

City of Philadelphia



(Bill No. 120897)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” and Title 4 of The Philadelphia Code, entitled “The Philadelphia Building Construction And Occupancy Code,” Subcode “A” (The Philadelphia Administrative Code), by providing for review of applications subject to civic design review and for accelerated review, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

* * *

§ 14-304. Specific Procedures.

* * *

(5) Civic Design Review.

* * *

(b) Applicability.

(.1) Required Review.

* * *

(b) L&I shall not issue [or deny] a final decision on an application for any development that meets the criteria in Table 14-304-2 until review by the Civic Design Review Committee has been completed pursuant to the procedures

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of this [subsection.] subsection; provided, however, that, upon request of an applicant, L&I shall promptly issue any refusal or referral, without awaiting completion of review by the Civic Design Review Committee. Where L&I issues a refusal or referral on an application for a development that meets the criteria in Table 14-304-2 and the applicant files an appeal to the Zoning Board pursuant to § 14-303(15), the Zoning Board shall not commence a hearing on the application until review by the Civic Design Review Committee has been completed pursuant to the procedures of this subsection.

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SECTION 2. Title 4 of The Philadelphia Code is amended to read as follows:

TITLE 4. THE PHILADELPHIA BUILDING CONSTRUCTION AND OCCUPANCY CODE

* * *

SUBCODE "A" (THE PHILADELPHIA ADMINISTRATIVE CODE)

* * *

CHAPTER 9 FEES

SECTION A-901 GENERAL

* * *

A-901.10 Accelerated plan review: The department is authorized to provide accelerated review of plans associated with the issuance of any permit required under Title 4 or 14 of this Code. The fee for this service shall be in addition to any permit fee set forth in this Chapter. The fee shall be paid at the time an accelerated review is requested, and is not refundable. The fees for accelerated reviews shall be established by the department by regulation and published in appropriate schedules. *Upon payment of the fee, the department shall complete its plan review of any zoning application that is subject to civic design review under § 14-304(5) and issue a decision no later than ten business*

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days after submission of a complete application, absent an emergency that would prevent such completion.

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SECTION A-907 ZONING FEES.

A-907.1 General: The fees to be paid under the requirements of Title 14 (relating to Zoning) shall be as set forth in this Section; except that no permit fees shall be required of any person applying for a use registration permit for a family day care as defined in Title 14.

* * *

A-907.1.2 Zoning Board of Adjustment fees: The fees for matters that are taken before the Board pursuant to § 14-303 and regulations promulgated thereto shall be as follows:

Note: Fees indicated are per property.

* * *

3. For each accelerated hearing before the Board, in addition to the fee specified in (1) or (2) above \$625.00

Note: The maximum accelerated hearing fee for simultaneous hearings resulting from multiple permit applications shall be \$1,875.00.

Note: An accelerated hearing shall be scheduled by the Zoning Board at the first available date.

* * *

Explanation:

[Brackets] indicate matter deleted.
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 13, 2012. The Bill was Signed by the Mayor on January 14, 2013.



Michael A. Decker
Chief Clerk of the City Council