



City of Philadelphia

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

BILL NO. 150643 (As Amended, 11/16/15)

Introduced September 10, 2015

Councilmember Blackwell

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Chapter 14-300 of The Philadelphia Code, entitled “Administration and Procedures,” to provide for permit holders to give community members notice in connection with As of Right Permits, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 14-300 of The Philadelphia Code, entitled “Administration and Procedures,” is hereby amended to read as follows:

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES.

* * *

§ 14-303. Common Procedures and Requirements.

Procedures that are common to several types of applications for permits, approvals, or variances are provided for in this section.

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(6) Zoning Permits.

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(f) Posting of Permits.

City of Philadelphia

BILL NO. 150643, as amended continued

(.1) Posting of Permits on the Subject Property

Within five (5) business days of receipt of any permit under this Zoning Code, including any conditional zoning permit, the permit holder shall post a true copy of the permit on the subject property, along each street frontage (unless impractical) in a place and manner conspicuous to the public, for no less than thirty (30) days.

(.2) Written Notice of Conditional Zoning Permits

If the City has listed the street address or an email address for one or more Registered Community Organizations, as defined in § 14-303(11A) 100.1 (Registered Community Organizations), on a City website page that lists all Registered Community Organizations, then a holder of a conditional zoning permit shall provide written notice to any Registered Community Organization whose registered boundaries include the subject property. Notice shall be sent via hand delivery or certified mail to the street address, or via email to the email address, of any such Registered Community Organization listed on such City website page within fifteen (15) days of receipt of the conditional zoning permit. A written notice containing the address of the subject property and a copy of the conditional zoning permit shall meet the notice obligation required hereby.

[(.2)](.3) Posting of As of Right Permits by L&I

No later than 5:00 PM of the next business day following the date of issuance of any as of right zoning permit, L&I shall:

(.a) post the zoning permit on its official website, in searchable format, by date of issuance, name of permit holder, address of permitted property, zip code, and council district; and

(.b) Send by email to all Registered Community Organizations and all councilmembers a notification of the zoning permit that includes the date of issuance, the name of the permit holder, and the address, zip code, and council district of the permitted property.

City of Philadelphia

BILL NO. 150643, as amended continued

[The failure to meet the requirements of this subsection 14-303(6)(f)(.2) in connection with issuance of any particular permit shall not extend the time period for filing an appeal of the issuance of the permit.]

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon final passage.

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.

City of Philadelphia

BILL NO. 150643, as amended continued