

City of Philadelphia



(Bill No. 160920)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spring Garden Street, 6th Street, Callowhill Street, and 9th Street. To amend Section 14-519 of The Philadelphia Code, entitled “/ECO, East Callowhill Overlay District,” by modifying district boundaries, building height, and parking and loading, and making related changes, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 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 Spring Garden Street, 6th Street, Callowhill Street, and 9th 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 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-519. /ECO, East Callowhill Overlay District

* * *

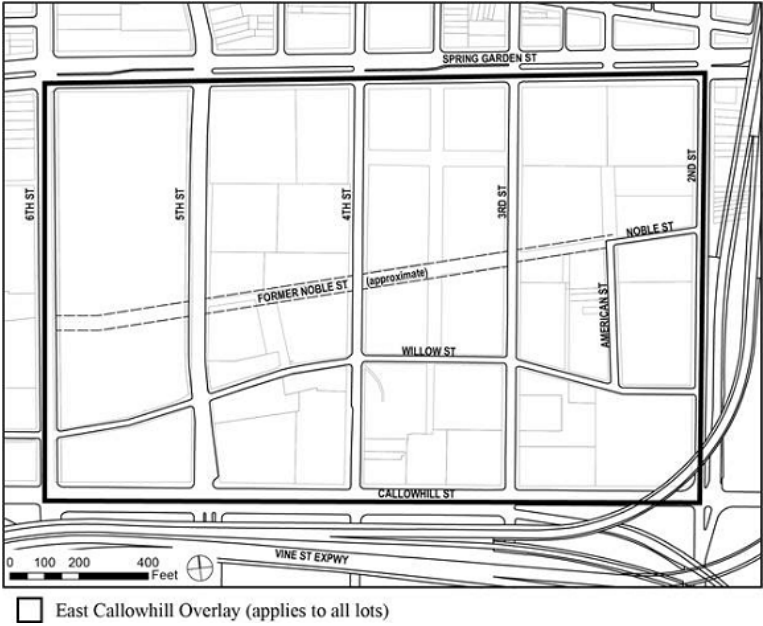
(2) District Boundaries.

The East Callowhill Overlay District shall consist of all lots in the area bounded by 2nd Street, Spring Garden Street, [6th] 9th Street, and Callowhill Street as shown on the following map for illustrative purposes only: [

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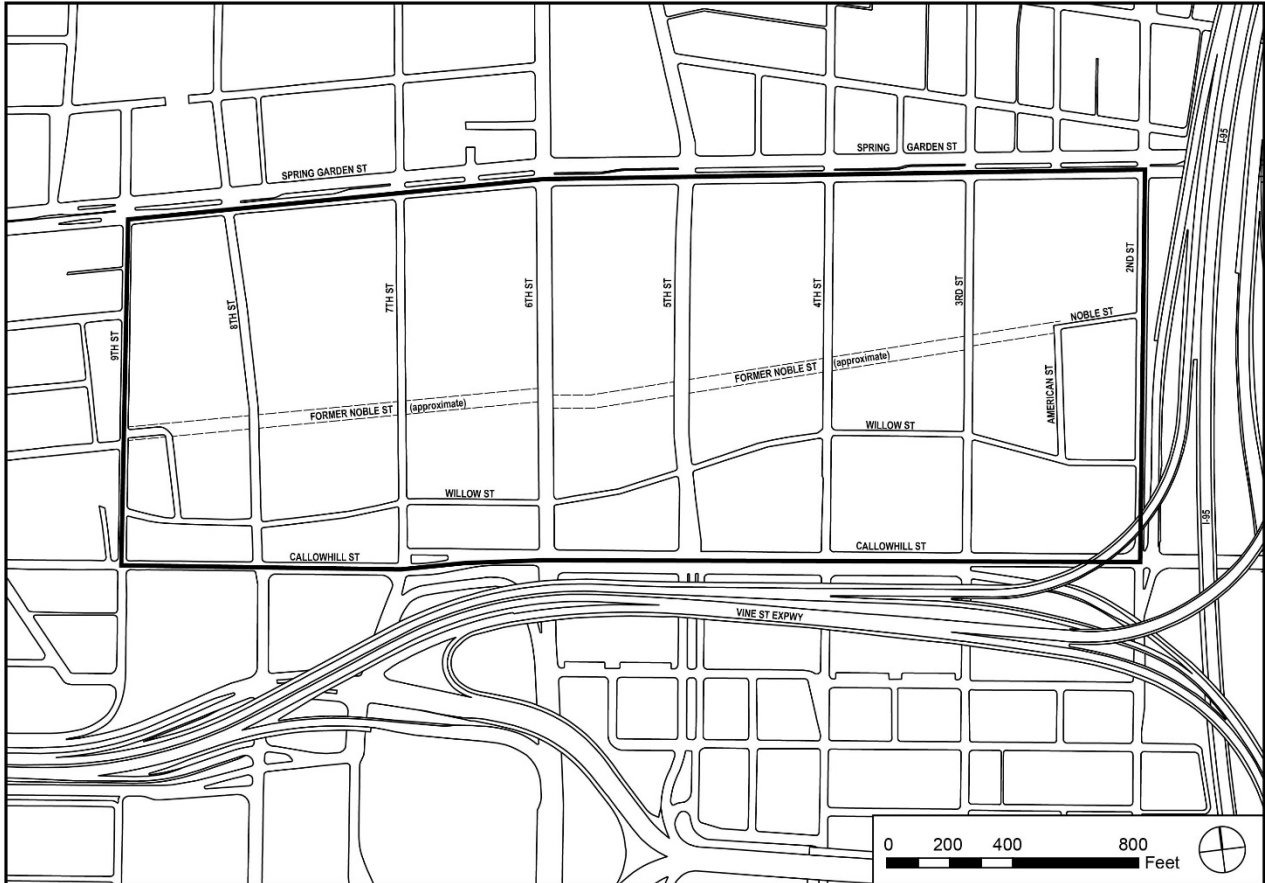
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East Callowhill Overlay (applies to all lots)

* * *

(4) Building Height.

* * *

(b) Unless additional building height has been earned pursuant to § 14-702 (Floor Area and Height Bonuses), the maximum building height for base zoning districts that are regulated by a maximum floor area ratio in § 14-701 (Dimensional Standards) shall be:

- (.1) 65 ft. for all lots in the area bounded by 2nd Street, Spring Garden Street, [6th] 9th Street, Callowhill Street, 7th Street, Willow Street, American Street, and Noble Street; and

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(.2) 100 ft. for all lots in the area bounded by 2nd Street, Noble Street, American Street, Willow Street, [6th] *7th Street*, and Callowhill Street.

* * *

(5) Parking and Loading.

* * *

(b) Off-street surface parking and loading:

(.1) Shall not be located between the building line and the street line along 2nd Street, 3rd Street, 4th Street, 5th Street, 6th Street, *7th Street*, *8th Street*, *9th Street*, Callowhill Street, and Spring Garden Street; and

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

§ 14-702. Floor Area and Height Bonuses.

* * *

(4) Maximum Floor Area and Height Bonus Amounts.

* * *

(h) The height bonuses in this § 14-702 may be used in combination to earn up to:

(.1) 144 ft. of building height in the /CDO overlay;

(.2) 84 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Spring Garden Street, [6th Street,] *9th Street*, *Callowhill Street*, *7th Street*, Willow Street, American Street, and Noble Street; and

(.3) 240 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Noble Street, American Street, Willow Street, [6th] *7th Street*, and Callowhill Street.

* * *

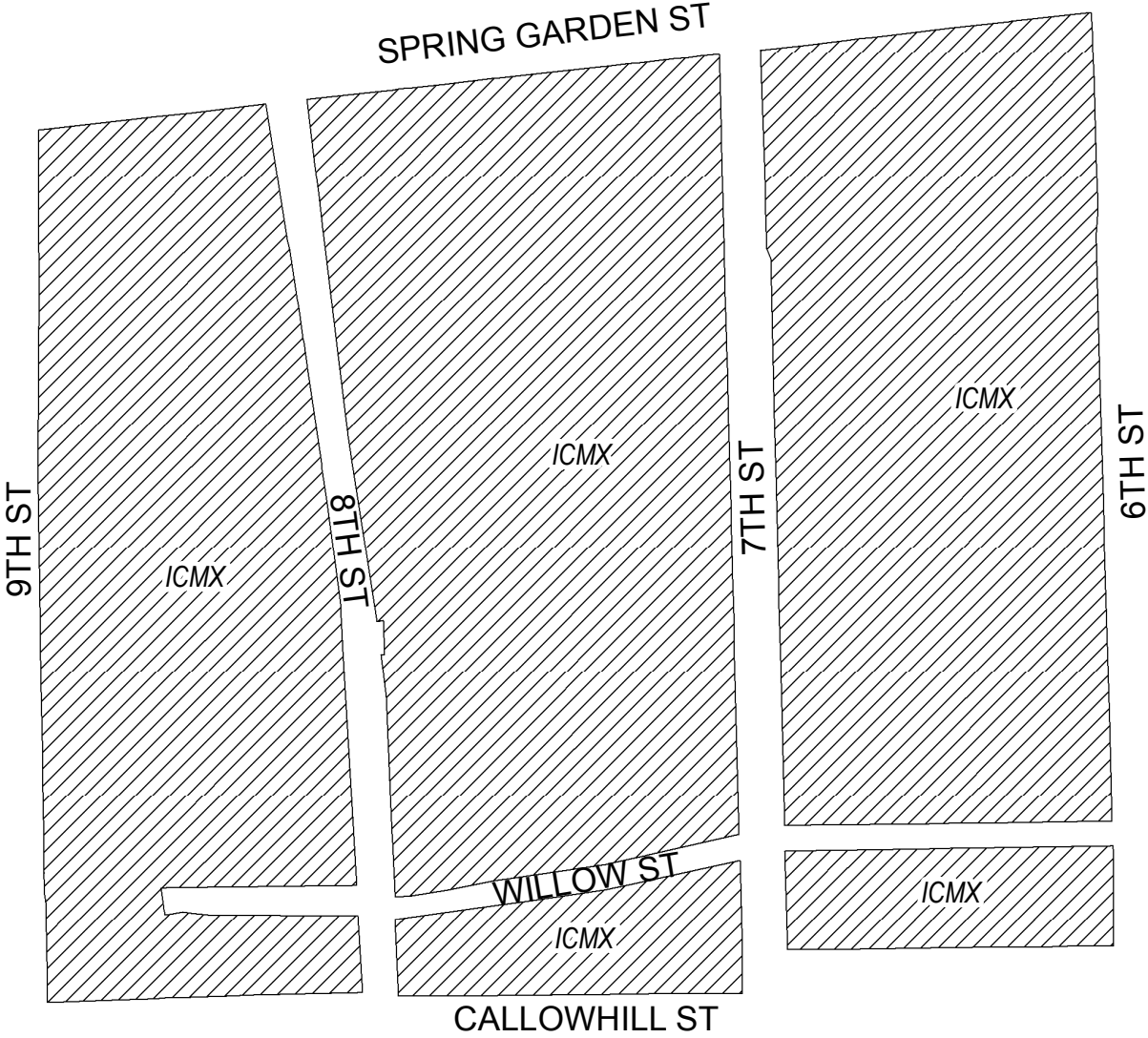
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SECTION 3. This Ordinance shall take effect immediately.

Map A Existing Zoning

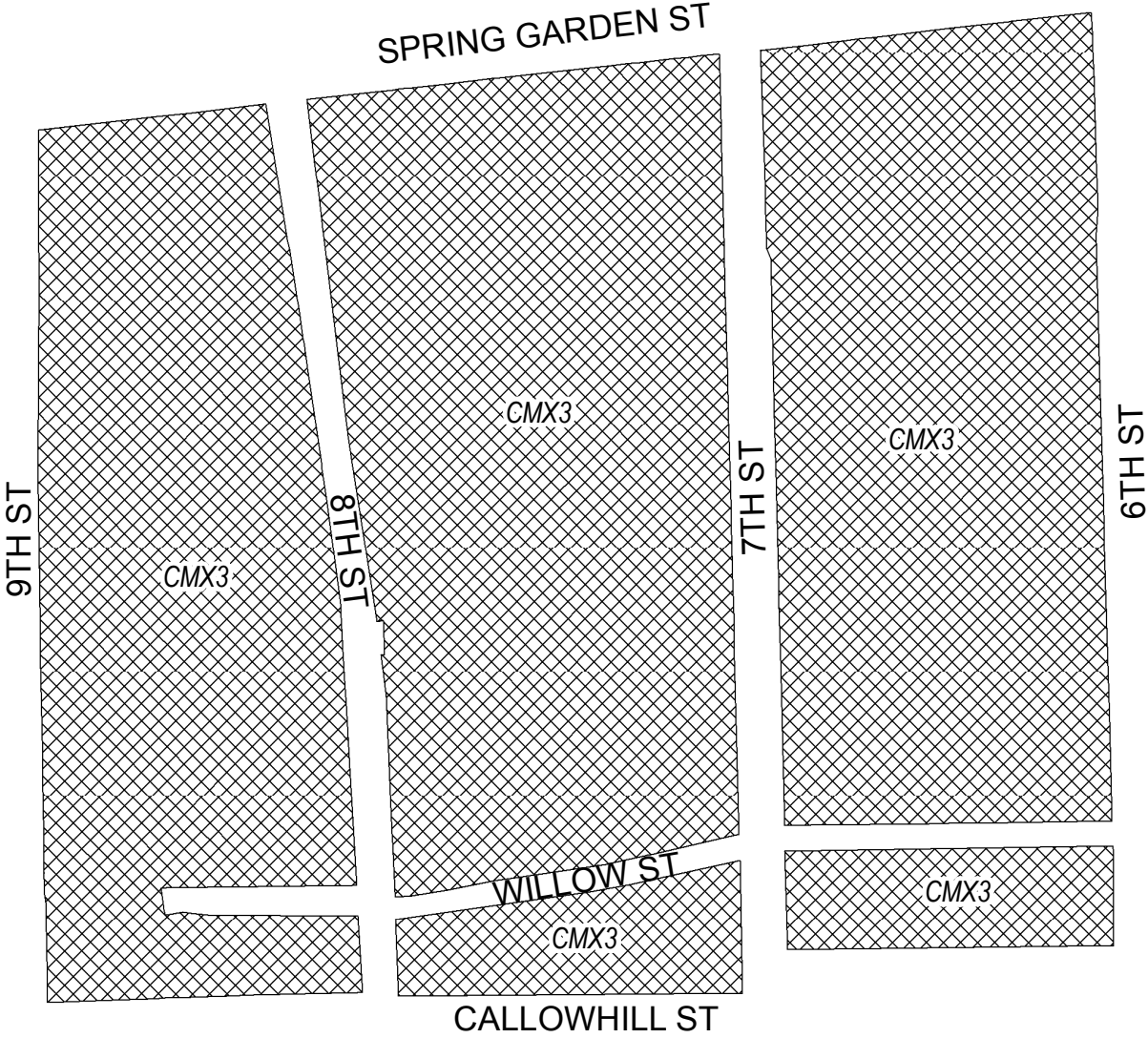


Zoning Districts

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Map B Proposed Zoning



Zoning Districts

 CMX-3

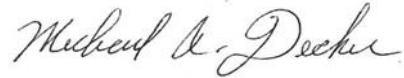


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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 8, 2016. The Bill was Signed by the Mayor on December 20, 2016.



Michael A. Decker
Chief Clerk of the City Council