

Legislation Text

File #: 220662-A, **Version:** 2

To amend Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/NHO, Nehemiah Homes 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

* * *

§ 14-536. /NHO, Nehemiah Homes Overlay District

(1) *Applicability.*

The Nehemiah Homes Overlay District shall consist of all residentially-zoned lots within the area bounded by Girard Avenue, Watts Street, Parrish Street, Broad Street, Brown Street, and 12th Street.

(2) *Height Regulation.*

(a.) The maximum height shall be equal to the height of the tallest building located on any abutting lot.

(b.) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 35 feet, the maximum height shall be 35 feet.

(c.) Any building that is 25 feet or less in height shall contain no more than two stories.

(3) *Roof Decks*

Roof decks and roof deck access structures shall be prohibited.

(4) *Balconies*

Balconies shall be prohibited except at the second floor rear of residential structures.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.