

# City of Philadelphia



(Bill No. 150767)

## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by revising requirements in Section 14-405, entitled “SP-ENT, Entertainment (Special Purpose) District”, 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 14-400. BASE ZONING DISTRICTS

\* \* \*

#### § 14-405. **SP-ENT, Entertainment (Special Purpose) District.**

\* \* \*

#### **(3) Area Regulations.**

\* \* \*

#### **(b) Gross Floor Area.**

The total gross floor area of all the buildings may not exceed 400% of the SP-ENT district. Underground parking will not be included in this calculation. *Properties located in an SP-ENT district that is located adjacent to an SP-STA Sports Stadium (Special Purpose) District, will be permitted an additional gross floor area of 200% of the SP-ENT district.*

#### **(c) Open Area.**

For sites that consist of four acres or more, at least 30% of the site must be open area, *except that properties in the SP-ENT district that are approved with a green roof of at least three acres will only be required an open area equal to 15% of the site.* For sites of less

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than four acres, at least 10% must be open area. At least 50% of this required open area must be constructed of a permeable surface *except where a green roof of at least three acres has been approved, where only 40% of the required open area must be constructed of a permeable surface.* The total open area calculation may not include open-air parking lots. *For purposes of this subsection (c), “green roof” shall mean a treatment to a rooftop that supports living vegetation; includes a synthetic, high quality waterproof membrane, drainage layer, root barrier, soil layer, and vegetation layer; is maintained for the life of the building; and has been approved by the Water Department for adequate stormwater mitigation.*

\* \* \*

**(8) Accessory Signs.**

\* \* \*

(b) Accessory signs are permitted in accordance with the following limitations and conditions:

\* \* \*

(.3) *The maximum area permitted for accessory signs on properties located in an SP-ENT District that is adjacent to an SP-STA Sports Stadium (Special Purpose) District shall be the maximum area permitted by Table 14-405-1: Permitted Accessory Signs, plus 7,000 square feet.*

SECTION 2. This Ordinance shall become effective immediately.

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**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 10, 2015. The Bill was Signed by the Mayor on December 23, 2015.



Michael A. Decker  
Chief Clerk of the City Council