

Legislation Text

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Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising and consolidating provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by amending Section 14-524, entitled "/FDO, Fourth District Overlay District," and Section 14-527, entitled "/WYN, Wynnefield District Overlay District," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

Key:

Italics indicate new matter added.
[square brackets] indicate matter deleted

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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§ 14-524. /FDO, Fourth District Overlay District

(1) Applicability.

The Fourth District Overlay District applies to lots located within *the following subareas set forth below*:

(a) *Fourth District Area*
All lots located within District No. 4, as defined in § 20-501 (Boundaries of Districts).

(b) *Commercial Review Areas*
All commercially-zoned lots in the following areas:

(.1) *Allegheny West*
The area bounded by Fox Street, 24th Street, Lehigh Avenue, Ridge Avenue, and US Route 1;

(.2) *Overbrook Park*
The area bounded by City Avenue, Lansdowne Avenue, Haverford Avenue, and Cobbs Creek;

(.3) *Carroll Park-Haddington-Overbrook*
The area bounded by Market Street, 54th Street, Lancaster Avenue, and 63rd Street; and

(.4) *Wynnefield*
The area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) *Fourth District Area*

The following standards apply to the Fourth District Area, as defined in (1) (Applicability) above:

(a) Minimum Lot Area

In the RSA-5 district, the minimum lot area shall be 1,440 sq. ft., except that a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:

[(.a)](.1) At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;

[(.b)](.2) Each of the lots created is used for one single-family attached home; and

[(.c)](.3) Each of the lots created meets the minimum lot width requirement of the zoning district.

[(3)](b) Accessory Dwelling Units

Accessory dwelling units shall not be permitted in the RSA-5 and CMX-1 zoning districts.

(3) *Commercial Review Areas*

The following standards apply to the Commercial Review Areas, as defined in (1) (Applicability) above:

(a) Principal uses are allowed within Commercial Review Areas in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

(.1) Consumer Goods;

(.2) Food, Beverages, and Groceries;

(.3) Sundries, Pharmaceuticals, and Convenience Sales; and

(.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-524(3)(a) shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.

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§ 14-527. *Reserved* [/WYN, Wynnefield Overlay District

(1) Boundaries.

(a) The /WYN, Wynnefield Overlay District shall consist of all commercially-zoned lots in the area bounded by City Avenue, Bryn Mawr Avenue, Parkside Avenue, 53rd Street, Jefferson Street, 54th Street, Upland Way, and Drexel Road.

(2) Use Regulations.

(a) Principal uses are allowed within the /WYN, Wynnefield Overlay District in accordance with the use regulations of the underlying zoning district, provided that the following uses shall require a Special Exception, except where they are otherwise prohibited:

(.1) Consumer Goods;

(.2) Food, Beverages, and Groceries;

(.3) Sundries, Pharmaceuticals, and Convenience Sales; and

(.4) Drug Paraphernalia Sales.

(b) All uses listed in § 14-527(2) <https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-220116>(a) of this Chapter shall only be granted a Special Exception if the Special Exception includes a proviso prohibiting the use from operating between 11:00 p.m. and 5:00 a.m.]

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SECTION 2. This Ordinance shall become effective immediately.