same street frontage*

contains a porch in the area between the front facade of the primary structure and the front lot line; if the closest structure on the same street frontage contains a porch in the area between the front facade of the primary structure and the front lot line; or if two structures on the same street frontage are of an equal distance to the lot and at least one such structure contains a porch in the area between the front facade of the primary structure and the front lot line.

(b) If a porch is located in the area between the front facade of the primary structure and the front lot line on one or more immediately abutting lot on the same street frontage, porches must match the depths, widths, setback depth, and roof heights of at least one of such porch.

(c) Porches shall be a minimum of 6 ft. in depth, measured as the distance from the front facade of the primary structure to the front lot line.

(.3) Roof Decks.

Roof decks and roof deck access structures shall be prohibited.

(.4) Height and Density Bonuses.

Height and density bonuses and dwelling unit density bonus shall not be available to properties within the Strawberry Mansion /NCO.

(d) Design Standards for Residential and Residential-Zoned Structures.

These regulations will apply to residential-zoned properties, regardless of use, and to properties that are permitted by L&I for exclusive residential use.

(.1) Materials.

(a) For new construction or additions, including the construction of projecting bay or box windows, the following materials shall be prohibited on any facade that is visible from a public right-of-way: vinyl; stucco; horizontal aluminum; exterior insulation finishing system (EIFS); or concrete masonry units (CMU).

(b) If the property is bounded by two or more streets, the facade materials along each street frontage shall be the same.

(c) Fences and fence walls shall not be constructed of unfinished wood, vinyl, chain link, or concrete masonry units.

(d) Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units unless capped and covered with stone, cultured stone, stucco, or brick.

(e) Porches erected in the front yard shall not be constructed of unpainted, pressure treated wood or concrete masonry units.

(.2) Porch enclosures.

Porches at the front of the building shall not be enclosed to make interior living space, unless enclosed with at least eighty percent (80%) of the facade consisting of transparent glass

(.3) Utilities.

New utility meters, HVAC equipment, located along building frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(.4) Screening of Trash and Recycling Enclosures

Trash and recycling enclosures visible from a public right-of-way shall be screened with landscaping, fences, or walls. Such enclosures shall be painted to match the wall of the residential building or otherwise have their visibility minimized.

(.5) Sheds.

Accessory storage sheds located in the front yard shall be screened with landscaping, fences, or walls.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.