



City of Philadelphia

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

BILL NO. 110134

Introduced March 3, 2011

**Councilmember Tasco
for
Council President Verna**

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new Section prohibiting the issuance of any permit for the construction of buildings, additions or roof decks, exceeding a certain height, on certain properties within the Point Breeze area of the City and providing that such prohibition shall expire after a specified period of time, 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 14-1600. MISCELLANEOUS.

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§14-1643. Point Breeze Construction Permit Moratorium.

(1) Purpose. The purpose of this Section is to establish, in portions of the Point Breeze neighborhood, a moratorium on the issuance of permits for the construction of new buildings, additions or roof decks that exceed the height of most of the residences in this characteristically two-story residential neighborhood to give Council the opportunity

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to explore ways to preserve the uniformity of the streetscape and the current scale and density of the area.

(2) Moratorium Area. For purposes of this Section, the “Moratorium Area” shall include all residentially zoned properties located within the area bounded by Washington Avenue, Broad Street, Moore Street and 25th Street.

(3) Permit Moratorium. Within the Moratorium Area, and notwithstanding any underlying zoning classification, no permit shall be issued for the construction of any building exceeding two (2) stories in height or for any addition or roof deck extending above the height of the second story of any building.

(4) Sunset. The provisions of this Section shall expire one year after it became law.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.