

# City of Philadelphia



(Bill No. 250436-A)

## AN ORDINANCE

Amending Chapter 14-600 of The Philadelphia Code, entitled “Use Regulations,” and Chapter 14-700, entitled “Development Standards,” to establish use requirements for above-ground garages owned by a public entity and new development standards applicable to certain areas of land located within an area bounded by 10th Street, Chestnut Street, 11th Street and Ludlow Street, 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:

§ 14-602. Use Tables.

\* \* \*

(4) Commercial Districts.

\* \* \*

(a) Notes for Table 14-602-2.

\* \* \*

[6] In the CMX-4 and CMX-5 districts, underground parking garages are permitted; otherwise any portion of a parking garage located above ground level that is not owned by a public entity requires special exception approval in accordance with the special exception procedures in § 14-303(7) (Special Exception Approval). *For above ground garages owned by a public entity, above ground parking shall be an allowed use, notwithstanding the provisions of § 14-502-2 (Chestnut and Walnut Street Area West, Supplemental Use Controls in the Center City Overlay District), provided that the garage provides a minimum of 400 parking spaces and provides for the integration of a waste management area for use by retail establishments within the designated boundary. This area shall include a shared trash compactor and meet all applicable design, screening, and maintenance standards, ensuring no adverse impact on pedestrian circulation or adjacent ground-floor uses.*

§ 14-702. Floor Area, Height, and Dwelling Unit Density Bonuses.

\* \* \*

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*(17) Public Street Enhancement Bonus*

*To qualify for this bonus, a public street must meet the improvement criteria set forth in this section.*

*(a) Criteria*

*A height bonus may be earned by providing public street enhancements provided that these enhancements meet the following minimum standards.*

- (.1) The street enhancements shall be located on the 1000 block of Ludlow Street between 10th Street and 11th Street and shall be aligned to meet existing public streets that exist within the current right-of-way.*
- (.2) The street enhancements shall be at least 30 ft. in width and unobstructed and open to the sky, not including arbors, trellises, trees, seating, and landscaped areas, notwithstanding existing building encroachments.*
- (.3) The street enhancements shall have pedestrian access and meet all public access design and engineering requirements adopted by the City.*
- (.4) Vehicular traffic and loading are allowed only if the street enhancements meet all applicable vehicular standards or regulations adopted by the City.*
- (.5) The street enhancements shall include:*
  - a. Sidewalk Enhancements: High-quality paving materials or decorative treatments to differentiate pedestrian areas.*
  - b. Pedestrian-Scale Lighting: Decorative or functional lighting to improve nighttime safety and aesthetics.*
  - c. Landscaping Features: Street trees, planters, or green infrastructure to soften the streetscape.*
  - d. Public Art: One or more permanent public art installations, murals, or artistic treatments shall be installed on the publicly visible facades of any parking garage located within the enhancement area.*

*(b) Bonus Building Height.*

- a. The additional building height earned by providing a street enhancement is:*

Street Enhancement Linear Footage	Additional FAR
	/CMX-5

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200 linear ft. to 249 liner ft.	200
Over 250 linear ft.	300

*(c) Approval Criteria*

*(.1) Streets Department Review.*

*(.a) In addition to the qualifying criteria of § 14-702 (17) L&I shall not issue a building permit until the Street Department has reviewed and approved the street enhancements subject to this bonus.*

*(.b) The Department shall have 30 days upon receipt of an application to review all proposed street enhancements subject to this bonus; after the 30-day review period has passed, the approval of the Department shall be presumed.*

SECTION 2: Notwithstanding any provision to the contrary in § 14-702, for all properties located within the boundary area, and subject to the remapping enacted in this Ordinance, no zoning permit for the construction of any publicly owned garage shall be issued unless the applicant demonstrates compliance with the Public Street Enhancement Bonus standards outlined in § 14-702 (17) by receiving preliminary approval from the Streets Department evidencing the intent to comply with the enhancements. This preliminary approval shall be condition precedent to the use of the remapped zoning classification identified as Map “B” below.

SECTION 3: Pursuant to § 14-701 of the Philadelphia Code, the Dimensional Standards for Commercial Districts Dimensional Table – Center City/University City Floor Area Ratio Map at § 14-701(3)(a)[2] is hereby amended to include certain areas of land within an area bounded by 10th Street, 11th Street, Ludlow Street, and Chestnut Street from the existing zoning overlay shown on Map “A,” set forth below, to the zoning overlay set forth on Map “B” below.

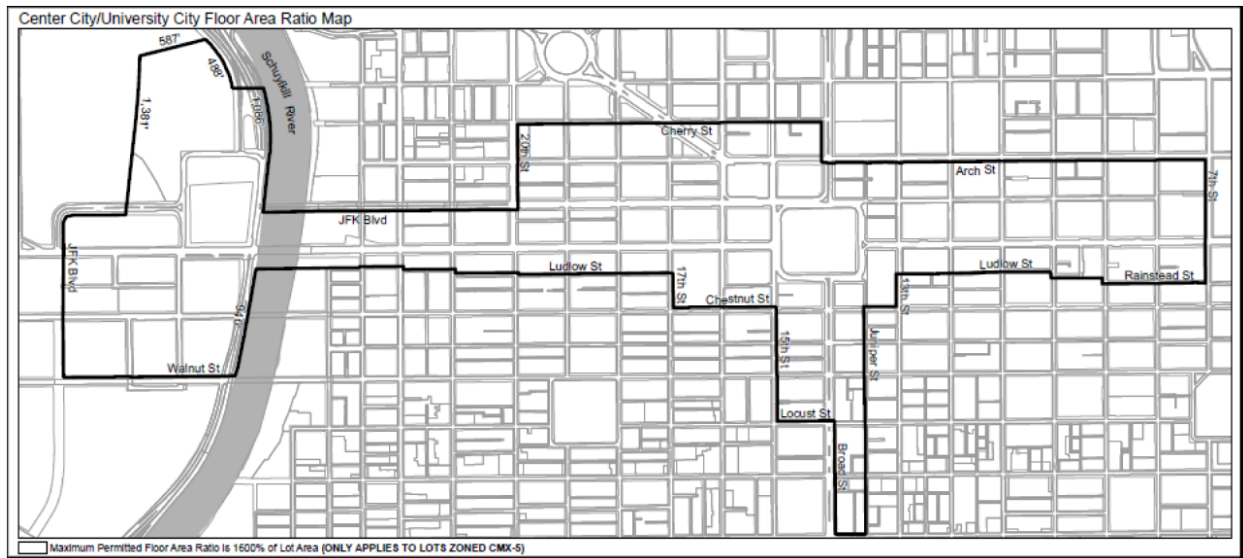
SECTION 4: The Ordinance shall become effective immediately.


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## MAP A: EXISTING OVERLAY ZONING



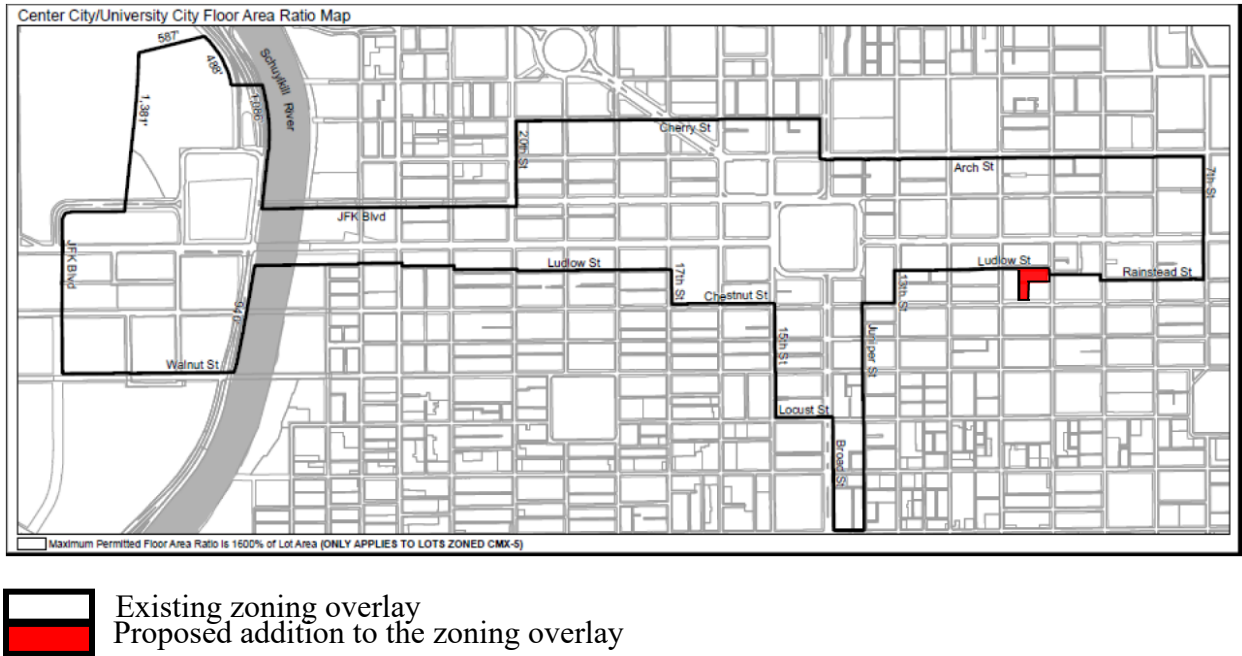
 Existing zoning overlay

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## MAP B: PROPOSED OVERLAY ZONING



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 12, 2025. The Bill was Signed by the Mayor on July 1, 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