



# City of Philadelphia

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

**BILL NO. 250432**

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**Introduced May 1, 2025**

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**Councilmember Young**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District” by removing exceptions for minimum residential lot area and floor area, height, and dwelling unit density bonus eligibility, 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

\* \* \*

#### CHAPTER 14-529. /VDO, Fifth District Overlay District

\* \* \*

§ 14-529. /VDO, Fifth District Overlay District

\* \* \*

(2) Minimum Lot Area.

[(a) In the RSA-5 district, the minimum lot area shall be 1,440 sq. ft., except that a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:

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- (.1) At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
- (.2) Each of the lots created is used for one single-family attached home; and
- (.3) Each of the lots created meets the minimum lot width requirement of the zoning district.]

[(b)] (a) In the CMX-2 district, the number of permitted dwelling units is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:

- (.1) A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;
- (.2) A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area; and a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.

\* \* \*

## (4) [Bonuses.

Lots shall not be eligible for any floor area, height, or dwelling unit density bonuses pursuant to § 14-702(7) ("Mixed Income Housing") or to § 14-702(16) ("Green Roof"). , except as follows:

- (a) Lots located south of Spring Garden Street where less than fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) ("Mixed Income Housing"); and
- (b) Lots located south of Spring Garden Street where at least fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) ("Mixed Income Housing"), provided that bonuses may not be earned by entering into a payment in-lieu agreement, as otherwise provided in § 14-702(7)(b)(.6).] *Reserved.*

SECTION 2. This Ordinance shall become effective immediately.

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## **Explanation:**

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