

City of Philadelphia



(Bill No. 260055)

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” by revising and clarifying certain provisions and making technical changes to text that has expired, 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:

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TITLE 14. ZONING AND PLANNING

* * *

[§ 14-522. /WAH, Warrington Affordable Housing Overlay District.]

(1) Applicability.

The /WAH, Warrington Affordable Housing Overlay District shall apply to lots with more than 50,000 sq. ft. of land area, in the area bounded by Warrington Avenue, 50th Street, Springfield Avenue, and a Railroad Right-of-Way.

(2) Accessory Parking.

Accessory Parking lots shall be permitted.

(3) Landscaping.

(a) The provisions of § 14-803(5) (Parking Landscape and Screening) shall not apply to eligible properties within the /WAH Overlay District where the proposed development has an Occupied Area of thirty-five percent (35%) of the lot, or less.

(b) The following landscaping regulations for parking lots shall apply:

(.1) Where there is no structure located between a parking lot and a street frontage, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet and may include a fence up to six (6) feet in height.

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(.2) Interior parking lots shall provide a landscaped area calculated as a minimum of five percent (5%) of the total area of all parking spaces and driveways that provide access to parking spaces and drive aisles.

(4) Vehicle Access Points.

Properties within the /WAH Overlay District, shall be permitted up to two, twenty-four (24) feet curb cuts on a single street frontage, on one street abutting the lot.

(5) Expiration.

The provisions of this § 14-522 (/WAH, Warrington Affordable Housing Overlay District) shall expire two years after becoming law.]

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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 March 19, 2026. The Bill was Signed by the Mayor on March 30, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is written in a cursive style with a large, looping initial "E".

Elizabeth McCollum
Chief Clerk of the City Council