

THE PHILADELPHIA CODE

Table 14-304-2: Civic Design Review Triggers²²⁴

Civic Design Review is required in the following two cases:	
Location of Applicant's Property	Covered Types of Applications
<p>Case 1: The applicant's property is located in any district, except as provided in § 14-304(5)(b)(.1).</p>	<p>AND the application includes new construction or an expansion that:</p> <ol style="list-style-type: none"> 1. Creates more than 100,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or 2. Creates more than 100 additional dwelling units, excluding any dwelling units within an existing structure.
<p>Case 2: The applicant's property:</p> <ol style="list-style-type: none"> 1. Is located in any district except as provided in § 14-304(5)(b)(.1); and 2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties). 	<p>AND the application includes new construction or an expansion that:</p> <ol style="list-style-type: none"> 1. Creates more than 50,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or 2. Creates more than 50 additional dwelling units, excluding any dwelling units within an existing structure.

²²⁴ Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 130804 (approved December 18, 2013); amended, Bill No. 150264 (approved June 14, 2015).