PROPOSED AMENDMENTS TO BILL NO. 100552

Matter added by amendment is in **bold**
Matter deleted by amendment is in ~~strikeout~~

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Race Street, 4th Street, 5th Street and Florist Street; and by amending Section 14-303 of The Philadelphia Code, entitled "'C-3' Commercial District," all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Section 14-304 of The Philadelphia Code is hereby amended to read as follows:

§14-304.   "C-3" Commercial District.

*   *   *

(9)   Notwithstanding anything to the contrary in this Title, ~~lots~~ **for any building containing a hotel use** *in the area bounded by Race Street, 4th Street, 5th Street and Florist Street (as extended westward), the following shall apply:*

   (a)   Use Regulations.

      (1)   The use restrictions of Section 14-1610(3), relating to prohibited uses under the Old City Residential Area Special District Controls, shall not apply.

      (2)   The use restrictions of Section 14-1604.1, relating to sign controls for the area surrounding the Vine Street Expressway and the Benjamin Franklin Bridge Approach, shall not apply.

      (3)   ~~Restaurants, entertainment uses,~~ **Restaurant, entertainment,** *and public* ~~assembly~~ **assembly uses, excluding hotel uses and uses accessory to a hotel,** *shall collectively occupy no more than 35,000 square feet.*

      (4)   ~~For any other uses to be permitted a Zoning Permit would first need to be obtained for a hotel use.~~

   (b)   Height Regulations.

      (1)   A maximum height of 145 feet, including all rooftop mechanicals, penthouses, staircases, and appurtenances, is permitted in the area between the eastern edge of Fifth Street and a line 200 feet east of, and parallel to, the eastern edge of Fifth Street.

(2) *A maximum height of ~~85~~ **80** feet, including all rooftop mechanicals, penthouses, staircases, and appurtenances, is permitted in the area between a line 200 feet east of, and parallel to, the eastern edge of Fifth Street, and the western edge of Fourth Street. All rooftop mechanicals, penthouses, staircases, and appurtenances in such area shall be set back at least ten (10) feet from **the cornice line of the main building along** the western edge of Fourth Street and ten (10) feet from **the cornice line of the main building along** the northern edge of Race Street.*

(c) *Off-Street Parking.*

(1) *For hotel use, at least one (1) space for every three (3) hotel units shall be required.*

(2) *For restaurant, entertainment, and public assembly uses, at least one (1) space for every ~~200~~ **450** square feet of gross floor ~~area.~~ **area shall be required**.*

(3) ***For residential uses, other than hotel uses, one (1) space for each single-family dwelling unit shall be required.***

(4) ***No fewer than 220 parking spaces shall be provided at all times.***

~~(3)~~ **(5)** *Interior valet parking areas may be tandem, stacked, or mechanical parking, and shall comply with applicable parking requirements.*

~~(4)~~ **(6)** *Exterior valet parking areas may be tandem or stacked parking, and shall comply with all applicable surface parking lot requirements, including screening, landscaping, lighting and striping.*

(d) *Signage. Internally-illuminated or LED accessory signs with intermittent or changeable copy are permitted.*

SECTION 2. Pursuant to Section 14-103 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Race Street, 4th Street, 5th Street and Florist Street (as extended westward) from the existing zoning designations indicated on Map "A" set forth below to the zoning designations indicated on Map "B" set forth below.

SECTION 3. Sunset. ~~This~~ **Section 1 of this** Ordinance shall expire two (2) years from the date it is enacted.

SECTION 4. This Ordinance shall take effect immediately.