

§14-304. "C-3" Commercial District.

(1) *Use Regulations.* The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings and/or land for:

(a) Self-service laundry using residential type washing machines; provided, said use complies with the following terms and conditions: (1) Such use does not exceed 2,500 square feet in gross floor area; and (2) such use shall be permitted only from 6 A.M. to 1 A.M.; and (3) lights located on the outside of the premises shall not be permitted to remain lighted after 12 o'clock midnight;

(b) Self-service dry cleaning establishment; provided:

(.1) The Fire Marshal shall have certified that the premises, machines, equipment and materials are in compliance with the Fire Code as set forth in Chapter 5-800;

(.2) An attendant over 21 years of age and trained in the use of the equipment on the premises employed by the licensee shall be present at all times when the premises where the self-service dry cleaning establishment is located is open for business;

(.3) No operator of any coin-operated dry cleaning equipment shall use or permit to be used any solvent, other than that which has been approved by the manufacturer of the equipment, for use therein;

(.4) An interlock system shall be provided on the machine to prevent the loading door from being opened during the normal cycle. Said system may be electrical or mechanical and so connected as to remain effective in case of power failure;

(.5) The licensee shall permit only the front side of the dry cleaning machines to be accessible to the customers. The working or maintenance

portion of the machines shall be so constructed, located and maintained so as to be not accessible to the customer. At no time when customers are present shall the concentration of vapors in the customer area from the dry cleaning solvent exceed 100 parts per million;

(.6) There shall be prominently posted on the premises the name, address and telephone number of the owner or operator of said business and there shall be a public telephone on the premises in a conspicuous location;

(.7) Such use does not exceed 2,500 square feet in gross floor area;

(.8) Such use shall be permitted only from 6 A.M. to 1 A.M.;

(.9) Lights located on the outside of the premises shall not be permitted to remain lighted after 12 o'clock midnight;

(c) All other uses permitted in "C-2" Commercial Districts, subject to all the use qualifications set forth therein, except:

(.1) That all gross floor area limitations are removed;

(.2) That the said uses may be conducted at wholesale; and,

(.3) That the following uses shall not require a Zoning Board of Adjustment Certificate:

(.a) amusement arcades;

(.b) athletic and drill hall, dance hall, theater, motion picture theater, and other entertainment of guests and patrons as a main use;

(.c) bath house and indoor swimming pool;

(.d) billiards, pool and bowling;

(.e) central heating plant;

(.f) courtroom or courthouse building;

(.g) installation of auto, boat, motorcycle or truck parts accessory to sales of same;

(.h) outdoor amusement parks, athletic and sports fields, outdoor swimming pools, and day camps;

(.i) penal and correctional institutions;

(.j) retail sale of picture frames, candles, ceramics, leather goods, with accessory making or assembling of same with hand tools only, not to exceed 1,000 square feet in gross floor space;

(d) Car washing establishment, using mechanical equipment for the purpose of washing and/or polishing automobiles and other vehicles; provided, a Zoning Board of Adjustment certificate, as herein provided, is obtained. Such Zoning Board of Adjustment certificate shall only be issued where such use will have on the premises: (1) a waiting area for incoming cars accessible to the entrance end of the washing equipment, of at least 4,000 square feet, and (2) an area beyond the exit end of the washing equipment, of at least 400 square feet, so situate as to be usable for the hand finishing of the washing process;

(e) Heliports, provided, a Zoning Board of Adjustment certificate, as herein provided, is obtained;

(f) Accessory uses, customarily incidental to any of the above permitted uses; provided, that the accessory use does not occupy more than 25% of the gross floor area, and does not include open air storage of materials, equipment or merchandise;

(g) An outdoor advertising and/or non-accessory advertising sign as permitted in §14-1604.

(2) *Area Regulations.*

(a) *Occupied Area.*

(.1) Buildings containing one or more families shall not occupy more than 75% of the area lot on intermediate lots and not more than 80% on corner lots;

(.2) Buildings other than dwellings shall not occupy more than 90% of the lot area on intermediate lots and not more than 95% on corner lots;

(b) *Open Area.* The open area for buildings containing one or more families shall be not less than 25% of the lot area on intermediate lots and 20% on corner lots, and for buildings other than dwellings, the open area shall be not less than 10% of the lot area on intermediate lots and 5% on corner lots. Such open area shall consist of at least the required minimum rear yards in all cases plus such other front or side yards and/or open courts, as shall be required to equal an area not less than the total open area herein required;

(c) *Building Set-back Line.* No building set-back line shall be required in this district, subject to the provisions of (.2) and (.3) below;

(d) *Yards and Courts.*

(.1) *Additions to Existing Buildings, and Newly Erected Buildings which Contain Less than Three Families:*

(.a) *Front Yards.* No front yards shall be required;

(.b) *Side Yards and Open Courts.* When side yards or open courts are used, except open courts between wings of the same building, they shall have a minimum width of 5 feet for a building not over 3 stories in height and a minimum of 8 feet for buildings over 3 stories (subject to exception, see §14-104(12));

(.c) *Open Courts Between Wings of the Same Building.* The minimum width between wings of the same building shall be 12 feet;

(.d) *Inner Courts.* The least dimension of an inner court shall be 8 feet. Minimum area for such court shall be 100 square feet. Such court of less area than 300 square feet shall not be permitted for any building used for dwelling purposes, except when used as vent shafts;

(.2) *Newly Erected Buildings Containing Three or More Families and Less than Five Stories in Height:*

(.a) *Yards and Courts with Legally Required Windows.* Any wall with one or more legally required windows shall be located so that every point of the wall shall be a minimum horizontal distance which is not less than the height of the wall from: (1) the opposite side of any street which the wall faces, (2) any facing lot line which is not a street line, (3) any opposing wall on the same lot; provided, that every inner court shall have a minimum horizontal dimension equal to or greater than the average height of the walls forming the court;

(.b) *Yards and Courts without Legally Required Windows.* Yards and courts without legally required windows shall be governed by the following provisions:

Front yards and rear yards shall not be required;

Side yards and open courts, when used, shall have a minimum width of 8 feet;

Open courts between wings of the same building shall have a minimum width of 12 feet;

Inner courts shall have a least dimension of 8 feet, and a minimum area of 100 square feet;

(.3) *Newly Erected Buildings Containing Three or More Families and Five Stories or Over in Height:*

(.a) *Yards and Courts with Legally Required Windows.* Any wall with one or more legally required windows shall be located so that every

point of the wall shall be a minimum horizontal distance of 50 feet from: (1) the opposite side of any street which the wall faces, (2) any facing lot line which is not a street line, (3) any opposing wall on the same lot; provided, that every court between wings of the same building shall have no required minimum horizontal dimension but the depth shall not be greater than the width of the court, and every inner court shall have a minimum horizontal dimension equal to or greater than the average height of the walls forming the court;

(.b) *Yards and Courts Without Legally Required Windows.* Yards and courts without legally required windows shall be governed by the following provisions:

Front yards and rear yards shall not be required;

Side yards and open courts, when used, shall have a minimum width of 8 feet;

Open courts between wings of the same building shall have a minimum width of 12 feet;

Inner courts shall have a least dimension of 8 feet, and a minimum area of 100 square feet.

(3) *Height Regulations.* There shall be no height regulations except as height may be limited by the other applicable provisions of this district.

(4) *Floor Area.*

(a) The gross floor area (as defined in §14-102(39)) of any building containing 3 or more families shall not exceed 450% of the area of the lot;

(b) The gross floor area (as defined in §14-102(39)) of any building containing less than 3 families shall not exceed 550% of the area of the lot.

(5) *Off-street Loading.* Off-street loading shall be provided in accordance with §14-1405 of this Title.

(6) *Off-street Parking.* Off-street parking see Chapter 14-1400 of this Title.

(7) *Signs.* Signs accessory to uses on the premises shall be permitted in this district only under the following conditions:

(a) Lots facing one street line shall be permitted a total sign area of 10 square feet for each lineal foot of street line;

(b) Lots facing more than one street line shall be permitted a total sign area as follows:

(.1) For a shorter street line frontage there shall be permitted a sign area of 10 square feet for each lineal foot of street line;

(.2) For a longer street line frontage there shall be permitted a sign area of 5 square feet for each lineal foot of street line; provided, that in no case shall the total sign area on the longer street line frontage be less than the equivalent sign area permitted upon the shorter street line frontage;

(.3) Where a lot has 2 or more short and/or 2 or more long street line frontages, the provisions of (.1) and (.2) shall apply to each of said street frontages;

(c) Where a building is more than 3 stories high, 10% of additional sign area shall be permitted for each story over 3, to be calculated using the total sign area permitted by sub-paragraphs (a) or (b) above as the base for the 10% calculation in each case;

(d) The total of the sign areas permitted in sub-paragraphs (b) and (c) may be cumulated; provided, such use is restricted to one street frontage;

(e) Signs which are free-standing structures on the ground shall not exceed 20 feet in height, measured from the average level of ground of the lot to the top of said structure;

(f) Signs may be animated or illuminated; provided, the illumination shall be focused upon the sign itself so as to prevent glare upon the surrounding area;

(g) Signs with flashing or intermittent illumination shall not be erected within 150 feet of any Residential District, nor facing any Residential District within 300 feet of the sign;

(h) Signs which revolve shall be prohibited;

(i) Any revolving device which causes intermittent flashes of light to be projected shall be prohibited.

§14-305. "C-4" Commercial and "C-5" Commercial Districts.

(1) *Legislative Findings.* The Council finds that:

(a) The current system of floor area bonuses in the Zoning Code, in many cases, has resulted in the construction of buildings with public space that is unattractive, inaccessible and which makes little contribution to the ambiance of the pedestrian experience.

(b) Requiring enhanced public access, seating, landscaping, lighting, public art and other amenities as part of high density commercial and residential developments in "C-4" Commercial and "C-5" Commercial Districts would have a positive impact on the appearance and function of those developments, would provide attractive, accessible and useable public space for the occupants of these buildings as well as for visitors and the general public and would contribute to the economic and social vitality of the City of Philadelphia.

(c) Philadelphia has long been recognized and noted for encouraging public art through requirements in the City Charter and of the Redevelopment Authority and the City's collection of public art is a distinctive asset. Inclusion of public art in the public space of all major new buildings will enhance the appearance of these buildings as well as expand the public enjoyment and experience associated with the public space. Therefore, public art should be provided as an integral part of the public space requirements for buildings for which additional gross floor area is granted.

(d) The current requirements of the "C-4" Commercial and "C-5" Commercial Districts do not include design standards which adequately address the provision of light and air to adjacent public sidewalks and streets.

(e) Because Philadelphia's Center City is concentrated, is built on a grid system of streets, and is served by accessible public transit, it has become known for having "a walkable downtown". The retention of the ambiance of bright, attractive streets and sidewalks is important to maintaining this image and function. Therefore, buildings should be designed so as to minimize the adverse impact upon the availability of light and air to the public sidewalks, and to minimize the adverse effect upon the abutting sidewalk of other functions related to the building, such as parking and loading.

(f) Despite the demonstrated need for retail commercial space to serve the occupants of office buildings and to enliven the abutting sidewalks and public spaces, such retail space is currently not required or encouraged under the provisions of the Zoning Code.

(g) While loading and unloading of trucks in the public streets and onto and across the public sidewalk often creates pedestrian and vehicular safety hazards, congestion and other traffic problems, the current provisions of the "C-4" Commercial and "C-5" Commercial Districts do not regulate open air loading and unloading.

(h) The storage and disposal of trash and garbage is the responsibility of the owner of the building. The use of the public streets and sidewalks to store and handle the trash and garbage from Center City commercial establishments contributes greatly to litter throughout Center City and