

City of Philadelphia



(Bill No. 210469)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to revise certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by amending the /NCP North Central Philadelphia Overlay District, 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

* * *

§ 14-506. /NCP, North Central Philadelphia Overlay District.

* * *

(2) Subarea B.

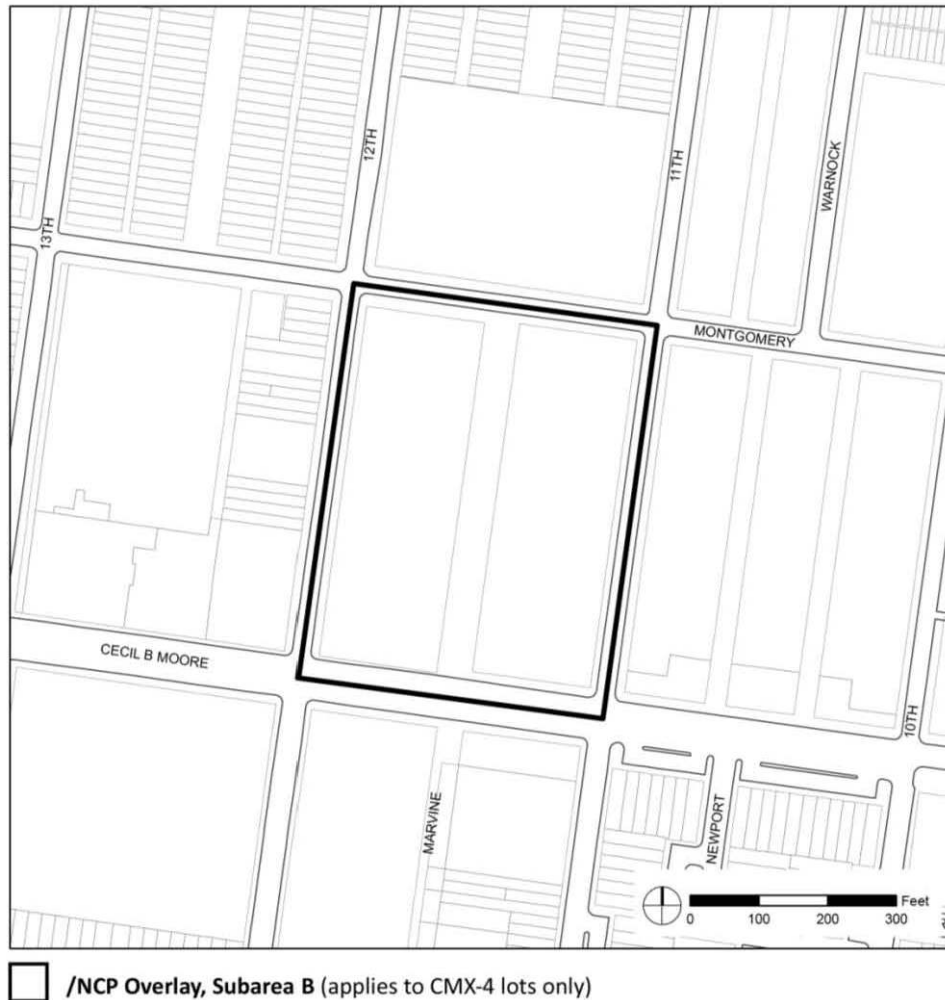
[(a) District Boundaries.

The Subarea B /NCP district regulations apply to all CMX-4-zoned properties in the area bounded by Cecil B. Moore Avenue, 11th Street, Montgomery Avenue, and 12th Street, as shown on the following map for illustrative purposes only.

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(b) Regulations.

(.1) Individual dwelling units in multi-family residential buildings may house up to four persons unrelated by blood, marriage, adoption, or foster-child status.

(.2) The maximum floor area ratio shall be six hundred fifty percent (650%) of lot area.

(.3) Additional gross floor area, as set forth in § 14-702 (Floor Area Bonuses), shall be prohibited.

(.4) Residential buildings containing 25 or more dwelling units shall provide at least one parking space for every three dwelling units.

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(.5) Accessory parking lots shall be permitted by right.

(c) Sunset Provision.

The provisions of this § 14-506(2) (Subarea B) shall expire on December 31, 2016.

(3) Subarea C.]

(a) District Boundaries.

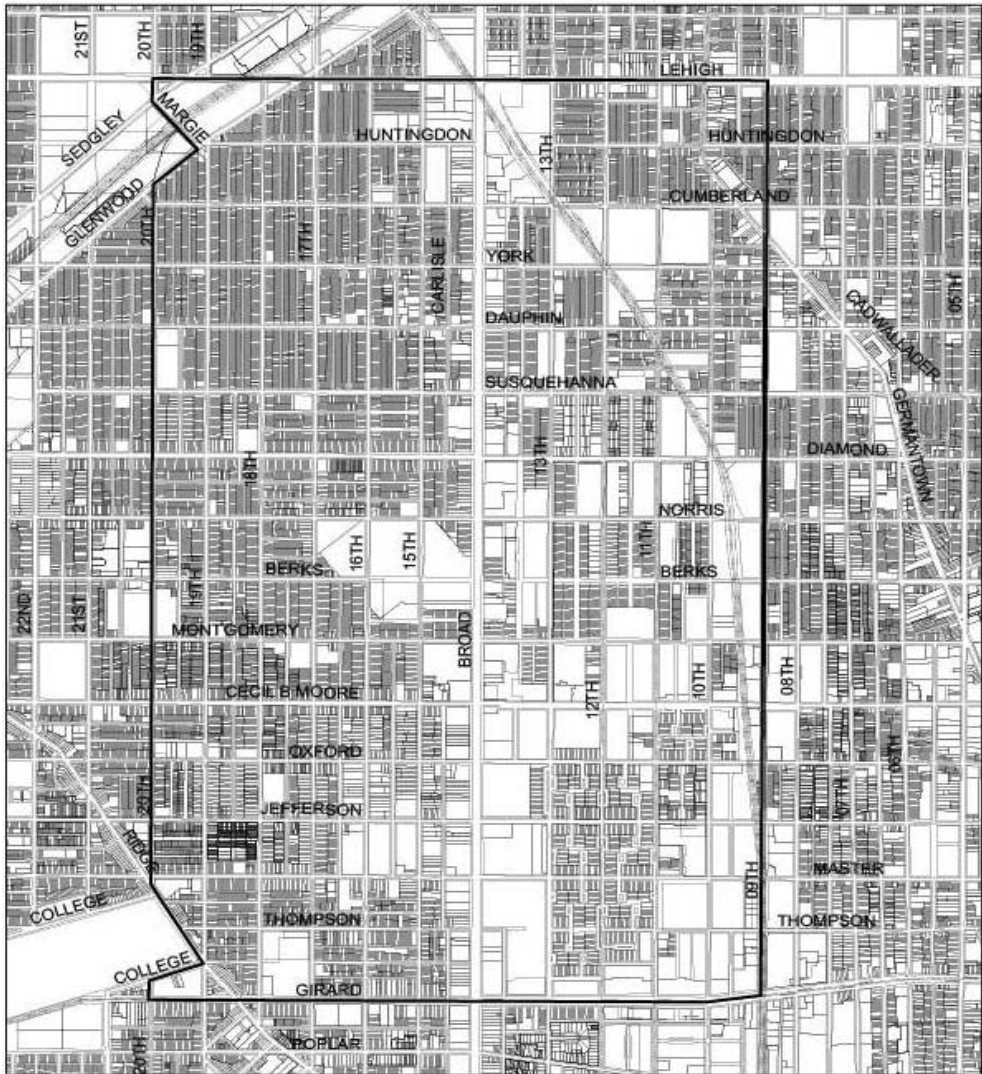
The Subarea [C]B /NCP district regulations apply to all RM-1 lots within the area bounded by 20th Street, *Sedgley Avenue*, Margie Street, Glenwood Avenue, 20th Street, *Cumberland Street*, 20th Street, *Master Street*, Ridge Avenue, College Avenue, 20th Street, Girard Avenue, [Ninth] 9th Street, and Lehigh Avenue, as shown on the following map for illustrative purposes only.

/NCP, Subarea B (Applies to RM-1 lots only)

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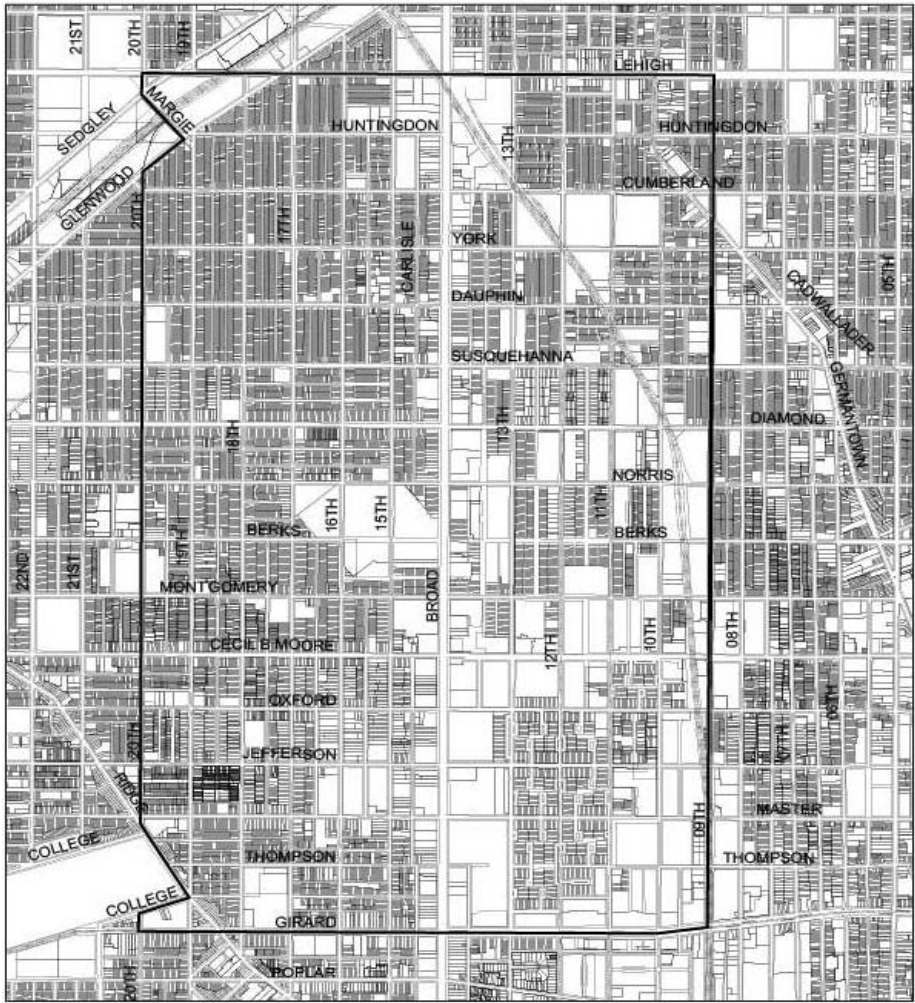


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SECTION 2. This Ordinance shall become effective immediately.

Key:
Italics indicate new matter added.
[square brackets] indicate matter deleted.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 24, 2021. The Bill was Signed by the Mayor on July 15, 2021.

A handwritten signature in cursive script, reading "Michael A. Decker".

Michael A. Decker
Chief Clerk of the City Council