

**AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/WCS, West Chestnut Street Overlay District,” 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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§ 14-526. /WCS, West Chestnut Street Overlay District.

(1) *Applicability.*

*The West Chestnut Street Overlay District shall consist of all lots with at least 80 feet of street frontage on the south side of Chestnut Street, and backing on the north side of Ionic Street, beginning at the corner of 20<sup>th</sup> Street and following a line running westwardly along Chestnut Street, a distance of 205 feet.*

(2) *Dimensional Standards.*

(a) *Properties located within the CMX-4 zoning district that include workforce housing as defined below, shall be permitted a Floor Area Ratio of 1,200 percent of the lot.*

(.1) *Workforce housing must be included in the development, on-site. In order to meet this requirement, the property owner or developer must submit an affidavit certifying that a minimum of 20 percent (20%) of the proposed units will be set aside for those who qualify for workforce housing. For the purposes of this section, Workforce housing shall be defined pursuant to § 14-702(7)(a)(.1)(a).*

(b) *Civic Design Review (CDR). Developments that complete the Civic Design Review process shall be subject to a subsequent CDR review if the exterior design of the development changes significantly, as determined by the City Planning Commission staff.*

(3) *Parking and Loading.*

(a) *The parking requirement for developments within the /WCS shall be one parking space for every five residential units (1/5 unit), and the required parking spaces may be located off-site within a distance of 3,000 feet, but otherwise following the provisions of § 14-802(9) Off-Site Parking, with the exception noted below:*

*(.1) If after 36 months from the Department issuing a final Certificate of Occupancy, less than fifty percent (50%) of the off-site parking spaces have been rented to residents of a development covered under this /WCS Overlay District, the applicable development will no longer be required to provide any parking. In order for this exception to apply, the developer must comply with the following:*

*(.a) The developer/owner must certify to the Department, in writing, that the 36-month time period has elapsed, and the number of off-site spaces rented by their tenants on an annual basis, is less than fifty percent (50%) of the total number of spaces required by this /WCS Overlay; and*

*(.b) In order for the existing off-street parking spaces to be excluded from the zoning permit, the developer must apply for an amended zoning permit removing any reference to the previously required parking. This amended zoning application must include the above-reference certification, and should be considered by the Department as if there is no parking requirement for this development.*

*(b) There shall be no required loading spaces for properties within the /WCS Overlay District.*

*(c) Loading Spaces that are not required by this Code do not need to meet the dimensional standards located in Table 14-806-3: Required Loading Space Dimensions.*

*(4) Conflicting Regulations.*

*In the event of a conflict between any provision of this § 14-526 (West Chestnut Street Overlay District) and any other provision of Chapter 14-500 (Overlay Zoning Districts), the provisions of this § 14-526 shall govern.*

*SECTION 2. Sunset Provision. This Ordinance shall lapse on December 31, 2024, except as to any building permit then in effect.*

*SECTION 3. This Ordinance shall become effective immediately.*

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**Explanation:**

*Italics indicate new matter added.*