

Legislation Text

File #: 220913, **Version:** 0

Amending Section 14-504(11) of The Philadelphia Code, entitled “/NCO Neighborhood Conservation Overlay District (11) Strawberry Mansion,” 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:

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TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-504. /NCO Neighborhood Conservation Overlay District

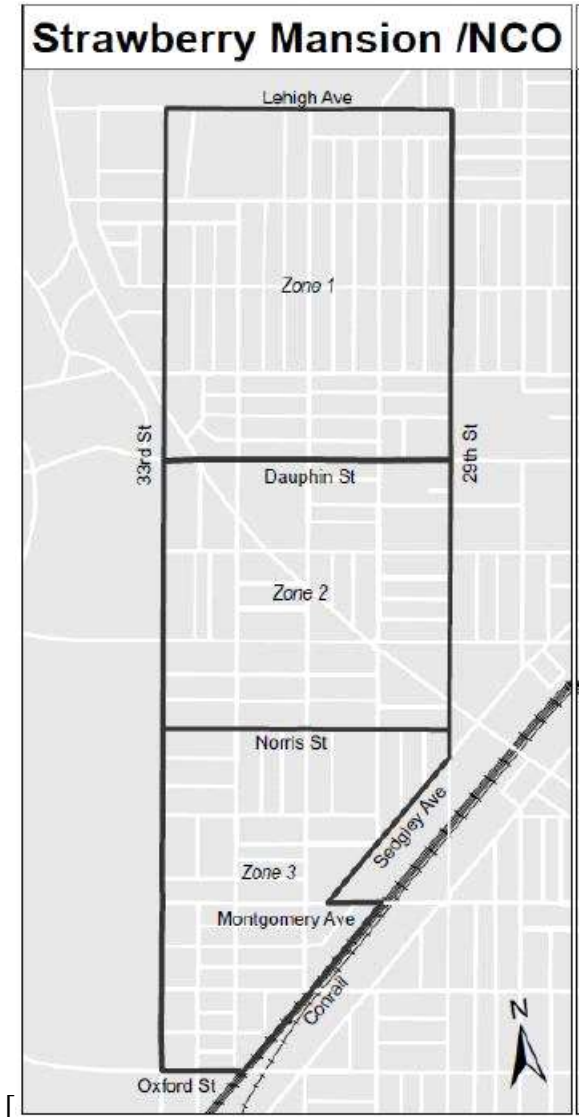
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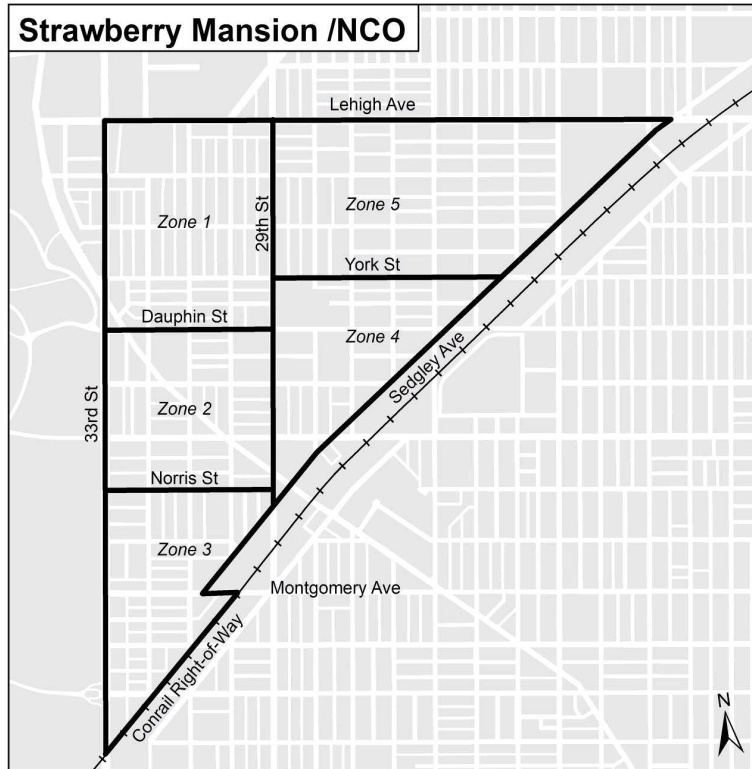
(11) Strawberry Mansion.

* * *

(b) Applicability.

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(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.

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(.6) Facade Design

- (a.) Building frontages that are more than 20 feet wide must be broken up by offset planes, roofline variations, or other architectural features that may include bay windows.*
- (b.) Bay windows, whether used to satisfy subsection (a) above or otherwise, shall be substantially consistent with the predominant design of bay windows that exist on the block face including, but not limited to, form, proportions of glazed area, and exterior materials.*
- (c.) Bay windows shall be prohibited on block faces wherein no existing structures include bay windows, except that bay windows shall be permitted on any building frontage that exceeds 20 feet in width.*

(.7) Front Entrances

- (a.) *The vertical distance between the sidewalk and the bottom of the door threshold of the front entrance shall be no greater than that of the same measurement on any principal building that includes a front entrance on the same block face and that is located on an adjacent lot, not including any structures for which that measurement is less than one foot.*
- (b.) *If there is no principal building that includes a front entrance on the same block face and that is located on an adjacent lot, then the vertical distance between the sidewalk and the bottom of the door threshold of the front entrance shall be no greater than that of the closest building that includes a front entrance on the same block face, not including any structures for which that measurement is less than one foot. If there is no such building, then there shall be no maximum vertical distance between the sidewalk and the bottom of the door threshold of the front entrance.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.