



City of Philadelphia

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

BILL NO. 260530

Introduced May 14, 2026

Councilmember Squilla

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-702 of The Philadelphia Code, entitled “Floor Area, Height, and Dwelling Unit Density Bonuses,” to clarify the terms of the public street enhancement bonus and make related technical changes, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1: Section 14-702 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

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

* * *

(17) Public Street Enhancement Bonus.

* * *

(a) Criteria.

City of Philadelphia

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A [height] *floor area ratio* bonus may be earned [by providing] *for the provision of* public street [enhancements] *enhancements*, provided that these enhancements meet the following minimum [standards.] *standards*:

* * *

(b) [Bonus Building Height.] *Floor Area Ratio Bonus.*

(.1) [The additional building height] *In addition to the maximum floor area ratio otherwise available pursuant to this Chapter, the floor area ratio* earned by providing a street enhancement is:

Street Enhancement Linear Footage	Additional FAR
	/CMX-5
200 linear ft. to 249 liner ft.	[200] 200%
Over 250 linear ft.	[300] 300%

* * *

Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.