



Legislation Text

File #: 210469, Version: 0

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by amending the /NCP North Central Philadelphia 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

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§ 14-506. /NCP, North Central Philadelphia Overlay District.

* * *

(2) Subarea B.

[(a) District Boundaries.

The Subarea B /NCP district regulations apply to all CMX-4-zoned properties in the area bounded by Cecil B. Moore Avenue, 11th Street, Montgomery Avenue, and 12th Street, as shown on the following map for illustrative purposes only.



(b) Regulations.

- (.1) Individual dwelling units in multi-family residential buildings may house up to four persons unrelated by blood, marriage, adoption, or foster-child status.
- (.2) The maximum floor area ratio shall be six hundred fifty percent (650%) of lot area.
- (.3) Additional gross floor area, as set forth in § 14-702
<https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-
- (.4) Residential buildings containing 25 or more dwelling units shall provide at least one parking space for every three dwelling units.
- (.5) Accessory parking lots shall be permitted by right.

(c) Sunset Provision.

The provisions of this § 14-506(2)

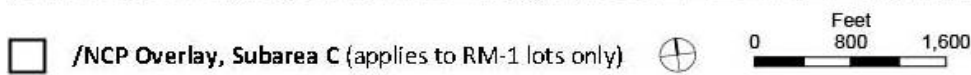
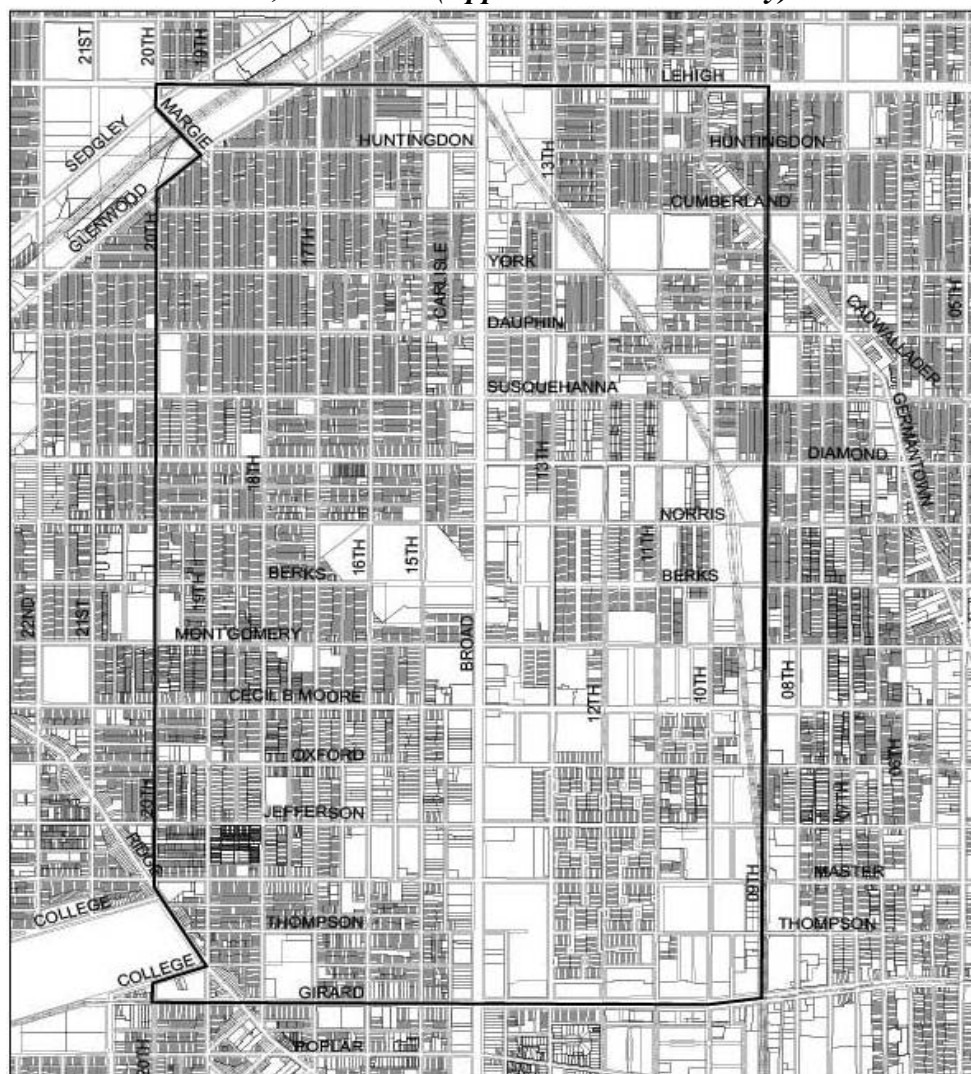
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(Subarea B) shall expire on December 31, 2016.

(3) Subarea C.]

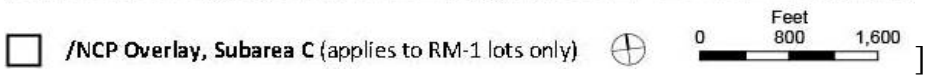
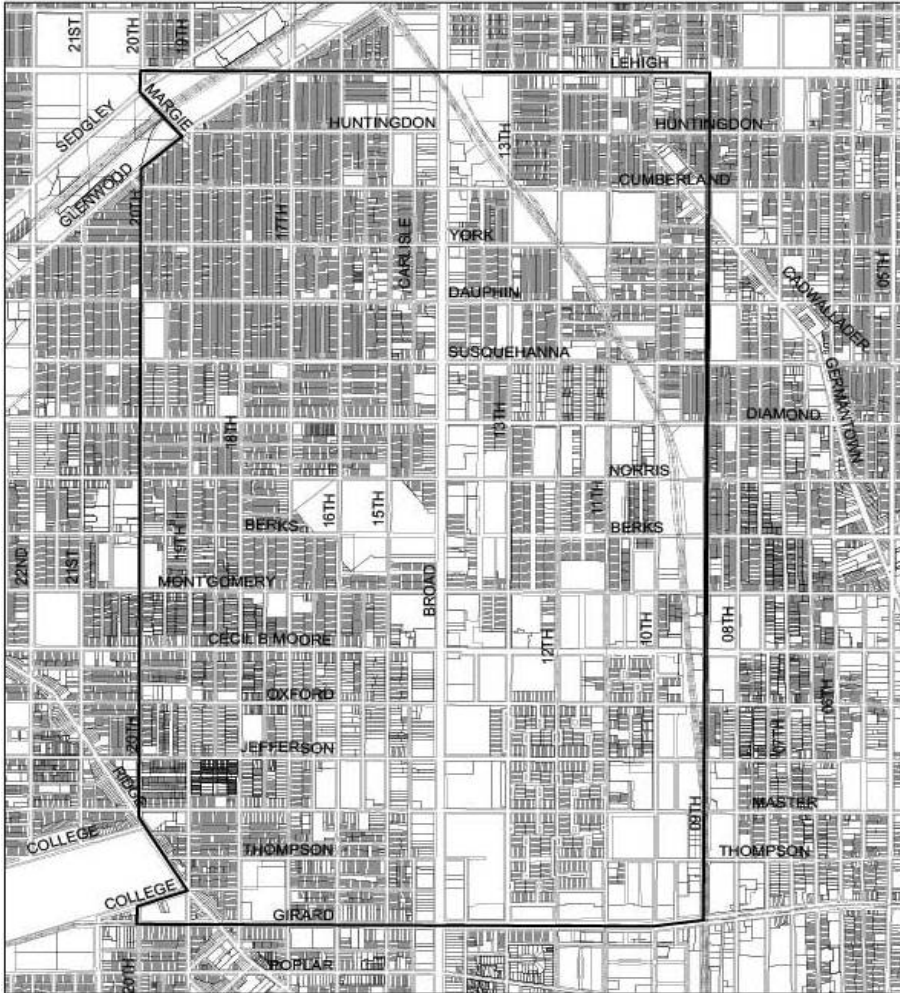
(a) District Boundaries.

The Subarea [C]B /NCP district regulations apply to all RM-1 lots within the area bounded by 20th Street, Sedgley Avenue, Margie Street, Glenwood Avenue, 20th Street, Cumberland Street, 20th Street, Master Street, Ridge Avenue, College Avenue, 20th Street, Girard Avenue, [Ninth] 9th Street, and Lehigh Avenue, as shown on the following map for illustrative purposes only.

/NCP, Subarea B (Applies to RM-1 lots only)



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SECTION 2. This Ordinance shall become effective immediately.

Key:

Italics indicate new matter added.

[square brackets] indicate matter deleted.