File #: 240012-A, **Version:** 1

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to amend Section 14-524 of The Philadelphia Code, entitled "/FDO, Fourth District Overlay District," and make related changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below.

SECTION 2. 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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§ 14-524. /FDO, Fourth District Overlay District.

(1) Applicability.
The Fourth District Overlay District applies to lots located within the following subareas set forth below:

* * *

(c) *Queen Lane Water Treatment Plant Area.*
All lots in the SP-CIV zoning district within the area bounded by Roosevelt Boulevard, Henry Avenue, Queen Lane, and the Chestnut Hill West Railroad Right-of-Way

[Parking.
(.1) The provisions of subsection (b) of § 14-802(9) (Off-Site Parking) shall not apply.
(.2) The parking reductions provided in § 14-802(8)(b) and § 14-802(8) shall not apply.]

(2) Fourth District Area.

* * *

(d) Parking

(.1) The provisions of subsection (b) of § 14-802(9) (Off-Site Parking) shall not apply.
(.2) The parking reductions provided in § 14-802(8)(b) shall not be available.

* * *

(4) Queen Lane Water Treatment Plant Area.

(a) Permitted Uses.
The use regulations of § 14-602(6) (Special Purpose Districts) shall not apply. Water Treatment Facilities and accessory uses are permitted uses within the Queen Lane Water Treatment Plant Area.

(b) Landscaping.

In addition to any other landscape requirements as may apply, landscape buffers shall be provided along street frontages that are across a street right-of-way from a Residential Single-Family Attached (RSA), Residential Single-Family Detached (RSD), or Residential Two-Family (RTA) zoning district.

(.1) Except within 260 ft. of Fox Street, the provisions of § 14-705(1)(d)(.2)(.a)(i) shall not apply in the subarea along Queen Lane. Where those provisions do not apply, the landscape buffer in the subarea along Queen Lane shall extend 75 ft. from the property line.

(.2) The on-site landscape and tree requirements of § 14-705(1) shall apply within buffers in the subarea.

(c) Lighting.

(.1) Exterior lights shall be shielded through the use of full cut-off fixtures.

(.2) The maximum height of light poles or wall-mounted lights shall be 25 ft. if located within 50 ft. of any residential district and 35 ft. in all other areas.

(d) Fencing and Walls

(.1) No new permanent cyclone or barbed wire fencing is permitted along the exterior perimeter of any lot in this subarea.

(.2) Except within 260 ft. of Fox Street, fences within this subarea along Queen Lane shall have a minimum setback of 75 ft. from the property line.

(e) Vehicle Access

(.1) New curb cuts are prohibited on Queen Lane and Henry Avenue.

(f) If compliance with any provision of this Section (4) would conflict with any Federal or Commonwealth laws or regulations mandated by any governmental authorities, including but not limited to the Pennsylvania Department of Environmental Protection, the U.S. Environmental Protection Agency or the U.S. Department of Homeland Security, such provision shall not apply upon demonstration of the applicability of the superseding law.

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SECTION 3. This Ordinance shall become effective immediately.

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