

ZONING AND PLANNING

Table 14-502-1: /CTR Summary Table²⁹³

Area	Height Controls	Setback/ Build-To Controls	Supplemental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls	Bulk and Massing Controls
Benjamin Franklin Parkway Area	§ 14-502(3)(d)			§ 14-502(6)(a)			§ 14-502(9)(e)
Broad Street Area							
South			§ 14-502(5)	§ 14-502(6)(a); § 14-502(6)(f)		§ 14-502(8)(a)	
North			§ 14-502(5)				
Mid-North	§ 14-502(3)(k)			§ 14-502(6)(b)			
Central		§ 14-502(4)(a)		§ 14-502(6)(e)			
Mid-South			§ 14-502(5)	§ 14-502(6)(i)			
Center City Commercial Area					§ 14-502(7)(b)		
Center City Commercial District Control Area	§ 14-502(3)(l)		§ 14-502(5)				§ 14-502(9)(e)
Center City Residential District Control Area		§ 14-502(4)(c)					
City Hall Area	§ 14-502(3)(a)						
City Hall Sign Area					§ 14-502(7)(k)		
City Hall View Corridor, Northeast	§ 14-502(3)(b)						
City Hall View Corridor, Southeast	§ 14-502(3)(c)						
Chestnut and Walnut Street Area	§ 14-502(3)(k)	§ 14-502(4)(a)		§ 14-502(6)(a); § 14-502(6)(f)		§ 14-502(8)(a)	
East			§ 14-502(5)				
West			§ 14-502(5)				
Chinatown Area			§ 14-502(5)	§ 14-502(6)(f)			
North	§ 14-502(3)(i)						
South					§ 14-502(7)(i)		
Convention Center Area					§ 14-502(7)(a)		
Independence Hall Area	§ 14-502(3)(g)	§ 14-502(4)(b)			§ 14-502(7)(g)	§ 14-502(8)(b)	
John F. Kennedy Boulevard Area		§ 14-502(4)(a)					
Locust Street Area		§ 14-502(4)(a)		§ 14-502(6)(a)			
Logan Square Area					§ 14-502(7)(l)		
Market Street Area				§ 14-502(6)(a); § 14-502(6)(e)			
East			§ 14-502(5)			§ 14-502(8)(a)	
West		§ 14-502(4)(a)					
Market Street East Retail Area							
North					§ 14-502(7)(m)		
South					§ 14-502(7)(n)		
Mid-Walnut Street Area	§ 14-502(3)(o)			§ 14-502(6)(m)			§ 14-502(9)(g)

²⁹³ Amended, Bill No. 130255-A (approved June 25, 2013); amended, Bill No. 140857 (approved December 19, 2014); amended, Bill No. 150264 (approved June 16, 2015); amended, Bill No. 150379 (approved June 18, 2015); amended, Bill No. 140519-AAA (approved October 27, 2015); amended, Bill No. 160096 (approved May 10, 2016); amended, Bill No. 160718 (became law May 4, 2017); amended, Bill No. 180911 (approved January 3, 2019); amended, Bill No. 200094 (became law October 22, 2020); amended, Bill No. 210075 (approved March 29, 2021); amended, Bill No. 200348 (approved May 11, 2021); amended, Bill No. 210362 (approved June 23, 2021); amended, Bill No. 210829 (approved March 23, 2022).

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Area	Height Controls	Setback/ Build-To Controls	Supple- mental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls	Bulk and Massing Controls
Minimum Building Height Area	§ 14-502(3)(j)						
Old City Residential Area			§ 14-502(5)	§ 14-502(6)(f)			
Central	§ 14-502(3)(h)						
Bridge Approach							§ 14-502(9)(a)
Core				§ 14-502(6)(n)			
Parking Garage Ground Floor Use Control Area				§ 14-502(6)(d)			
Parkway Buffer				§ 14-502(6)(f)	§ 14-502(7)(c)	§ 14-502(8)(b)	
Northwest	§ 14-502(3)(e)						
Southeast	§ 14-502(3)(f)						
Residential Parking Control Area				§ 14-502(6)(c)			
Rittenhouse Square					§ 14-502(7)(j)		
Society Hill	§ 14-502(3)		§ 14-502(5)	§ 14-502(6)	§ 14-502(7)	§ 14-502(8)	
South Street/Head House Square			§ 14-502(5)		294		
Central		§ 14-502(4)(a)		§ 14-502(6)(a)			
South Street West				§ 14-502(6)(h)			§ 14-502(9)(b)
Southwark National Historic District					§ 14-502(7)(h)		
Spruce Street Area		§ 14-502(4)(a)					
East				§ 14-502(6)(a)			
Vine Street Area					§ 14-502(7)(e)		
Washington Square					§ 14-502(7)(f)		
West Chestnut Street Area				§ 14-502(6)(l)		§ 14-502(8)(a)	§ 14-502(9)(f)

²⁹⁴ Table referenced § 14-502(7)(d), but that provision was repealed by Bill No. 120430-A; deleted by Code editor.