

City of Philadelphia



(Bill No. 180509)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” by creating a new Wissahickon /NCO, Neighborhood Conservation Overlay District for the area generally bounded by Henry Avenue, Hermit Street, Ridge Avenue, and the Wissahickon Creek.

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.

* * *

(7) *Wissahickon.*

(a) *Purpose.*

The Wissahickon /NCO intends to protect the existing walkable and aesthetic character of the Wissahickon section of Philadelphia. Walkability serves the health, safety, and general welfare of the citizens by providing human-scaled design, interesting and pedestrian friendly facades, and “eyes on the street,” all in close proximity to useful commercial destinations, parks, and transit.

These blocks and streets were selected for their relatively intact historic pattern. The design of new buildings should be consistent with the character-defining features of this overlay district in terms of massing,

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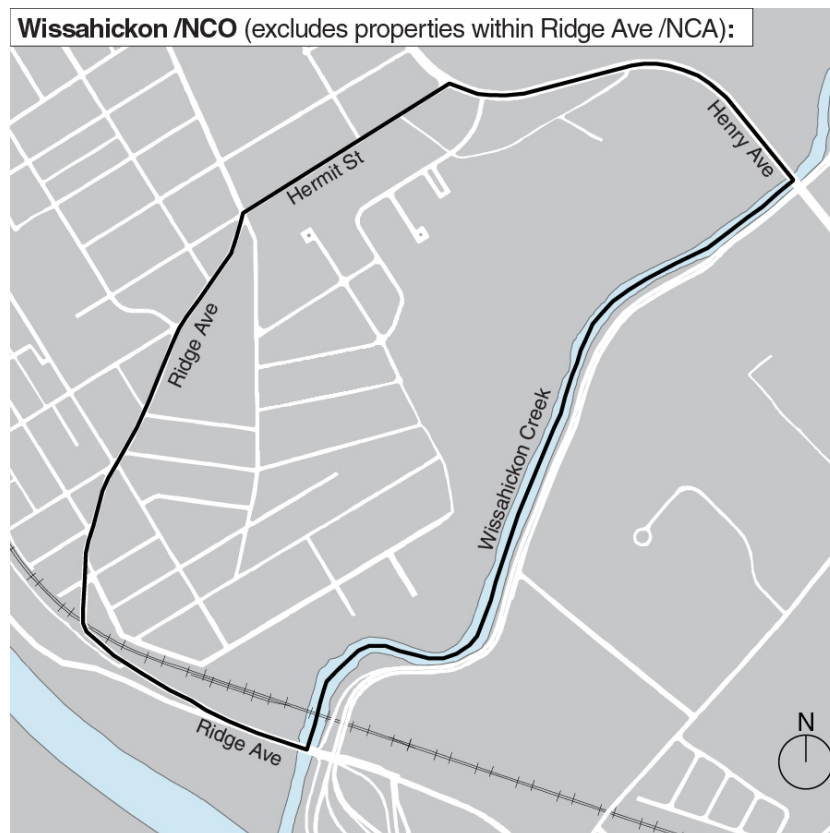
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vertical and horizontal articulation, fenestration proportions, and building materials.

(b) Applicability.

The Wissahickon /NCO applies to properties in the area bounded by Henry Avenue, Hermit Street, Ridge Avenue, and the Wissahickon Creek, except for the parcels located in the Ridge Avenue /NCA, as shown on the following map for illustrative purposes only.



(c) 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 facade 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 facade of the principal building

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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.

(.a) If at least one abutting lot on either side of a house contains only two stories of habitable space, the stories above the second story of the house shall:

(.i) Be set back an additional eight ft. from the minimum required setback; or

(.ii) Incorporate a front façade mansard roof with a minimum slope of 15 degrees measured from the vertical plane of the front façade and a maximum dormer width of 7 ft., aligned on-center with second story windows below.

(.b) In no instance shall the maximum height of a house be greater than any house on an abutting lot with the same frontage that contains three stories of habitable space.

(.3) Design Standards.

(.a) The principal building shall have a habitable room on the front of the first floor with at least one entryway and one window facing the street. A habitable room shall be defined as in the Property Maintenance Code, Section PM-202.0.

(.b) 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 with the same frontage contains a porch. Porches shall be a minimum of 5 ft. feet in depth, as measured from the front wall of the enclosed main structure, out toward the front property line.

(.c) 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

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minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units.

(.d) Flush mounted windows shall be prohibited. Sills must project from the wall a minimum of two inches.

(.4) Impervious Surface Coverage and Landscaping.

(.a) The impervious coverage for front yards shall not exceed 30% of the area of the front yard. Porches shall be excluded from the front yard impervious coverage total. The remainder of the area shall consist of planted material.

(.b) A street tree is required, in accordance with requirements of the City of Philadelphia Streets Department and the Fairmount Park Commission.

(.5) Materials.

(.a) For new construction, the following front facade materials shall be prohibited: vinyl siding, aluminum siding, fiber cement siding, stone veneer, metal panels, 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.

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

(.6) Parking.

(.a) Parking in the front yard and front loaded parking garages shall be prohibited, except when all immediately abutting lots with the same frontage contain structures with an existing front loaded garage. In such instances, a front loaded parking

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garage shall be permitted provided it complies with all other applicable standards of this Zoning Code.

(.b) Curb cut width shall be limited to 12 feet.

(c) Area and Form Regulations for Commercial Structures.

These regulations shall apply to commercially or residentially zoned properties used for commercial purposes.

(.1) Store frontages shall have a zero-step entry at the front door.

(.2) Store frontages shall have minimum 50% clear glass on the facade between the area 2 ft. and 10 ft. above the sidewalk.

(.3) Awnings on store frontages, if provided, shall be a minimum of 3 ft. in depth, as measured from the front facade of the building to the curb line.

SECTION 2. This Ordinance shall become effective immediately.

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 June 21, 2018. The Bill was Signed by the Mayor on July 18, 2018.



Michael A. Decker
Chief Clerk of the City Council