



City of Philadelphia

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

BILL NO. 250917-A
(As Amended on the Floor, 3/5/26)

Introduced October 23, 2025

Councilmember Young

**Referred to the
Committee on Rules**

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

* * *

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

* * *

(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.

City of Philadelphia

BILL NO. 250917-A, as amended continued

(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.*

* * *

SECTION 2. This Ordinance shall take effect immediately.

Explanation:

Italics indicate new matter added.