

City of Philadelphia



(Bill No. 150858)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by creating a new Ridge Park Roxborough /NCO for the area generally bounded by Ridge Avenue, Paoli Avenue, Umbria Street, and Leverington Avenue.

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 14-500. OVERLAY ZONING DISTRICTS

* * *

§14-504. /NCO, Neighborhood Conservation Overlay District.

* * *

(8) Ridge Park Roxborough.

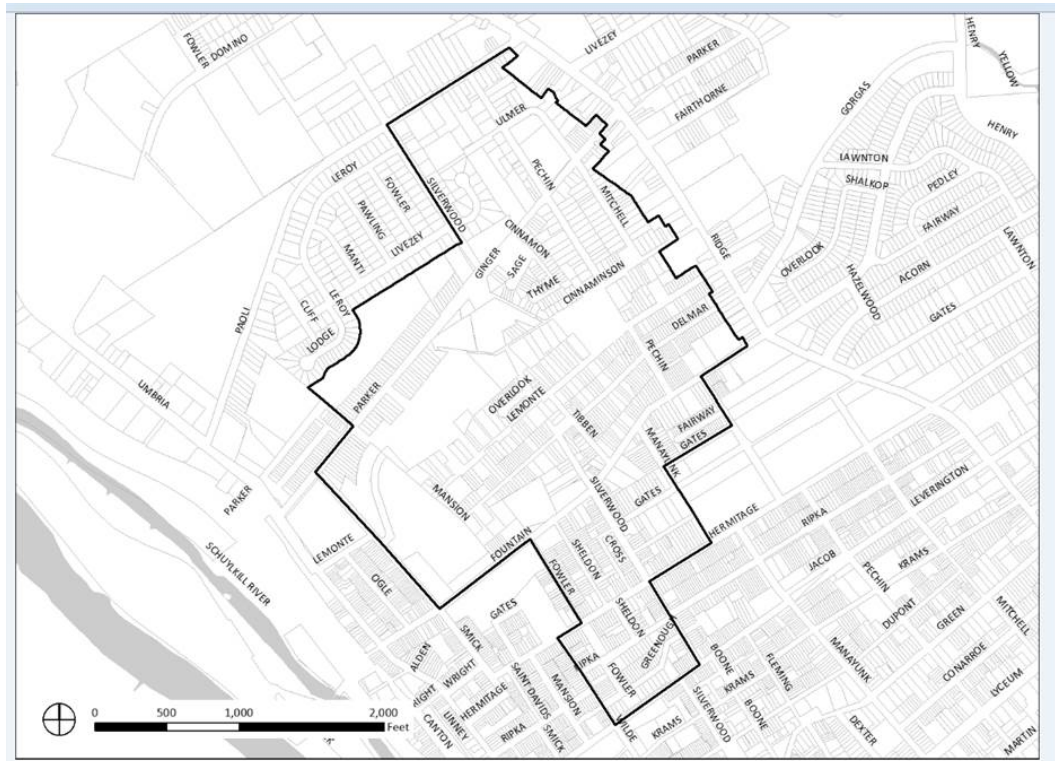
(a) Applicability.

The Ridge Park Roxborough/NCO applies to properties in the area generally bounded by Ridge Avenue, Paoli Avenue, Silverwood Street, Parker Avenue (including, for the first 1,357 feet from Silverwood Street, both sides of Parker Avenue), Smick Street, Fountain Street, Fowler Street, Hermitage Street, Wilde Street, Leverington Street, Silverwood Street, Hermitage Street, Manayunk Avenue (extended), Gates Street, Pechin Street, and Fountain Street, except for the parcels with frontage upon Ridge Avenue, as shown on the following map for illustrative purposes only.

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(b) Area and Form Regulations for Residential Structures.

These regulations shall apply to residentially-zoned properties and to properties permitted by L & I for exclusive residential use.

(.1) Building Setback line. *The front setback shall be no further from the street than the furthest front façade of the principal building on either of the two immediately abutting lots, and shall be located no closer to the primary street than the closest front façade of the principal building on either of the two immediately abutting lots. If both of the immediately abutting lots are vacant, then the setback range shall be based on the building that is closest to the subject property and on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall adhere to the standards set by the underlying zoning district.*

(.2) Building Height. *If at least one abutting lot on either side of a residential building contains only two stories of habitable space, the stories above the second story of the building shall be set back an additional eight ft. from the minimum required setback; except this requirement shall not apply to corner lots.*

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- (.3) *Residential buildings shall have a habitable room on the front of the first floor with at least one window facing the street. A habitable room shall be defined as in the Property Maintenance Code, Section PM-202.0.*
- (.4) *Open, roofed porches are permitted on all blocks and may be located in the required front setback. Porches shall be required if at least one of the immediately abutting lots contains a porch. Porches shall be a minimum of five feet in depth, as measured from the front wall of the enclosed main structure, out toward the front property line.*
- (.5) *New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.*
- (.6) *The impervious coverage for front yards shall not exceed thirty percent (30%). Open, roofed porches shall be excluded from this calculation.*
- (.7) *Along street frontages: Flush mounted windows shall be prohibited. Sills must project from the wall a minimum of one inch.*
- (.8) **Materials.**
 - (.a) *For new construction, the following front building façade materials shall be prohibited – vinyl siding, aluminum siding, and synthetic stucco.*
 - (.b) *Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units (CMUs) unless capped and covered with stone, cultured stone, stucco, or brick.*
 - (.c) *Fences or fence walls located along a street frontage shall be iron, stone, cultured stone, stucco, brick, painted wood, or finished wood. Chain link and vinyl fences are prohibited on frontages.*

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(.d) Windows in masonry, brick, brick veneer, or stone veneer walls, with or without stucco veneer, shall be inset a minimum of three inches.

(.9) *Parking.*

(.a) Parking in the front yard shall be prohibited.

(.b) Curbcut width shall be limited to 12 feet.

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate 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