



City of Philadelphia

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

BILL NO. 120015

Introduced January 26, 2012

**Councilmember Jones
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street; and amending Section 14-305 of The Philadelphia Code, entitled "C-4' Commercial and 'C-5' Commercial District"; all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-305 of The Philadelphia Code is hereby amended to read as follows:

§14-305. "C-4" Commercial and "C-5" Commercial Districts.

* * *

(17) Notwithstanding anything to contrary in this Title, the following shall apply in the area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street in order to promote historic renovations and active space along North Broad Street. In order to promote these public benefits, the following shall apply:

- (a) Use Regulations. The following uses are allowed as an accessory use to lots designated "C-4" Commercial: (i) restaurants with a beer distillery, the sale of take-out food and pre-packaged alcohol beverages; (ii) smoking area*

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accessory to a restaurant within a hotel; (iii) a day spa accessory to a hotel; (iv) a nightclub as accessory to a live entertainment venue.

(b) Parking for Hotels. Parking is not required on a lot for hotel uses so long as parking spaces are provided within 1100 feet from where a hotel is located at a ratio of one (1) space for each two (2) hotel units. Special Use Permits shall not be required for accessory private parking lots accessory to a hotel.

(c) Area Regulations.

(.1) No set back above grade shall be required for lots designated “C-4” Commercial.

(.2) Yards and Courts. Any wall with one (1) or more legally required window shall comply with the current Building Code.

(d) Loading. Loading for hotels shall be provided at a minimum of one (1) space.

(e) Conflicting Provisions. When the provisions of this Section conflict with other provisions of this Title or Code, the provisions stated herein shall prevail.

(f) Surviving Repeal of Title 14. The repeal of Title 14 by the provisions of Bill No. 110835-A and Bill No. 110845 shall not have the effect of repeal on this Section but only to the extent that the lots designated “C-4” Commercial are converted to “CMX-4,” Commercial Mixed Use. The provisions herein shall be treated as still remaining in force.

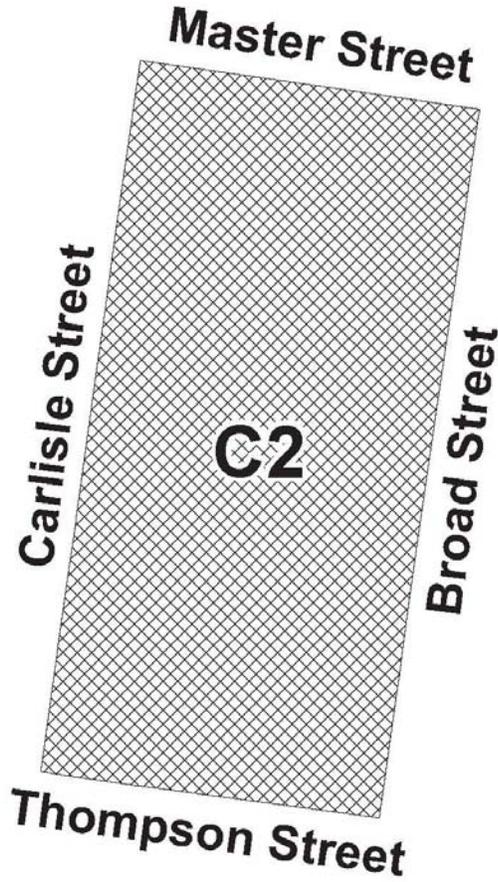
SECTION 2. Pursuant to Section 14-103 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Broad Street, Master Street, Carlisle Street, and Thompson Street from the existing zoning designations 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

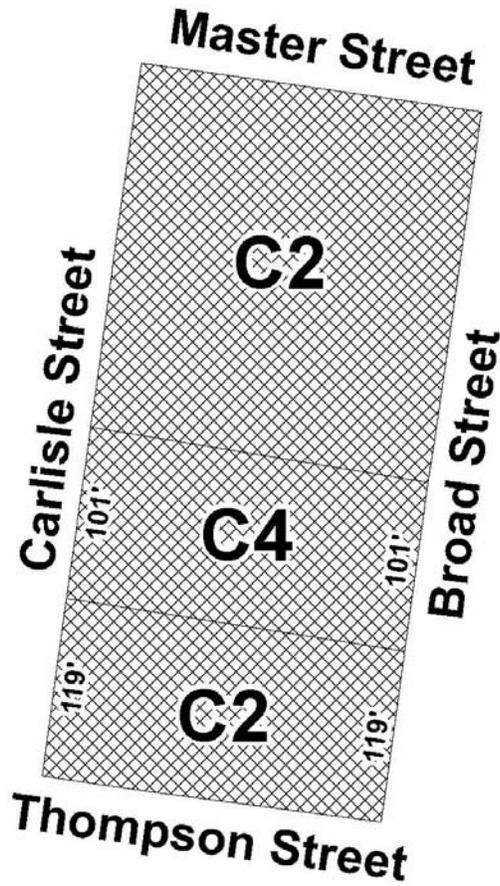


Legend

 C2 Commercial



Map B - Proposed Zoning



Legend

-  C2 Commercial
-  C4 Commercial

