(6)   **Ridge Avenue Neighborhoods Overlay.**

(a)   **Applicability.**

The requirements of this Ridge Avenue Neighborhoods Overlay /RNA district apply to lots in commercial-mixed use, residential multifamily and industrial zoning districts with frontage on the following streets:

(.1)   Ridge Avenue between Cresson Street and Domino Lane;

(.2)   Pechin Street between Krams Avenue and Paoli Avenue;

(.3)   Mitchell Street between Hermit Street and Hermitage Street; and

(.4)   Green Lane between Ridge Avenue and Lawnton Street.

(b)   **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; and

(.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)   Group child care;

(.b)   Research and development;

(.c)   Medical, dental, and health practitioner offices;

(.d)   Take-out restaurants; and

(.e) Sales of telecommunications equipment as a main use, including, but not limited to, retail sales of cellular phones and pagers.

(.4)   Any proposal that will result in a total of five or more dwelling units within a building must include common, on-site trash storage. This storage may be included in a basement or designated trash storage room. Unless located in a basement, trash storage areas shall not be located within the first 30 feet of building depth.

(c)   **Development Standards.**

(.1)   **Height**

(.a) Unless additional height is earned pursuant to § 14-702 (7) (Mixed Income Housing), buildings in a RM-1 or CMX-2 zoning district may not contain more than three stories.

(.b) Unless additional height is earned pursuant to § 14-702 (7) (Mixed Income Housing), buildings in a CMX-2.5 zoning district may not exceed 45 ft. in height and may not contain more than four stories. (.c) Bonus height or floors earned pursuant to § 14-702 (7) (Mixed Income Housing) shall be setback five feet from the front façade.

(.d) First floor entrances shall not be lowered below grade to comply with height requirements.

(.2)   **Bonuses.**

(.a)   The bonuses offered in § [14-702(7)](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-293117#JD_14-702(7)) (Mixed-Income Housing) may only be earned by including affordable units on-site in a quantity that satisfies § [14-702(7)](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-293117#JD_14-702(7))(b)(.1); and

(.b)   No other Floor Area, Height, and Dwelling Unit Density bonuses may be earned.

(.c) CMX-2.5 Lots in the Ridge Avenue /NCA, Neighborhood Commercial Area Overlay District are eligible for the height bonus permitted in § 14-702(7).

(.3)   Roof decks must be set back at least five feet from all building lines. Buildings with roof decks shall contain parapets of a maximum of 6-inches on all exterior, non-party walls.

(.4) The required first floor commercial space in the CMX-2 and CMX-2.5 districts shall have a minimum fourteen (14) foot floor to floor height. Projects are exempt where there is an existing structure and the proposed development increases by twenty-five percent (25%) or less the number of dwelling units or the gross floor area.

(.5) All utility equipment shall be screened with landscaping, fences, or walls. Screening fencing shall be constructed of wood or ornamental metal; chain-link and barbed wire are prohibited as a material for any fences used to meet the requirements of this section.

(.6) Where a property is bounded by two or more streets, Ridge Avenue shall be considered as the primary frontage, and opposite Ridge Avenue shall be considered the rear for rear yard determinations. The Planning Commission may designate a second street in addition to Ridge Avenue as a primary frontage.

(.7) For lots over 5,000 square feet:

1. Portions of a development that are within 20 feet of a residential single family zoning district shall not exceed 38 feet in height or 3 stories.
2. For development projects with multiple street frontages:
	1. Facades on streets other than Ridge Avenue shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot. If there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade and the front lot line on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero.
	2. When the Planning Commission designates a primary frontage in addition to Ridge Avenue, only the first 65 feet of ground floor frontage along the additional primary frontage shall contain a use other than residential and other than parking within the first 30 ft. of building depth, measured from the front building line. The remaining ground floor frontage shall meet the contextual setback requirements above.
3. Side yards are required when a side lot line abuts a single-family residential zoning district.
4. Properties zoned RM-1 located between Domino Lane and Fountain Street shall provide a 10-foot landscaped front yard setback from Ridge Avenue.

(d)   **Parking and Loading.**

(.1)   Accessory parking shall be provided in a parking lot, or underground parking garage. Parking spaces are not permitted under buildings.

(.2)   Parking for dwelling units in a RM-1, CMX-2 or a CMX-2.5 district shall be provided at a minimum of 0 spaces per dwelling unit for the first five dwelling units, then at a minimum of 1 space per each additional dwelling unit, notwithstanding any other parking requirements set forth in this Zoning Code. Any required number of affordable on-site housing units determined by § [14-702(7)](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-293117#JD_14-702(7))(b)(.1) shall be excluded from parking requirement calculations.

(.3)   Off-street surface parking and loading shall not be located between the building line and street line.

(.5)   **Curb Cuts.**

(.a)   If a lot has frontage on two or more streets, parking may not be accessed by Ridge Avenue, Pechin Street, Mitchell Street, or Green Lane. In cases where a lot is bounded by two streets that are named above, parking may not be accessed by the primary frontage, as designated by the Planning Commission.

(.b)   No curb cuts may exceed 24 feet in width.

(.c)   Lots with 150 feet or less of total linear street frontage shall have no more than one curb cut for both ingress and egress.

(e)   **Facade Review.**

L&I shall not issue a building permit for the erection of a building or the alteration of facade until the Planning Commission has reviewed the plans of all proposed facades and determined that the proposed facades, in the opinion of the Commission, are in harmony with the surrounding commercial and residential area and pedestrian-oriented environment. The Commission shall have 60 days to approve or disapprove the application, after which its approval will be presumed.

(f)   **Signs.**

(.1)   In addition to the requirements of [Chapter 14-900](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-294053#JD_Chapter14-900) (Signs), the following signs shall be prohibited:

(.a)   Internally illuminated signs and awnings;

(.b)   Animated illumination signs;

(.c)   Digital display; and

(.d)   Freestanding 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](https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-294140#JD_Table14-904-1) (Accessory Sign Controls for Specific Zoning Districts), whichever is more restrictive.

(.3)   Where permitted, no more than one window sign may be placed in each window located above the first floor.

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

(.5) No sign may be erected or maintained in the Ridge Avenue /NCA unless approved by the Art Commission. The Art Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.