

City of Philadelphia



(Bill No. 180510)

AN ORDINANCE

Amending Chapter 14-500 of The Philadelphia Code, entitled “Overlay Zoning Districts,” by amending the subsection entitled “/NCA, Ridge Avenue Neighborhood Commercial Area Overlay,” and making related changes, all 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 14-500. OVERLAY ZONING DISTRICTS.

* * *

§ 14-503. /NCA, Neighborhood Commercial Area Overlay

* * *

(6) Ridge Avenue.

(a) Applicability.

The requirements of this Ridge Avenue /NCA district apply to lots *with frontage on Ridge Avenue within* [zoned] CMX-2, CMX-2.5, or CMX-3 zoning districts situated *within* [in] the area bounded by Hermitage Street, *Pechin Street, Fountain Street, Pechin Street, Paoli Avenue, Ridge Avenue, Livezey Street, Valley Avenue, Henry Avenue, Fountain Street (Extended), Hazelwood Street, Acorn Street, Lawnton Street, Green Lane, Jannette Street, Monastery Avenue, Houghton Street (extended), Barnes Street, Quentin Street, Salaignac Street, Righter Street, Osborn Street, Manayunk Avenue, Sumac Street (extended), Cresson Street (extended), Vassar Street, Terrace Street, Dawson Street, Manayunk Avenue, Salaignac Street, Pechin Street, Hermit Street, and Mitchell Street*, as shown on the following map for illustrative purposes only.

* * *

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(c) Facade Controls.

L&I shall not issue a building permit until the Commission has reviewed plans of the facade and has determined that the proposed façade is in compliance with all of the following:

- (.1) At least 65% of ground floor building facades *of commercial storefronts* shall be clear glass. Reflective, frosted, or tinted glass does not count towards this percentage;
- (.2) The sill height [for] *of first floor commercial storefront windows* on Ridge Avenue shall be no more than two ft. six in. above the ground floor level;
- (.3) Public entrance doors *of commercial storefronts* [should] *shall* be at least 50% glazed or transparent when fronting on a public right-of-way. In the case of corner lots, this applies to any side fronting a public right-of-way;

* * *

(f) Use Regulations.

* * *

[(.3) For buildings in the CMX-2 and CMX-2.5 district, the maximum number of dwelling units is calculated by the lot area and the height of the structure. Whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number. The following standards shall apply:

- (.a) For structures 38 ft. in height or less, a minimum of 500 sq. ft. of lot area is required per dwelling unit.
- (.b) For structures greater than 38 ft. in height, a minimum of 360 square feet of lot area is required per dwelling unit.]
- (.3) *For buildings in the CMX-3 district, at least 75% of ground floor frontage along Ridge Avenue must be occupied by a commercial use.*

(g) Parking.

* * *

(.2) *All required parking shall be located either:*

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- (.a) *On-site; or*
- (.b) *On another lot, provided that the applicant has entered into a signed agreement with that lot's owner and provided:*
 - (i) *That lot shares at least one property line with the lot where the principal use is located, or*
 - (ii) *That lot is within 1,000 ft. of the lot where the principal use is located*

[(.2)](.3) Parking for residential units in the CMX-2.5 districts shall meet the following standards, notwithstanding any other parking requirements set forth in this Zoning Code.

* * *

- (.4) *Off-street surface parking and loading shall not be located between the building line and street line along Ridge Avenue.*

* * *

SECTION 2. The map entitled "Ridge Avenue", found at §14-503(6)(a) of The Philadelphia Code, is hereby repealed and replaced with the following map:

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SECTION 3. This Ordinance shall become effective immediately.

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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