



# City of Philadelphia

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

**BILL NO. 170471**

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**Introduced May 11, 2017**

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**Councilmember Squilla**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Section 14-702 of The Philadelphia Code, entitled “Floor Area and Height Bonuses,” and Section 14-704 of The Philadelphia Code, entitled “Open Space and Natural Resources,” by making technical changes relating to the “/CDO, Central Delaware Riverfront Overlay District,” and other technical changes related to waterfront setback requirements for piers.

*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 14-700. DEVELOPMENT STANDARDS.

\* \* \*

#### **§ 14-702. Floor Area and Height Bonuses.**

\* \* \*

#### **(3.1) Building Height Bonus Options Summary Table.**

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The following table summarizes the building height bonus options in this section. In the event of conflict between the provisions of Table 14-702-2 and the text of this Zoning Code, the text shall govern.

**Table 14-702-2: Building Height Bonus Summary**

Bonus Category	Additional Building Height	
	/CDO	/ECO
Public Art (§ 14-702(5))	Up to 12 ft.	Up to 12 ft.
Public Space (§ 14-702(6))	Up to {24}48ft.	Up to 24 ft.
Mixed Income Housing (§ 14-702(7))	Up to 48 ft.	Up to 48 ft.
Transit Improvements (§ 14-702(8))	Up to 72 ft.	N/A
Green Building (§ 14-702(10))	Up to 36 ft.	Up to 36 ft.
Trail (§ 14-702(11))	Up to 72 ft.	N/A
Street Extension (§ 14-702(12))	Up to 72 ft.	N/A
Retail Space (§ 14-702(13))	Up to 48 ft.	Up to 48 ft.
Stormwater Management (§ 14-702(14))	{N/A}Up to 48 ft.	Up to 72 ft.
Through-Block Connection (§ 14-702(15))	{N/A}Up to 48 ft.	Up to 48 ft.

**(4) Maximum Floor Area and Height Bonus Amounts.**

(h) The height bonuses in this § 14-702 may be used in combination to earn up to:

- (.1) [144]216 ft. of building height in the /CDO overlay;
- (.2) 84 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Spring Garden Street, 6th Street, Willow Street, American Street, and Noble Street; and

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(.3) 240 ft. of building height in the area of the /ECO overlay bounded by 2nd Street, Noble Street, American Street, Willow Street, 6th Street, and Callowhill Street.

\* \* \*

**(6) Public Space.**

The public space bonus may be earned by providing (1) open space, public parks and/or public plazas, provided they meet the following standards:

\* \* \*

**(c) Bonus Floor Area or Building Height.**

The additional gross floor area or building height earned by providing public space is:

Amount of Public Space as Percentage of Lot Area	Additional Gross Floor Area, as Percentage of Lot Area		Additional Building Height	
	CMX-4	CMX-5	/CDO	/ECO
5-10% of lot area	100%	200%	N/A	N/A
11-20% of lot area	150%	300%	12 ft.	12 ft.
21-30% of lot area	200%	400%	24 ft	24 ft.
30% or more of lot area	200%	400%	48 ft	48 ft.

\* \* \*

**(14) Stormwater Open Space.**

For properties that contain at least 15,000 sq. ft. of lot area, the stormwater open space bonus may be earned by (1) providing stormwater open space, (2)

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managing street drainage, or (3) providing both stormwater open space and managing street drainage. Open space provided to earn a height bonus that meets the requirements of § 14-702(14)(a) (Criteria for open space) shall count towards the required open area, but shall not be used to satisfy the bonus requirements of § 14-702(6) (Public Space).

**(a) Criteria for Open Space.**

A height bonus may be earned by providing open space that manages stormwater runoff, provided that the space meets the following minimum standards:

- (.1) The stormwater open space shall be located within *the /CDO district or within 20 ft. of Willow Street*, but may be contiguous to other integrated stormwater management systems.
- (.2) *For Properties located within the /ECO district*, [T]the stormwater open space shall account for at least 75% of the lot area located within 20 ft. of Willow Street.

\* \* \*

**(c) Bonus Building Height.**

The additional building height earned by providing certain stormwater management systems is:

<b>Open Space Management Requirements</b>	<b>Additional Building Height</b>	
	<i>/ECO</i>	<i>/CDO</i>
The stormwater open space meets the requirements of § 14-702(14)(a).	24 ft.	24 ft.
<b>Street Drainage</b>	<b>Additional Building Height</b>	

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Management Requirements	/ECO	/CDO
The stormwater open space meets the requirements of § 14-702(14)(b).	12 ft. for every 20% of street drainage area managed, up to a maximum of 48 ft.	<i>12 ft. for every 20% of street drainage area managed, up to a maximum of 48 ft.</i>

\* \* \*

**(15) Through-Block Connections.**

**(a) Criteria.**

A height bonus may be earned by creating a through-block connection within 15 ft. of the former right-of-way of Noble Street between 2nd Street and 6th Street *or within the /CDO, Central Delaware Riverfront Overlay District*, provided that a through-block connection meets the following minimum standards. Open space provided to earn a height bonus that meets the requirements of this § 14-702(15) (a) shall count towards the required open area, but shall not be used to satisfy the bonus requirements of § 14-702(6) (Public Space) *except for properties within the /CDO district.*

- (.1) The through-block connection shall extend between two or more public streets and shall, to the greatest extent possible, be aligned to meet existing through-block connections or public streets that exist within 15 ft. of the current or former Noble Street right-of-way *or connect the Christopher Columbus Boulevard and the Delaware River or the Delaware River Trail.*

\* \* \*

- (.7) A minimum of 50% of each building facade that borders the through-block connection, up to a height of at least 8 ft. above ground level, shall be improved with an active retail use or with landscaped areas, murals, or architectural details, including but not limited to windows and entrances.

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**(b) Bonus Building Height.**

The additional building height earned by providing a through-block connection is:

Through-Block Connection Linear Footage	Additional Building Height	
	/ECO	/CDO
200 linear ft. or less	24 ft.	<i>24 ft.</i>
201-350 linear ft. or less	36 ft.	<i>36 ft.</i>
Greater than 350 linear ft.	48 ft.	<i>48 ft.</i>

\* \* \*

**§ 14-704. Open Space and Natural Resources.**

\* \* \*

**(5) Waterfront Setbacks.**

\* \* \*

**(b) General Standards.**

(.1) All development shall provide a waterfront setback at least 50 ft. wide measured perpendicular to and horizontally from the top-of-bank for all watercourses identified on the Hydrology Maps established by the Water Department and approved by ordinance pursuant to § 14-704(5)(a), *except that development on existing piers shall provide a 12 ft. setback from said watercourses.*

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

*Italics* indicate matter added.  
 [Brackets] indicate matter deleted.  
 {Brackets} indicate matter deleted in tables.