

City of Philadelphia



(Bill No. 040972-A)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, relating to "Zoning and Planning," by amending Chapter 14-1600, entitled "Miscellaneous," by adding a new Section 14-1629, entitled "Yorktown Special District Controls"; 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.

* * *

§14-1629. North Central Philadelphia Community Special District Controls.

(1) Legislative Findings. The Council finds that:

- (a) In recent years, North Central Philadelphia has been the target of speculators seeking to create multi-family student housing by converting single-family dwellings into rooming or boarding houses;*
- (b) The conversion of single-family dwellings into boarding/rooming houses changes the character of this community and over-burdens local blocks with excess vehicles and limited parking spaces;*
- (c) Major public and private investments have been made and continue to be made in and around the North Central section of the City to enhance visual aesthetics, to sustain single-family residential uses, to prevent declining property values, and to protect and promote the economic vitality of this area of Philadelphia;*
- (d) Public expenditures have included street and sidewalk improvements and improvements to the Broad Street Subway and stations;*

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- (e) *The higher density development and non-residential parking as main use in the area has burdened local streets with additional vehicular traffic and decreased parking spaces previously available to the homeowners, lowering the quality of life for existing homeowners in the North Central Philadelphia community;*
 - (f) *Therefore, special land use and zoning controls providing for controls on any proposed conversions are required to protect the existing residential properties, which are within this district and are critical to the vitality and stability of this section of the City as a stable community of single-family dwellings.*
- (2) *Purpose of the District. This special district is established in order to preserve and protect this area of the City through the enactment of the North Central Philadelphia Community Special District Controls. It is recognized that this section of the City is unique and is a vital, single-family residential district. This pattern contributes to the distinctive atmosphere of this area. Council recognizes the need to establish special land use and zoning controls, to protect this community from the conversions of houses into apartments, tenements, and multi-family dwellings which would destabilize the community by taking on the transient character inherent in apartment and tenement living, to sustain and promote single-family residential uses, to prevent declining property values, to discourage non-residential parking as main use in the community, and foster the preservation and development of this section of the City in accordance with its special character.*
- (3) *District Boundaries.*
For the purposes of this section, the North Central Philadelphia Special District Controls shall apply to all residentially zoned (R9A) properties within the following areas:
- (a) *The area bounded on the north by Cecil B. Moore Avenue, on the east by Tenth Street, on the south by Oxford Street, and on the west by Eleventh Street.*
 - (b) *The area bounded on the north by Oxford Street, on the east by Eleventh Street, and on the south by a line consisting of Stiles Street from Eleventh Street to Twelfth Street.*
 - (c) *The area bounded on the north by Cecil B. Moore Avenue, on the east by Twelfth Street, on the south by Flora Street, and on the west by Thirteenth Street.*
 - (d) *All properties fronting on the west side of Thirteenth Street between Jefferson Street and Oxford Street*

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- (e) *The area bounded on the west by 13th Street, on the east by 11th Street, on the north by Susquehanna and on the south by Diamond Street.*
 - (f) *The area bounded on the south by Master Street, on the North by Jefferson Avenue, on the east by 11th Street, and on the west by 12th Street.*
- (4) *Prohibited Uses.*

Within the area subject to the North Central Philadelphia Special District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

- (a) *Multiple-family dwellings;*
- (b) *Apartment houses;*
- (c) *Tenement houses;*
- (d) *Student housing not owner-occupied;*
- (e) *Fraternity/Sorority houses;*

Explanation:

Italics indicate new matter added.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 16, 2004. The Bill was Signed by the Mayor on February 16, 2005.



Patricia Rafferty
Chief Clerk of the City Council