



# City of Philadelphia

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

**BILL NO. 110717**

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**Introduced October 13, 2011**

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**Councilmember DiCicco**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, relating to “Zoning and Planning,” by amending Chapter 14-400, entitled “Commercial Entertainment District,” by amending certain provisions of Section 14-406 concerning structures permitted in setback, Section 14-408 concerning parking requirements and parking lots, and Section 14-409 concerning off-street loading.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 14-400 of The Philadelphia Code, relating to “Commercial Entertainment District,” is hereby amended to read as follows:

### TITLE 14. ZONING AND PLANNING.

\* \* \*

### CHAPTER 14-400. COMMERCIAL ENTERTAINMENT DISTRICT.

\* \* \*

§14-406. Area Regulations.

\* \* \*

(5) Yards.

\* \* \*

# City of Philadelphia

BILL NO. 110717 continued

(b) Waterfront Setback.

\* \* \*

(1) A public open space which may include privately or publicly owned space at a width of no less than 30 feet; and a publicly or privately owned right-of-way dedicated for pedestrian and bicycle traffic at a width of no less than 20 feet. The Commission may reduce this setback requirement for all or part of a site if site-specific conditions warrant such a reduction, but in no case will the setback at any spot be less than 30 feet total, including the pedestrian and bicycle right-of-way. *Foundations or structures supporting exterior open spaces shall be permitted within the 50-foot waterfront setback, provided that any encroachment will not reduce the 20 foot minimum width of the pedestrian and bicycle right-of-way.*

§14-408. Off-Street Parking.

\* \* \*

(2) Off-street parking Layout and Access Conditions. Parking provided in this district shall be adequately served by high capacity roads and/or driveways approved by the Department of Streets as being adequate to safely serve the ingress and egress of patrons and guests using the facility, further provided:

(a) Except for interim facilities with 1700 or fewer gaming positions *and except for facilities with structured parking in which the deck of the highest parking floor is at a height not exceeding 90 feet above grade (parapet walls, stair and elevator towers and light fixtures may be above 90 feet)*, not more than 10% of all parking spaces in a Commercial Entertainment District may be provided in parking lots. This includes required handicapped spaces, bus parking, limousine parking, cabstands, loading spaces and delivery spaces.

\* \* \*

§14-409. Off-Street Loading.

(1) Off-street loading spaces shall be provided in accordance with the following table. The number of required spaces for a Plan of Development, within the Commercial Entertainment District shall be determined by calculating the total gross floor area [of all buildings in the district] *in accordance with §14-102(57) of the Code.*

\* \* \*

SECTION 2. This Ordinance shall take effect immediately.

# City of Philadelphia

*BILL NO. 110717 continued*

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**Explanation:**

[Brackets] indicate matter deleted.  
*Italics* indicate new matter added.

# City of Philadelphia

*BILL NO. 110717 continued*