

# City of Philadelphia



*Philadelphia, November 30, 2023*

CERTIFICATION: This is to certify that Bill No 230574-A, was presented to the Mayor on the sixteenth day of November, 2023, and was not returned to the Council with his signature at a meeting held November 30, 2023 (being more than ten days after it had been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

A handwritten signature in cursive script that reads "Michael A. Decker".

Michael A. Decker  
Chief Clerk of the City Council

(Bill No. 230574-A)

## AN ORDINANCE

To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "Brewerytown-Sharswood Overlay Subarea," 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

\* \* \*

§ 14-529. /VDO, Fifth District Overlay District.

# City of Philadelphia

BILL NO. 230574-A continued

Certified Copy

\* \* \*

## *(6) Neighborhood Overlay Subareas*

### *(a) Brewerytown-Sharswood/Celestial Community*

#### *(.1) Applicability.*

*The Brewerytown-Sharswood District Subarea shall consist of all residentially- zoned lots within the boundaries of Cecil B Moore Avenue, 25th Street, Ridge Avenue, 19th Street, Poplar Street, Poplar Drive, Girard Avenue, 33rd Street, Oxford Street and Conrail Right-of -Way.*

#### *(.2) Height Regulation.*

*(.a) The maximum height shall be equal to the height of the tallest building located on any abutting lot.*

*(.b) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 35 feet, the maximum height shall be 35 feet or a height equal to the majority of the buildings existing within that block.*

#### *(.3) Roof Decks.*

*Roof decks and roof deck access structures shall be prohibited.*

SECTION 2. This Ordinance shall become effective immediately.

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#### **Explanation:**

*Italics indicate new matter added.*