



# City of Philadelphia

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

**BILL NO. 260536**

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**Introduced May 14, 2026**

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**Councilmember Bass for Council President Johnson**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning,” to amend certain provisions of Chapter 14-500, entitled “Overlay Zoning Districts,” by creating the “/WCS, West Chestnut Street Overlay District,” 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.

\* \* \*

(2) Applicability.

\* \* \*

(b) Area Boundaries

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(.33) West Chestnut Street Area.

The West Chestnut Street Area shall consist of all lots with at least 80 ft. of street frontage on the south side of Chestnut Street and street frontage on the north side of Ionic Street, beginning at the corner of 20th Street and following a line running westwardly along Chestnut Street a distance of 205 ft.

\* \* \*

(d) /CTR Summary Table.

Table 14-502-1, below, summarizes the standards and regulations of this § 14-502 (/CTR, Center City Overlay District). In the event of conflict between the provisions of Table 14-502-1 and the text of this Zoning Code, the text shall govern.

**Table 14-502-1: /CTR Summary Table**

Area	Height Controls	Setback / Build-To Controls	Supplemental Use Controls	Parking & Loading Controls	Sign Controls	Special Review Controls	Bulk and Massing Controls
* * *							
Spruce Street Area		§ 14-502(4)(a)					
* * *							
West Chestnut Street Area				§ 14-502(6)(l)		§ 14-502(8)(a)	§ 14-502(9)(f)
Vine Street Area					§ 14-502(7)(e)		
* * *							

(6) Parking and Loading Regulations.

\* \* \*

(l) West Chestnut Street Area

(.1) Accessory parking shall be provided in the West Chestnut Street Area at a ratio of one parking space for every five dwelling units, provided that required accessory parking spaces may be located off-site within a distance of 3,000 ft., but must otherwise conform to the provisions of § 14-802(9) Off-Site Parking.

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(.2) If at least 36 months have elapsed from the date of issuance of a final Certificate of Occupancy and fewer than fifty percent (50%) of the required accessory parking spaces have been rented or sold to residents of a development covered under this West Chestnut Street Area, the applicable development will no longer be required to provide any parking, provided that the developer must be issued an amended zoning permit or a new zoning permit that removes any reference to the previously required parking. L&I shall issue such an amended zoning permit or new zoning permit only if the applicant certifies to L&I, and provides documentation demonstrating, that the 36-month time period has elapsed and that the number of off-site spaces rented or owned by residents of dwelling units in the development on an annual basis is less than fifty percent (50%) of the total number of spaces required by this West Chestnut Street Area.

(.3) There shall be no required off-street loading spaces for lots within the West Chestnut Street Area.

(.4) Off-street loading spaces provided in the West Chestnut Street Area that are not required by this Code are not subject to the provisions of § 14-806(2)(b) (Minimum Dimensions).

(.5) In the event of a conflict between any provision of this subsection (l) and any other provision of Chapter 14-500 (Overlay Zoning Districts), the provisions of this subsection (l) shall govern

(.6) The provisions of this subsection (l) shall lapse on December 31, [2024]2028, except as to any building permit then in effect.

\* \* \*

## (8) Special Review Areas.

The following special review requirements apply to the areas described in each subsection below are shown on the Special Review Areas map for illustrative purposes only.

(a) Planning Commission Review.

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(.1) L&I shall not issue a building permit for the erection of a building or alteration of a facade in the Chestnut and Walnut Street Area, South Broad Street Area, or East Market Street Area until the Commission has reviewed plans of the facade and determined that the proposed facade, in the opinion of the Commission, is in harmony with Center City's historic commercial area and pedestrian-oriented environment. The Commission has 60 days to approve or disapprove the application, after which its approval will be presumed.

(.2) West Chestnut Street Area.

(.a) In addition to the provisions of (.1), above, L&I shall not issue a building permit for the erection of a building or alteration of a facade in the West Chestnut Street Area unless either:

(.i) The Commission has reviewed the plans of the facade and determined that those plans are substantially similar to the plans that were previously reviewed by the Civic Design Review Committee, pursuant to § 14-304(5) (Civic Design Review); or

(.ii) The plans of the facade are reviewed by the Civic Design Review Committee, as described in § 14-304(5) (Civic Design Review), as though the plans were filed pursuant to a new zoning permit application.

(.b) In the event of a conflict between any provision of this subsection (.2) and any other provision of Chapter 14-500 (Overlay Zoning Districts), the provisions of this subsection (.2) shall govern.

(.c) The provisions of this subsection (.2) shall lapse on December 31, [2024]2028, except as to any building permit then in effect.

\* \* \*

(9) Bulk and Massing Controls.

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\* \* \*

(f) West Chestnut Street Area.

(.1) Lots zoned CMX-4 in the West Chestnut Street Area shall have a maximum allowed floor area ratio of 1,200 percent (1200%) of the lot, provided that workforce housing must be provided on the lot. In order to meet this requirement, the property owner or applicant must submit an affidavit certifying that a minimum of 20 percent (20%) of the proposed dwelling units will be provided as workforce housing. For the purposes of this subsection, workforce housing shall be defined pursuant to § 14-702(7)(a)(.1).

(.2) In the event of a conflict between any provision of this subsection (f) and any other provision of Chapter 14-500 (Overlay Zoning Districts), the provisions of this subsection (f) shall govern.

(.3) The provisions of this subsection (f) shall lapse on December 31, [2024]2028, except as to any building permit then in effect.

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SECTION 2. This Ordinance shall become effective immediately.

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*Italics* indicate Matter Added  
[Brackets] indicate Matter Deleted