

(c) Sunset Provision

The provisions of this §14-503(9) (Hunting Park) shall expire six months after the effective date of this Zoning Code.

§14-504 /NCO, Neighborhood Conservation Overlay District

(1) Purposes

The /NCO, Neighborhood Conservation Overlay district is intended to:

- (a) Promote the public welfare of the City by encouraging conservation and preservation through the revitalization of the physical environment that is unique to a specific neighborhood;
- (b) Provide a reasonable degree of control over the alteration and improvement of the exterior facades of existing buildings and the design of new construction to preserve the aesthetic fabric of these areas, without modifying the availability of permitted and special exception uses in the neighborhood pursuant to Chapter 14-600 (Use Regulations);
- (c) Enhance the City's attractiveness as a place to live, work, and enjoy its cultural, social, and historical opportunities and also to foster a renewed feeling of pride in one's neighborhood;
- (d) Complement the goals of the Commission and the Historical Commission as they seek to develop, revitalize, preserve, and conserve the many diverse and historic neighborhoods of the City; and
- (e) Promote building improvements and maximize the economic, social, and educational value of neighborhood transformation.

(2) Design Guidelines

The design guidelines adopted as part of each /NCO district may address building and site design, but may not address the availability of permitted and special exception uses pursuant to Chapter 14-600 (Use Regulations), related to any of the following:

- (a) Alterations to architectural features of existing buildings that are visible from a public street;
- (b) The new construction or expansion of a building; and
- (c) Construction of a new building or use of a vacant property after substantial demolition of an existing building on a property.

(3) Planning Commission Review

- (a) No building permit shall be issued to construct a building, demolish a building, or alter the exterior of a building that is visible from a public street until the Commission has reviewed the application and confirmed that it complies with all regulations applicable to the applicable /NCO district area.
- (b) If the Commission does not make a written decision to approve or deny the building permit application within 30 days of the date that it receives an application, the Commission will be deemed to have approved the application without conditions.

- (c) The Commission's decision shall not be subject to appeal separately from an appeal to the Board of License and Inspection Review of L&I's decision on the building permit application.

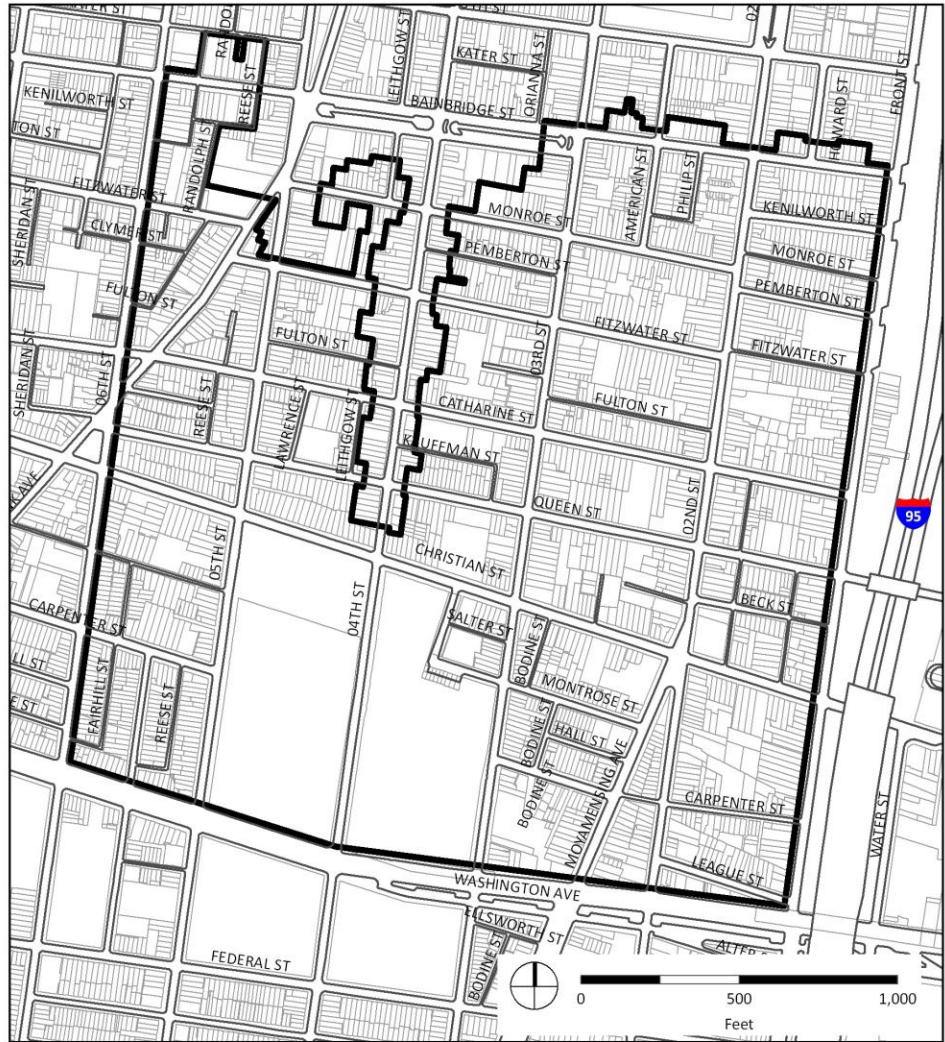
(4) Historic District Designation

- (a) In the event any portion of an approved /NCO district is included in a historic district designated by the Historical Commission pursuant to Chapter 14-1000 (Historic Preservation), all design or development standards and all review and approval procedures listed in this §14-504 (/NCO, Neighborhood Conservation Overlay District) shall be of no further force or effect for the portion of the /NCO included within the historic district, except as indicated in §14-504(4)(b) below.
- (b) §14-504(4)(a) above shall not apply to any property within the historic district that is not individually designated in the Philadelphia Register of Historic Places and upon which no building or structure (not including foundations, parking kiosks, storage sheds, fences, walls, and gates) exists at the time of designation of the historic district.

(5) Queen Village

(a) District Boundaries

The Queen Village /NCO district contains the area bounded by the north side of Washington Avenue, the properties on the north side of Bainbridge Street (inclusive), the east side of 6th Street and the west side of Front Street, except for any property within the South Street/Head House Square area set forth in §14-502(2)(b)(.22), as shown on the following map for illustrative purposes only.



Queen Village (Applies to all lots)

(b) Area Regulations for Residential Structures

These regulations will apply to residentially-zoned properties, regardless of use, and to properties that are permitted by L&I for exclusive residential use.

(.1) Building Setback Line

Buildings with legal street frontage must have no front setback, except buildings with one street frontage of 20 ft. or more and buildings on corner lots may have front setbacks from all street frontages only if a fence wall is constructed upon the property line where the setback is used, and the space between the fence wall and the building contains at least one tree as approved in the DPR plantings list.

(.2) Height Regulations

On streets with a width of 21 ft. or less, including the cartway and legal sidewalks, new construction may not exceed 22 ft. in height to a cornice line, before either:

- (a) Recessing on a plane, a minimum of 45 degrees, to the maximum height allowable in the underlying zoning district or any applicable zoning overlay district; or
- (b) Stepping back from the front property line eight ft. to a vertical wall that may extend to the maximum height allowable in the underlying zoning district or any applicable zoning overlay district.

(c) Design Guidelines for Residential Structures

These regulations will apply to residentially-zoned properties, regardless of use, and to properties that are permitted by L&I for exclusive residential use.

(.1) Requirements for Both New Construction and Alterations

- (a) Where street frontage of a new building exceeds 20 ft. on a single street or where an existing building is extended to exceed 20 ft. on a single street, the façade facing that street must be broken up by offset planes, roofline variations, or other architectural features including, but not limited to, bay windows or setbacks.
- (b) Residential buildings must have a habitable room on the front of the first floor. A habitable room shall be defined as in the Property Maintenance Code, Section PM-202.0.
- (c) New utility meters must be hidden from view from the street frontage.

(.2) Windows

Windows along the street front of first floor habitable rooms must comply with the following:

- (a) Have a maximum height of four ft. six in. from the bottom windowsill to the sidewalk;
- (b) The overall window height must be at least four ft. from sill to head; and
- (c) The minimum aggregate width of the window, in lineal ft., must be at least 33% of the total lineal frontage of the first floor.

(.3) Parking

- (a) Front garages will only be permitted where there is a habitable room on the first floor and the window requirements for that habitable room are met.
- (b) Open-air parking spaces may not be visible from the street frontage.
- (c) New curb cuts may not exceed 10 ft. in width for a single space, and 20 ft. for a double space.
- (d) For new construction of two or more units within a row, parking spaces or garages must be placed directly adjacent to one

another, except where the Commission determines it impracticable.

(.4) Roof Decks

Roof decks must be setback at least eight ft. from the front property line, or a parapet at least 42 in. high may be used to enclose the front of the deck.

(.5) Materials

(.a) Vinyl, stucco, or cement board siding may not be used on the front façade of a building, with the exception of garage doors, main doors, and fenestration.

(.b) Projecting bay windows that face a street may not be constructed of stucco.

(.c) Parking lots may not be constructed of asphalt or slab concrete paving materials.

(.d) Rear walls of buildings must be faced with masonry materials, including stucco, but if the rear of a structure is visible from a street, the material used must be consistent with the front façade of the building.

(.e) Railings for roof decks may be up to 50% opaque and may not be constructed of unfinished wood.

(.f) Fences may not be constructed of unfinished wood or chain link fencing materials.

(.g) A light illuminating the sidewalk must be installed adjacent to the front door of all newly constructed front facades. The illumination must be controlled via a timer.

(d) Design Guidelines for Commercially-Zoned and Industrially-Zoned Structures

The regulations of this §14-504(5)(d) will apply to commercially- or industrially-zoned properties other than properties permitted by L&I for exclusive residential use. They apply to new construction and alterations.

(.1) Building Setback Line

Buildings with legal street frontage may not have front setbacks.

(.2) Parking and Loading

New off-street parking and loading areas must not be visible from the main street frontage.

(.3) Materials

The materials used in the construction of a new structure or façade must be of similar material to that used on the nearest residential structures fronting on the same street as the property under review.

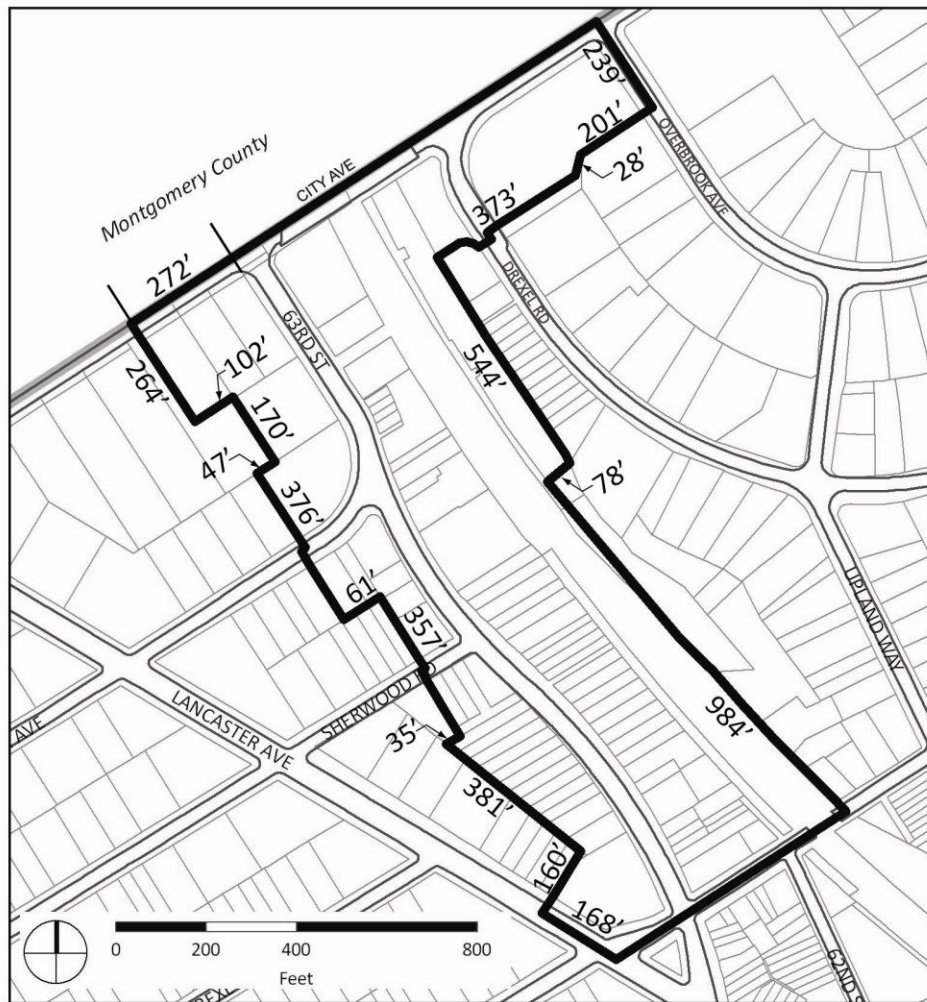
(6) Overbrook Farms

(a) Purpose

The Overbrook Farms /NCO district is established in order to preserve and protect this area of the city. It is recognized that this section of the city, located primarily within the Overbrook Farms National Historic District, is a unique mixed-use, neighborhood-oriented retail district containing residential uses and retail uses interspersed at street level and upper floor residential uses. There is a need to establish special sign and building controls to protect the unique character of the district, foster the preservation of buildings in accordance with its special character, and encourage new compatible development.

(b) Applicability

The requirements of this Overbrook Farms /NCO district apply to all lots within the boundaries shown on the following map.



Overbrook Farms (Applies to all lots)

(c) Additional Permitted Uses

On RSA-3-zoned lots fronting on 63rd Street, office and financial services uses, except for personal credit establishments, are permitted in addition to uses allowed by the underlying zoning.

(d) Design Standards

The Overbrook Farms design standards of this subsection apply to all properties within Overbrook Farms /NCA Overlay district except for those properties fronting on City Avenue between Drexel Road and Overbrook Avenue.

(.1) Building Standards

- (.a) Original materials, including storefronts, windows, walls, cornices, bays, and roofs of buildings, shall be repaired or replaced with materials or details similar to the original materials.
- (.b) The design of new buildings shall be consistent with the character defining features of the Overbrook Farms National Historic District, in terms of massing, vertical and horizontal articulation, proportion of window openings to wall area, and building materials.

(.2) Signs

The requirements of this §14-504(6)(d)(.2) (Signs) shall apply only to properties containing the additional permitted uses identified in §14-504(6)(c) (Additional Permitted Uses).

- (.a) Non-accessory signs are prohibited.
- (.b) Signs shall not be erected nor project above the roof line or wall coping.
- (.c) Signs shall be permitted at a ratio of one sq. ft., per lineal foot of street frontage. For corner buildings with one side on 63rd Street, building frontage for calculation of sign area is that facing 63rd Street only.
- (.d) Only the following types of signs shall be permitted. A total of three signs shall be permitted for each property, from the following:
 - (.i) One flat wall sign per street front. The top of such sign shall extend no higher than the bottom of the window sill, the bottom of projecting bay located at the second story of the building, or 14 ft. above the street line, whichever is lowest. No sign shall obscure or extend across a glazed transom or other window opening. In no case shall any sign exceed 40 sq. ft. in area. The copy of such signs shall not be less than six in. in height;
 - (.ii) One projecting sign, provided that it is limited to a maximum surface area of 12 sq. ft. per face, and the top of such sign shall extend no higher than the bottom of the window sill or projected bay located on the second sto-

ry of the building facade or 14 ft. above the sidewalk, whichever is lowest. The bottom of the sign shall be no lower than eight ft. above the sidewalk. The copy of such sign shall not be less than six in. in height;

- (.iii) One storefront window sign provided that it is limited to a maximum area of 10% of the window area. Such sign shall be limited to individual letters or numerals on the window glass itself. Poster signs are prohibited;
- (.iv) One awning sign per street front, as an alternative to a flat wall sign. The bottom of any awning or canopy shall be at least eight ft. above grade or sidewalk. The sign copy shall be limited to the front plane of the canopy. The top of the awning or canopy may not extend above the sill line of the second floor windows, or 14 ft. above grade. Backlit awnings are not permitted.
- (.e) Signs may be externally illuminated; provided the illumination shall be focused upon the sign itself, so as to prevent glare upon surrounding areas;
- (.f) Box type internally illuminated signs (except for backlit “halo” signs, neon tubing and individual letters affixed to the building or windows of the building) shall be prohibited;
- (.g) All signs, including support hardware, shall be removed at the end of their useful life;
- (.h) Sign lettering and other graphic information shall be neatly and evenly formed, surfaces shall be true and properly prepared and finished and joints shall be neatly formed; and
- (.i) Nonconforming signs shall not be repaired, altered or moved in any substantial manner, and shall be removed at the termination of their useful life.

§14-505 /ENV, Environmental Preservation Overlay District

(1) Purpose

The /ENV, Environmental Preservation Overlay District is intended to preserve certain natural and scenic areas of the City for the benefits they provide to residents, visitors, and wildlife.

(2) Roxborough

(a) Applicability

The boundaries of the Roxborough /ENV overlay district, as shown on the following map for illustrative purposes only, are as follows: beginning at the intersection of the Philadelphia-Montgomery County Line and Hagy’s Mill Road (extended); then south 72 degrees 37 minutes one second east, the distance of 561 ft. and five and one-half in. to a point on Spring Lane; then south 39 degrees 28 minutes one second east, the distance of 66 ft. and four and three-eighths in.