



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 150649

Introduced September 10, 2015

**Councilmember Greenlee
for
Council President Clarke**

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by adding a new subsection, entitled "Rittenhouse Square Residential Area," 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.

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§14-502. /CTR, Center City Overlay.

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(2) Applicability.

(a) District Boundaries.

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The /CTR Overlay district, beginning at its northwest boundary and proceeding east, is the area bounded by Poplar Street, 6th Street, West Girard Avenue, Frankford Avenue, North Delaware Avenue, Beach Street, East Columbia Avenue, the Delaware River, Reed Street, Front Street, Washington Avenue, Grays Ferry Avenue, Ellsworth Street, and the Schuylkill River, as shown on the /CTR Overlay district map for illustrative purposes only.

(b) **Area Boundaries.**

The standards and regulations of this section apply to the areas within the /CTR Overlay district set forth as follows:

* * *

(.28) Rittenhouse Square Residential Area.

The Rittenhouse Square Residential Area is bounded by the north side of Walnut street, the east side of 17th street, the south side of Spruce street, and the west side of 21st street.

* * *

(a) Purposes.

The zoning controls Rittenhouse Square /NCO, are intended to:

(.1) foster the preservation and development of this section of the City in accordance with its existing special character;

(.2) preserve and protect the area from the conversion of buildings to uses that have the potential to destabilize the community;

(.3) to sustain and promote family household living and help guide appropriate residential development;

(.4) prevent declining property values and encourage the revitalization of the residential areas in Rittenhouse Square neighborhood.

(b) Applicability.

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The requirements of Rittenhouse Square /NCO apply to all residential lots located in the area bounded by the north side of Walnut street, the east side of 17th street, the south side of Spruce street, and the west side of 21st street.

(c) Regulations.

The following uses shall not be permitted in all residentially zoned properties and properties permitted by L&I for exclusive residential use.

(.1) Rooming houses;

(.2) Boarding houses;

(.3) Fraternity and sorority houses;

(.4) Housing, not owner-occupied, for students (as defined by § 14-203(325) (Student));

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon becoming law.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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