

City of Philadelphia



(Bill No. 260519)

AN ORDINANCE

Amending Section 14-513 of The Philadelphia Code, entitled “/TOD, Transit-Oriented Development Overlay District” by exempting certain districts from ground floor use requirements, 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

* * *

§ 14-513. /TOD, Transit-Oriented Development Overlay District.

* * *

(4) Use Regulations.

* * *

(b) Active Ground-Floor Uses. [If permitted under the base zoning district,] *Except in any RSA, RSD, RM, RTA, or SP-PO district*, at least one of the following uses, *which use must be permitted under the base zoning district*, is required on the ground floor of any building along the primary frontage:

- (.1) Retail sales;
- (.2) Commercial services;
- (.3) Public, civic, and institutional uses;
- (.4) Office uses; or

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- (.5) Enclosed public space, enclosed gardens, public rooms,
through-block connections.

* * *

SECTION 2. This Ordinance shall become effective immediately.

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 June 11, 2026. The Bill was Signed by the Mayor on June 12, 2026.

A handwritten signature in black ink, appearing to read "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