



City of Philadelphia

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

BILL NO. 110184

Introduced March 10, 2011

Councilmember DiCicco

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, relating to “Zoning and Planning,” by amending Chapter 14-300, entitled “Commercial Districts,” by amending Section 14-305(7)(e)(.2)(b) by exempting certain corner lots from the application thereof, under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Walnut Street, 8th Street, Locust Street, and 9th Street, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-300 of The Philadelphia Code, relating to “Commercial Districts,” is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

* * *

CHAPTER 14-300. COMMERCIAL DISTRICTS.

* * *

§14-305. “C-4” Commercial and “C-5” Commercial Districts.

* * *

(7) Height Regulations

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* * *

(e) Walnut Street

* * *

(.2) Maximum Height

* * *

(.b) South Side. Along the south street line of Walnut Street the maximum height of any building, building appurtenance (as permitted in Section 14-312 except flagpoles), or structure shall be fifty feet above the average sidewalk level. This height limit may be increased to a maximum height of two hundred sixty feet above the average sidewalk level *(i)* by increasing the height one foot for each foot the building sets back (i.e., along a forty-five degree recession plane) from the street line or *(ii) for structures located in the area bounded by Walnut Street, 8th Street, Locust Street, and 9th Street.*

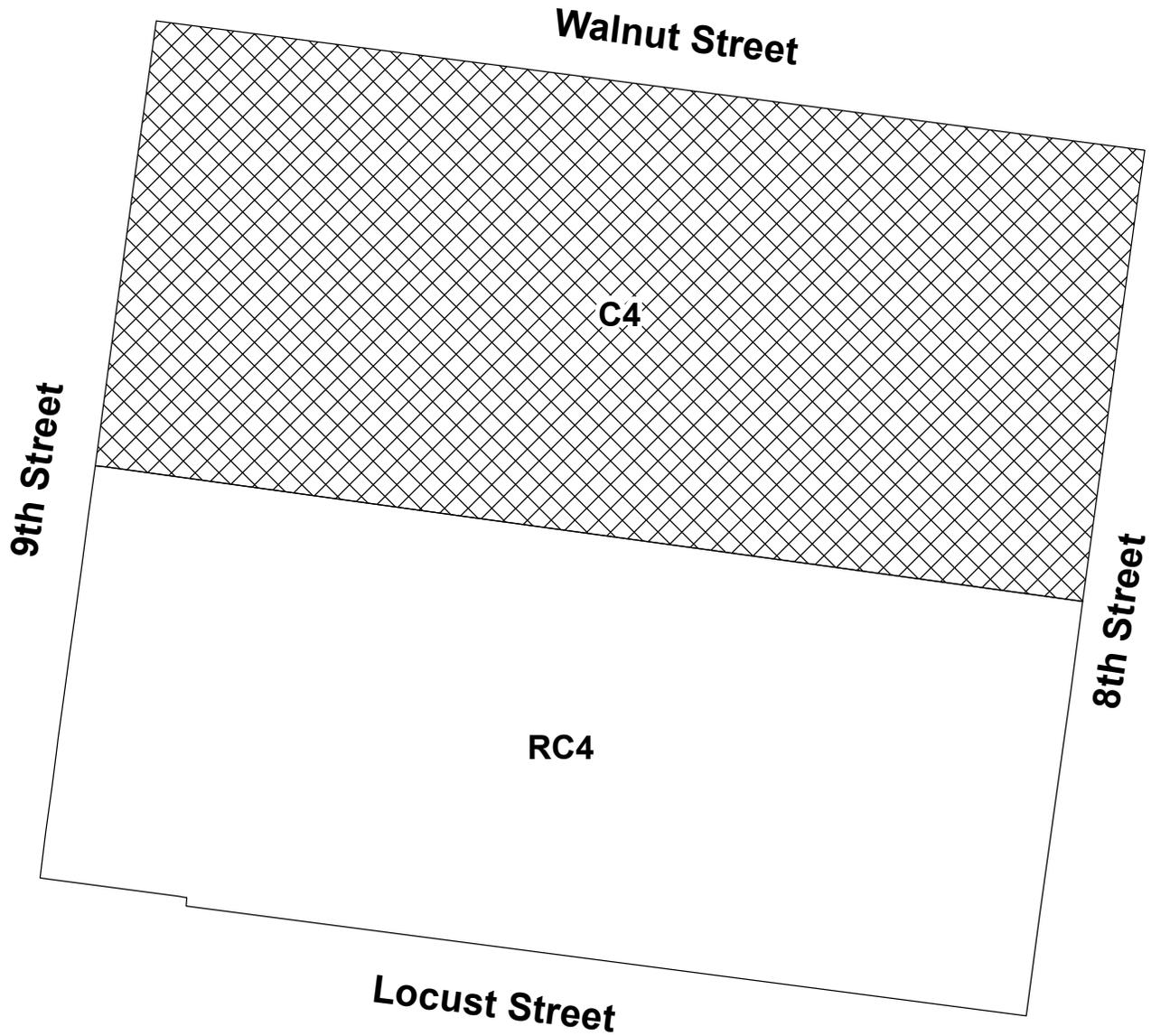
SECTION 2. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of a certain area of land within the area bounded by Walnut Street, 8th Street, Locust Street, and 9th Street, from the existing zoning designations indicated on Map “A” set forth below, to the zoning designations indicated on Map “B” set forth below.

SECTION 3. This Ordinance shall take effect immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

MAP A - EXISTING ZONING

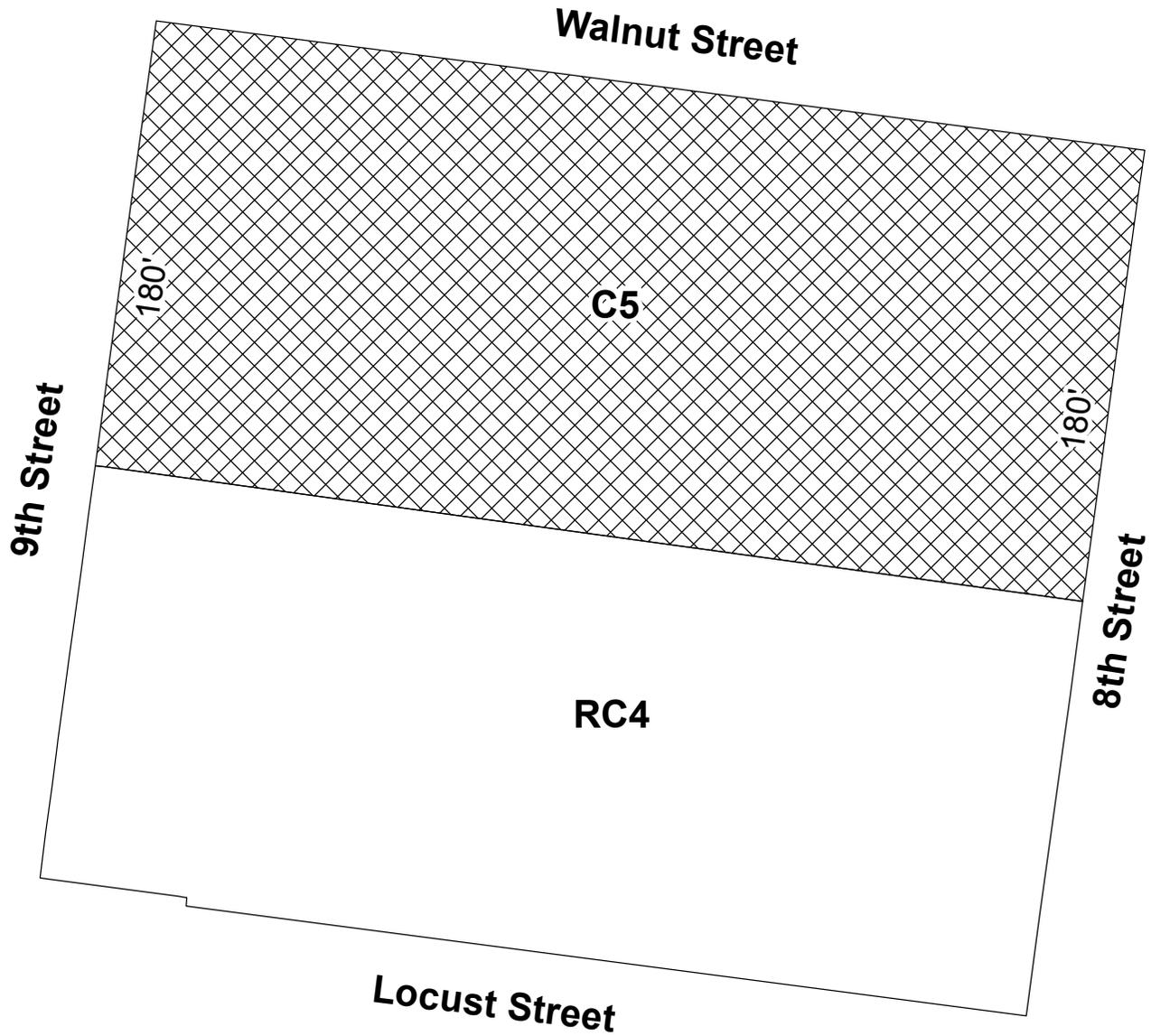


Legend

-  C4 Commercial
-  RC4 Residential



MAP B - PROPOSED ZONING



Legend

-  C5 Commercial
-  RC4 Residential

