



City of Philadelphia

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

BILL NO. 250983
(As Amended in Committee, 12/3/25)

Introduced November 13, 2025

Councilmember Jones

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-503 of The Philadelphia Code, entitled “/NCA, Neighborhood Commercial Area Overlay District,” by amending the East Falls Neighborhood Commercial Review Area, and making related changes, 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

* * *

§ 14-503. /NCA, Neighborhood Commercial Area Overlay District.

* * *

(2) East Falls.

* * *

(d) Building Height.

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Buildings in the CMX-3 district must have a minimum building height of 35 ft. or three stories, and a maximum height of six stories, with a six-foot minimum setback, from the front property line, for the sixth story.

* * *

(h) Parking.

* * *

(.5) For all properties zoned CMX-2.5 with a lot area of 7,500 square feet or larger, parking shall be provided at a rate of one parking space for every two dwelling units.

* * *

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.

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