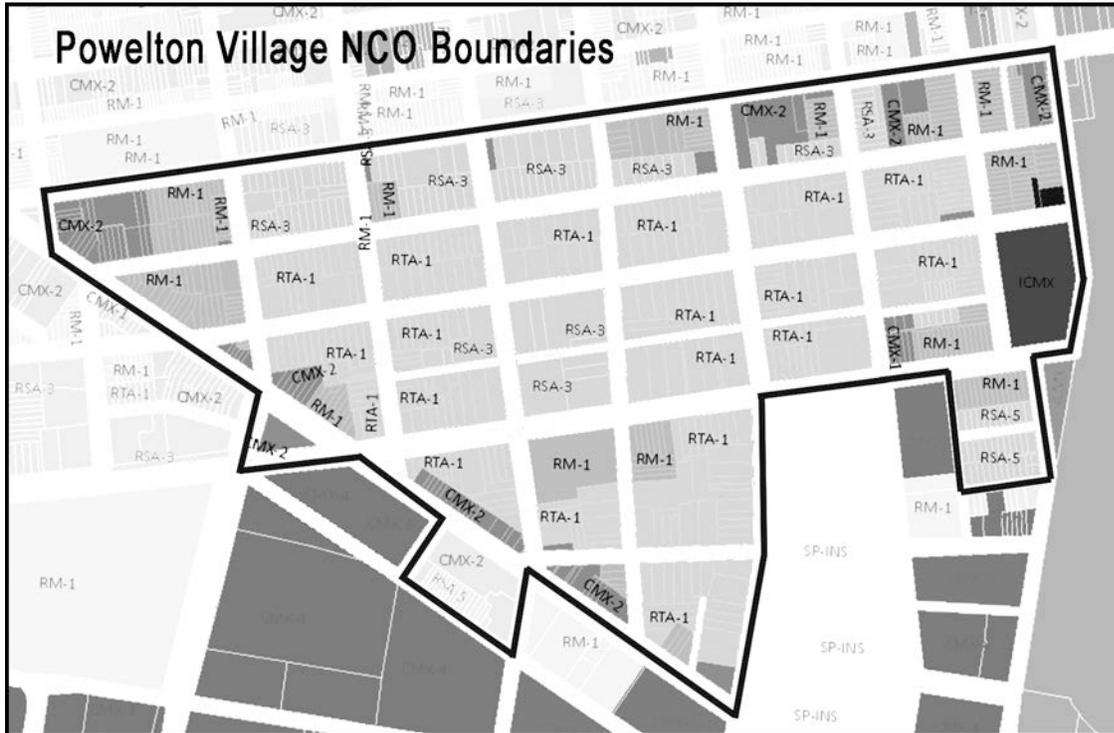


Powelton Village Neighborhood Conservation Overlay
- Philadelphia Code Section 14-504.9 -

The Powelton Village NCO applies to the properties bounded by: 31st Street from Spring Garden Street to Powelton Avenue, to 32nd Street, to Summer Street, to Natrona Street, to Powelton Avenue, to 34th Street, to Lancaster Avenue, to 36th Street, to Warren Street, to 37th Street, to Lancaster Avenue, to Powelton Avenue, to 38th Street, to Lancaster Avenue, to 39th Street, to Spring Garden Street, to 31st Street.



Part B. regulations for residentially-zoned properties

B.1 building setback line

Where a new building is attached to an existing structure, the setback of the primary façade of the new structure shall match the setback of the primary façade of the existing adjacent structure, unless a greater setback is required by the Zoning Code.



example of a mis-aligned setback

B.2 building height

Notwithstanding other sections of the Zoning Code, the height of a new structure shall be limited to three-stories, and thirty-five (35) feet.



example of an over-height building

B.3.a.i and B.3.a.ii fenestration - scale

For all new construction, windows along the street frontage of the first floor shall have an overall window height of at least five feet from sill to head, and shall have a minimum aggregate width, in lineal feet, of at least 25% of the total lineal frontage of the first floor.



example of undersized ground floor windows

B.3.b fenestration - percentage of glazing

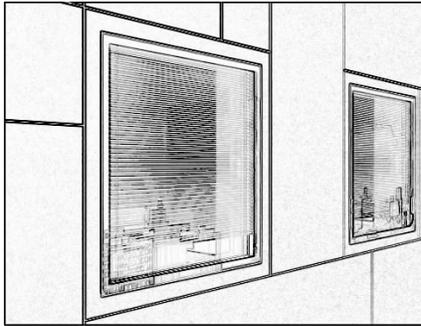
Where a building permit is required, replacement windows on existing structures facing a public right-of-way shall maintain at least 90% of the glazing for the windows that they replace.



example of undersized replacement glazing

B.3.c fenestration - relief

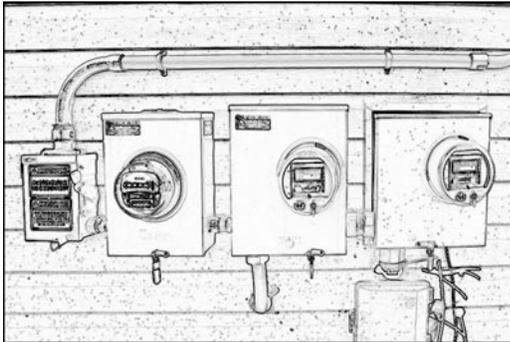
Where a building permit is required, flush mounted windows shall be prohibited for all façades or portions of façades with masonry exteriors. In such façades, windows shall be inset a minimum of two inches from the exterior face. For all other façade materials, windows must either be recessed a minimum of two inches from the exterior face or they must include a head and sill or window surround of a contrasting material projecting from the adjacent exterior face of the façade by at least one inch.



example of flush mounted windows (prohibited)

B.4 utilities

New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioners.



example of unshielded meters (prohibited)

B.5 impervious coverage

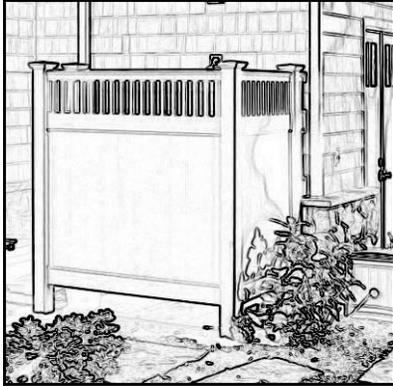
The impervious coverage for front and rear yards shall not exceed fifty percent (50%). Open, roofed porches shall be excluded from this calculation.



example of fully paved front yard (prohibited)

B.6 screening of refuse containers

It is encouraged that new multifamily buildings provide interior trash storage areas, or exterior screened enclosures attached permanently to the building and installed into the ground so that waste receptacles are not visible from the public right of way. Such storage areas and enclosures shall not be permitted in the required front setback of a property or within the public right of way.



example of proper placement and screening of waste receptacles

B.7 cornices

New semi-detached buildings shall include a cornice where the existing, attached structure includes a cornice. The depth, height and alignment of the new cornice shall match that of the existing, adjacent structure.



example of mis-aligned and mis-matched roof cornices

B.8.a porches - adjacent continuity

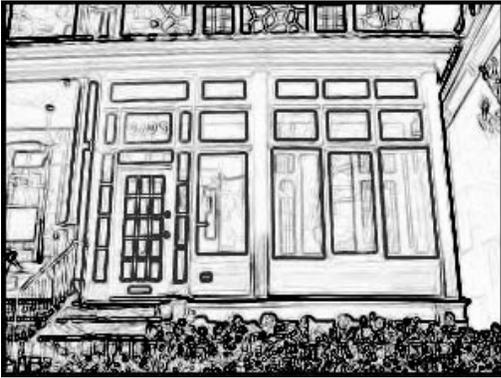
Where a new building is attached to an existing structure that includes a porch, the new structure shall also include a porch. The new porch must match the existing depth, roofline, and floorline of the existing adjacent porch.



example of missing porch (prohibited)

B.8.b porches - enclosure

Existing porches at the front of a building shall not be enclosed to make interior living space, unless enclosed with at least 80% of façade consisting of transparent glass.



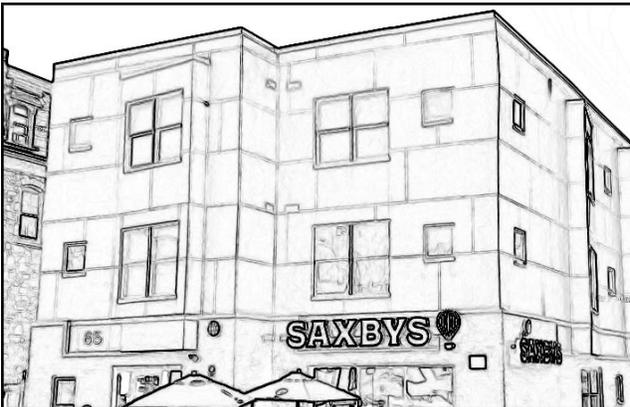
example of acceptable enclosure of front porch

B.8.c porches - exception

Accessible or visitable units are exempt from the requirements of this subsection

B.9.a materials

For new construction, the following building façade materials shall be prohibited on any façade that is visible from a public right-of-way: vinyl siding, horizontal aluminum siding, highly textured stucco, exterior insulation finishing system (EIFS), and concrete masonry units (CMU).



example of EIFS cladding (prohibited)

B.9.b materials

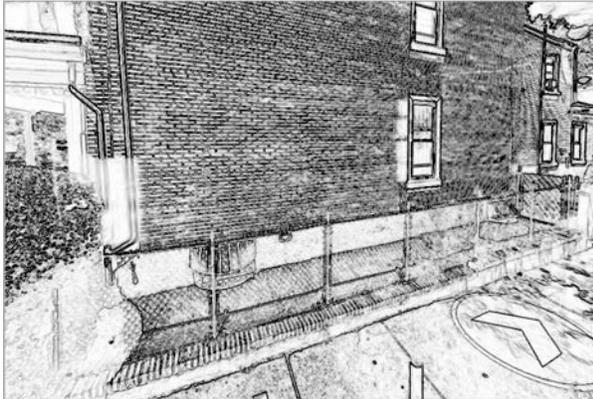
Retaining walls and garden walls located along a street frontage shall not be constructed of concrete masonry units (CMUs) unless capped and covered with stone, cultured stone, stucco, or brick.



example of bare CMU retaining wall (prohibited)

B.9.c materials

Fences or fence walls located along a street frontage shall not be constructed of chain link or concrete masonry units (CMU).



example of chain link fencing (prohibited)

B.9.d materials

New porches or decks erected in the front yard shall not be constructed of unpainted, pressure treated wood.



example of pressure-treated porch (prohibited)

B.9.e materials

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



example of stucco covered bay window (prohibited)

2. Commercially-zoned properties

C.1 building facades – offset planes

For all new construction and for all façade alterations that require a building permit, where a street frontage of a new building or building subject to façade alteration exceeds 20 feet on a single street, the façade facing that street shall be broken up by at least one offset plane making up at least 15% of that façade. Architectural features including, but not limited to, bay windows, cornices, recesses, overhangs, and any other variations in planes with a minimum dimension of at least 18 inches, from the primary façade plane, may be used to meet this requirement.



example of proper articulation of façade

C.2.a.i and C.2.a.ii fenestration – scale and extent

For new construction, windows of first floor habitable space, as defined in the Property Maintenance Code - Section PM-202, that face a street frontage shall have an overall window height of at least six feet from sill to head, and at the primary façade, have a minimum aggregate width in lineal feet of at least 66% of the total lineal frontage of the first floor.



example of acceptable window scale and extent

C.3 utilities

New utility meters and HVAC equipment located on frontages shall be screened with landscaping, fences, or walls. Any other utility structures and their conduits facing a frontage shall be painted to match the wall or otherwise have their visibility minimized. This provision shall not apply to satellite dishes less than one meter in diameter or window air conditioning units. (see B.4 for prohibition example)

C.4 materials

For new construction, the following front building façade materials shall be prohibited – vinyl siding, horizontal aluminum siding, highly textured stucco, exterior insulation finishing system (EIFS), and concrete masonry units (CMU). (see B.9.a for prohibition example)