



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Text

File #: 230913, Version: 0

November 28, 2023

TO THE PRESIDENT AND MEMBERS OF THE COUNCIL OF THE CITY OF PHILADELPHIA:

I am hereby returning unsigned Bill Number 230574, passed by City Council on November 16, 2023, by Councilmember Jones, Jr., for Council President Clarke. Bill No. 230574 amends the Philadelphia Zoning Code by revising Chapter 14-500, "Overlay Zoning Districts," by creating the Brewerytown-Sharswood Overlay Subarea in the Lower North Planning District.

This bill is intended to introduce height limits for residential development in portions of five neighborhoods. Our administration believes that the height provisions in this bill conflict with the existing Strawberry Mansion Neighborhood Conservation District. The goals of this bill could be partially achieved by zoning the residential blocks to RSA-6, Residential Single-Family, which has a two-story height limit. The bill does not advance any of the Lower North District plan recommendations.

For these reasons, I am returning Bill Number 230574 unsigned.

Respectfully,
JAMES F. KENNEY
Mayor