**File #:** 230574-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 "Brewerytown-Sharswood Overlay Subarea," 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

* * *

§ 14-529. /VDO, Fifth District Overlay District.

* * *

*(6) Neighborhood Overlay Subareas*

*(a) Brewerytown-Sharswood/Celestial Community*

*(.1) Applicability.*

*The Brewerytown-Sharswood District Subarea shall consist of all residentially- zoned lots within the boundaries of Cecil B Moore Avenue, 25th Street, Ridge Avenue, 19th Street, Poplar Street, Poplar Drive, Girard Avenue, 33rd Street, Oxford Street and Conrail Right-of -Way.*

*(.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 or a height equal to the majority of the buildings existing within that block.*

*(.3) Roof Decks.*

*Roof decks and roof deck access structures shall be prohibited.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.



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