

City of Philadelphia



(Bill No. 250808)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” by revising and clarifying certain provisions and making technical changes to text that has expired, 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

* * *

§ 14-502. /CTR, Center City Overlay District.

* * *

(5) Supplemental Use Controls.

* * *

(c) [Permitted Accessory Uses and Structures.

In addition to those accessory uses and structures permitted in the underlying zoning district, roof decks shall be permitted for non-residential uses within the Broad Street Area, Mid-South, provided that this § 14-502(5)(c) shall expire on January 1, 2020.] *Reserved.*

* * *

(6) Parking and Loading Regulations.

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City of Philadelphia

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(i) [Broad Street Area, Mid-South.

The following requirements apply to lots within the Broad Street Area, Mid-South, provided that this § 14-502(6)(i) shall expire on January 1, 2020 for lots located entirely within the area bounded by Watts Street, Pine Street, Broad Street, and Cypress Street (extended).

(.1) The minimum width for parking aisles shall be 16 ft.

(.2) Notwithstanding the provisions of Table 14-806-2 (Off-Street Loading in RMX-3, CMX-4, and CMX-5), a minimum of one loading space shall be provided for every 450,000 sq. ft. of gross floor area.

(.3) Loading spaces are not required to meet the requirements of Table 14-806-3 (Required Loading Space Dimensions).

(.4) Loading spaces are not required to meet the requirements of § 14-806(2)(d) (Ingress and Egress). 394

(.5) Notwithstanding the provisions of Table 14-802-2 (Required Parking in Commercial Districts), the minimum number of parking spaces required for multi-family household living shall be one parking space for every ten units.] *Reserved*.

* * *

(k) Society Hill Area.

(.1) For lots zoned RM-1 in the Society Hill Area, the minimum number of parking spaces required for household living uses with more than three dwelling units shall be three parking spaces per every 10 dwelling units.

(.2) For lots within the Society Hill Area the provisions of § 14-801(2)(d) are not applicable.

* * *

SECTION 2. This Ordinance shall become effective immediately.

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Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 30, 2025. The Bill was Signed by the Mayor on November 12, 2025.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council