



# City of Philadelphia

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

**BILL NO. 200349  
(As Amended, 6/17/20)**

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**Introduced June 4, 2020**

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**Councilmember Quiñones Sánchez**

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**Referred to the  
Committee on Rules**

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**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 “/AME, American 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

\* \* \*

§ 14-526. /AME, American Street Overlay District.

(1) *Applicability.*

*The American Street Overlay District shall consist of all lots located in the area bounded by Lehigh Avenue, 2nd Street, Huntingdon Street, Philip Street, Berks Street, 2nd Street, Cecil B. Moore Avenue, Philip Street, Oxford Street, Bodine Street, Montgomery Avenue, 3rd Street, Norris Street, Bodine Street, Diamond Street, 3rd Street, Dauphin Street, Bodine Street, Cumberland Street, and 3rd Street.*

# City of Philadelphia

BILL NO. 200349, as amended continued

(2) *Use Regulations.*

(a) *For lots with frontage along American Street, Multi-Family Household Living shall only be permitted subject to the following standards, in addition to those of the applicable base zoning district:*

(.1) *All of the ground floor frontage along American Street must be occupied by a use other than residential and other than parking within the first 30 ft. of building depth, measured from the front building line; provided that:*

(.a) *Regulated uses, as set forth in § 14-603(13) (Regulated Uses), shall be prohibited from the ground floor frontage; and*

(.b) *Any portion of the ground floor intended to meet the requirements of this subsection (.1) shall be designed and constructed to permit a finished ceiling height of at least 14 ft.*

(.c) *For purposes of this subsection (.1), stair exits and secondary entrances with a single elevator shall not be considered residential uses.*

(.2) *At least 20% of all dwelling units on the lot shall be provided and maintained as affordable at the Moderate Income level of affordability, as defined and regulated in § 14-702(7) (Mixed-Income Housing); the provisions of § 14-702(7)(b)(.6) (payment in lieu of providing housing) shall not be used to meet this requirement.*

(.3) *Any development shall be subject to the requirement that no zoning permit shall issue unless an applicant has filed, with the Chief Clerk of City Council, all available statements or documents listed under subsection (d)(.3)(i)(C)(ii) and subsections (f) through (g) of § 17-1603 (Economic Opportunity Plan: Contents), provided that no requirements of § 17-1600 shall apply to this § 14-526.*

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SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.