AN ORDINANCE

Amending Chapter 14-700 of The Philadelphia Code, entitled “Development Standards,” to add a new Chapter 14-XXXX, entitled “Residential Green Roof Zoning Bonus,” to provide for a residential By-Right Zoning Bonus, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

CHAPTER 14-XXX. RESIDENTIAL GREEN ROOF ZONING BONUS

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

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CHAPTER 14-XXXX. "Residential Green Roof Zoning Bonus".

In the RSA-5 district, the minimum lot size shall be 800 square feet where buildings constructed on such lots include a green roof.

In the RM-1 district, the minimum lot size shall be 800 square feet where buildings constructed on such lots include a green roof.

(a) **Definitions.** For purposes of this subsection, the following definitions shall apply:

(1) **Green roof.** An addition to a roof that supports living vegetation and includes a synthetic, high quality waterproof membrane, drainage layer, soil layer and light weight medium plants.

(2) **Eligible roof top space.** The total space available to support a green roof, as certified by a structural engineer.

(b) **Application.** A residence seeking a green roof zoning bonus must file a Green Roof Height Bonus application, in the form and manner prescribed by the Philadelphia Planning Commission, that includes the following:

(1) The location of the proposed green roof.

(2) Proof that the applicant has received all required permits and approvals to construct the green roof, after first submitting to the Department of Licenses and Inspections the plans for the green roof and a written analysis conducted by a roof engineer that confirms the following:

   (i) The condition of the roof is satisfactory for green roof construction;
(ii) The structural capacity of the roof would support the proposed green roof;
(iii) There is appropriate and safe access to the roof for maintenance purposes;
(iv) The weight of the proposed green roof is appropriate for the roof; and
(v) The plans include appropriate irrigation and drainage measures.

(c) **Commitment Letter.** The Planning Commission shall approve the application if it contains all the required information. After approval of the application, the applicant must execute a commitment letter with the Planning Commission setting forth the following:

(1) The plans for the green roof, as approved by the Department of Licenses and Inspections, which plans must provide for a green roof covering at least fifty percent (50%) of the building's rooftop or seventy-five percent (75%) of eligible roof top space.

(2) The applicant's commitment to maintain the green roof after completion

(3) Such other provisions as the Planning Commission deems appropriate.

SECTION 2. This ordinance will take effect immediately.