

City of Philadelphia



(Bill No. 150722)

AN ORDINANCE

Amending Section 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

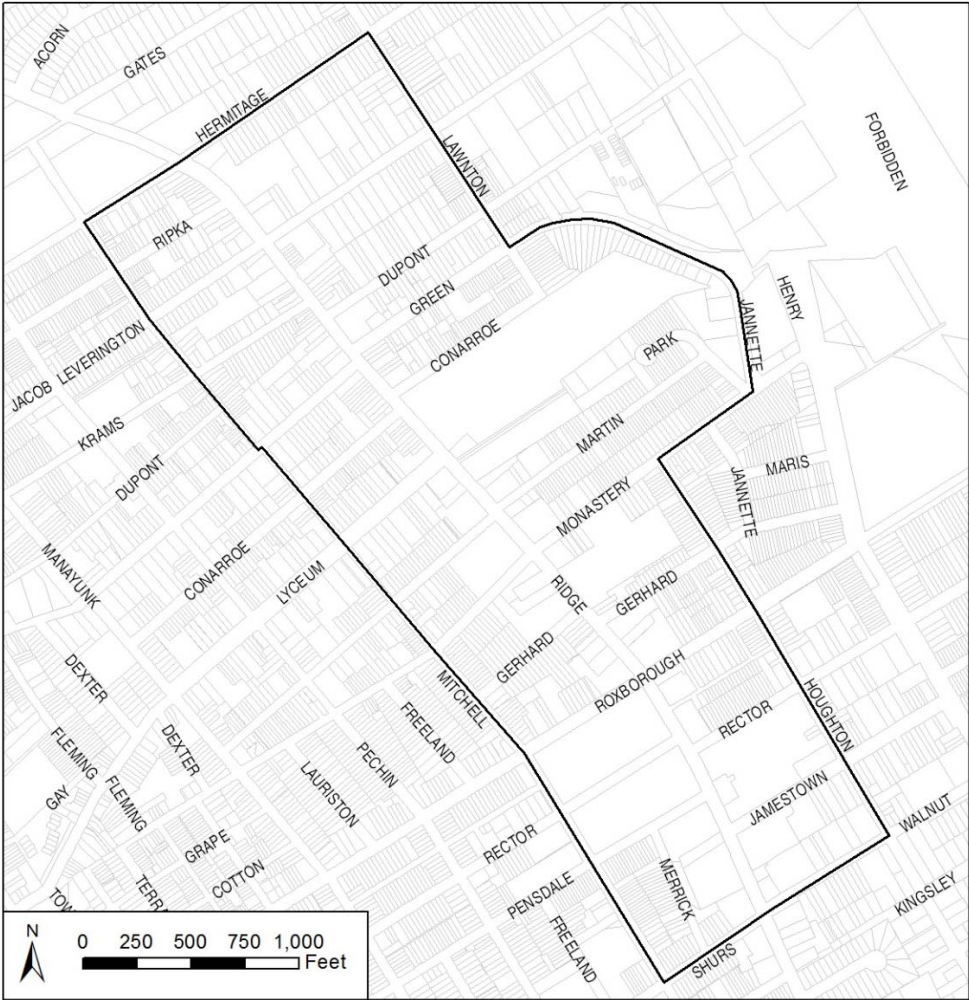
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(6) Ridge Avenue.

(a) Applicability.

The requirements of this Ridge Avenue /NCA district apply to lots zoned CMX-2, [or] CMX-2.5, or CMX-3 [with frontage on Ridge Avenue between Hermitage Street and Monastery Avenue] *in the area bounded by Hermitage Street, Lawnton Street, Green Lane, Jannette Street, Monastery Avenue, Houghton Street, Walnut Lane, Shurs Lane, and Mitchell Street*, as shown on the following map for illustrative purposes only.

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(c) Façade Controls

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

- (.1) At least 65% of ground floor building facades shall be clear glass. Reflective, frosted, or tinted glass does not count towards this percentage;
- (.2) The sill height for first floor windows on Ridge Avenue shall be no more than two ft. six in. above the ground floor level; [and]

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(.3) Public entrance doors should 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[.];

(.4) *Outdoor lighting shall not include flood lighting, high-pressure sodium lamps, or flashing lights;*

(.5) *Awnings shall not project more than 4 ft. into the public right-of-way, provided that nothing in this Section shall relieve a property owner from the requirement of an encroachment ordinance; and*

(.6) *Mechanical systems shall be set back at least 10 ft. from the street line.*

(d) *Signs.*

(.1) *The following signs shall be prohibited:*

(.a) *Internally illuminated signs and awnings.*

(.b) *Animated illumination signs.*

(.c) *Digital display.*

(.d) *Freestanding signs.*

(.e) *Non-accessory signs.*

(.2) *The maximum area of signs shall be either 40 sq. ft. total per building frontage or the maximum area allowed in Table 14-904-1 (Accessory Sign Controls for Specific Zoning Districts), whichever is more restrictive.*

(.3) *Where permitted, only one window sign can be placed in each window located above the first floor.*

(.4) *The total area of window signs on doors shall not exceed 10% of the total transparent glazed area of all glass doors.*

(e) *Height.*

Buildings in the CMX-2.5 or CMX-3 district may not exceed 45 ft. in height.

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(f) *Use Regulations.*

(.1) *Prohibited Uses*

In addition to uses prohibited under base zoning, the following uses shall also be prohibited:

(.a) *Freestanding tower wireless service facilities.*

(.b) *Moving and storage facilities.*

(.c) *Personal care homes.*

(.d) *Non-accessory parking.*

(.e) *Drive-throughs.*

(.2) *Special Exceptions.*

In addition to uses requiring a special exception under base zoning, the following uses shall also require a special exception:

(.a) *Business and professional offices.*

(.b) *Business support.*

(.c) *Group day care.*

(.d) *Research and development.*

(.e) *Medical, dental, and health practitioner offices.*

(.f) *Take-out restaurants.*

(.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.*

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(.b) For structures greater than 38 ft. in height, a minimum of 360 square feet of lot area is required per dwelling unit.

(g) *Parking.*

(.1) Accessory parking shall be provided in a surface lot, not a garage.

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

Table 14-503-6: Required Parking

	Minimum Required Parking Spaces (spaces per unit)
Residential Use Category (as noted below)	
Household Living (as noted below)	
5 units or less	0
Greater than 5 units	3/10

* * *

SECTION 2. The map set forth at § 14-503(6)(a) of The Philadelphia Code, prior to incorporation of the amendments set forth in Section 1 of this Ordinance, is hereby deleted.

SECTION 3. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.
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 December 3, 2015. The Bill was Signed by the Mayor on December 23, 2015.



Michael A. Decker
Chief Clerk of the City Council