

Proposed Amendment to Bill No. 250917, as Amended February 3, 2026

Matter to be added by amendment in ***Bold Italics***
Matter to be deleted by amendment in ~~Strikethrough~~

AN ORDINANCE

Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District,” to provide for building requirements to prevent vacant lots, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-529. /VDO, Fifth District Overlay District.

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(8) Building Requirements to Prevent Vacant Lots.

No building permits shall be issued for the demolition of a principal building located within the /VDO, Fifth District Overlay District unless a building permit has been issued for the construction or expansion of a new or existing principal building on the same lot.

(a) Section 14-529(8) shall not apply if such a demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or such demolition is necessary to abate an unsafe condition impacting the right of way or any adjacent property as determined by the Department of Licenses and Inspections.

(b) Section 14-529(8) shall not apply to parcels zoned CMX3, CMX4 and CMX5.

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SECTION 2. This Ordinance shall take effect immediately.