



City of Philadelphia

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

**BILL NO. 260074
(As Amended in Committee, 3/10/26)**

Introduced February 5, 2026

Councilmember Driscoll

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend Title 14 of The Philadelphia Code by adding Section 14-546 entitled /SIX, Sixth District Overlay District, revise Section 14-515, the /NE, Northeast Overlay District, remove Section 14-523, the /IMA, Industrial and Manufacturing Area Overlay District, and make other 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

* * *

§ 14-515. /NE, Northeast Overlay District.

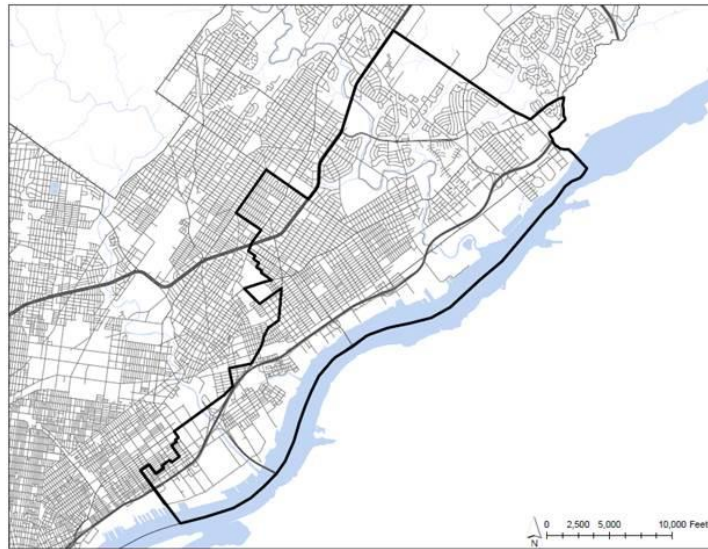
The Northeast Overlay District applies to lots located within:

[(a) All divisions of the 41st Ward; divisions 1-6 , 12, 15, 20, 23 and 25 of the 45th Ward; divisions 7-22 of the 54th Ward; all divisions of the 55th Ward; all divisions of the 57th Ward; divisions 17, 21-22, and 24-26 of the 62nd Ward; all divisions of the 64th Ward; and all divisions of the 65th Ward, as shown for illustrative purposes only on the following Map A;]

City of Philadelphia

BILL NO. 260074, as amended continued

[Map A



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[Map B]

[(b)] All divisions of the 56th Ward, 58th Ward, 63rd Ward, and 66th Ward, as shown for illustrative purposes only on the following Map. [B.]

* * *

§ 14-523. *Reserved.* [/IMA, Industrial and Manufacturing Area Overlay District.

(1) Purpose.

The /IMA, Industrial and Manufacturing Area Overlay district is intended to maintain and preserve an adequate supply of industrial land by protecting industrial areas from conversion to non-industrial related uses and encouraging industrial development.

(2) Applicability.

The requirements of /IMA, Industrial and Manufacturing Area Overlay district apply to all properties zoned I-1, I-2, or I-3, within the following areas:

(a) North Delaware Areas.

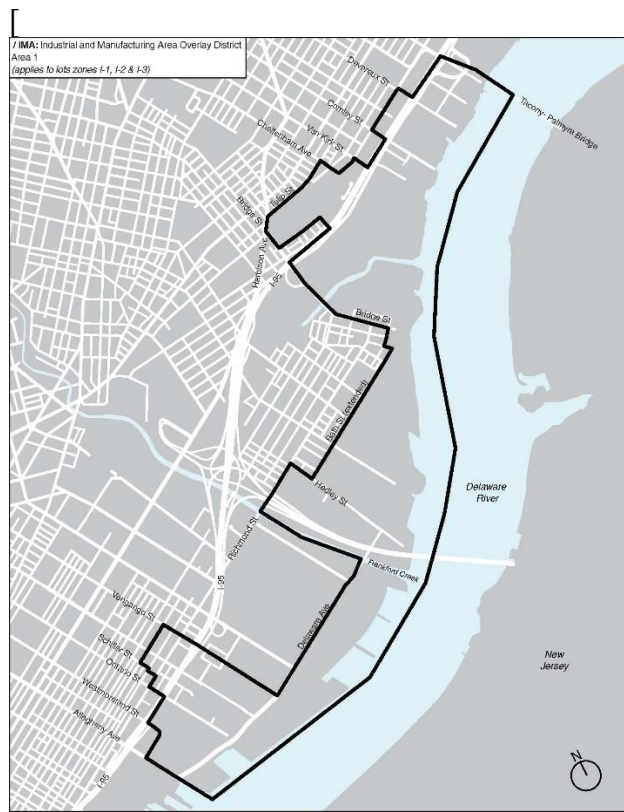
(.1) Subarea A.

The area bounded by the Delaware Expressway, Devereaux Street (extended), Keystone Street, Comly Street, the Delaware Expressway, Van Kirk Street,

City of Philadelphia

BILL NO. 260074, as amended continued

Keystone Street, Cheltenham Avenue, Hegerman Street, Tulip Street, Harbison Avenue, Bridge Street, Eadom Street, Fraley Street, the Delaware Expressway, Bridge Street, Garden Street, Reynolds Street, Bath Street (extended), Hedley Street, Richmond Street, the Frankford Creek, Delaware Avenue, Venango Street, Edgemont Street, Schiller Street, Salmon Street, Schiller Street, Richmond Street, Ontario Street, the Delaware Expressway, Westmorland Street, Bath Street, Allegheny Avenue (extended), the Delaware River, the Tacony Palmyra Bridge, and Levick Street as shown on the following map for illustrative purposes only.]



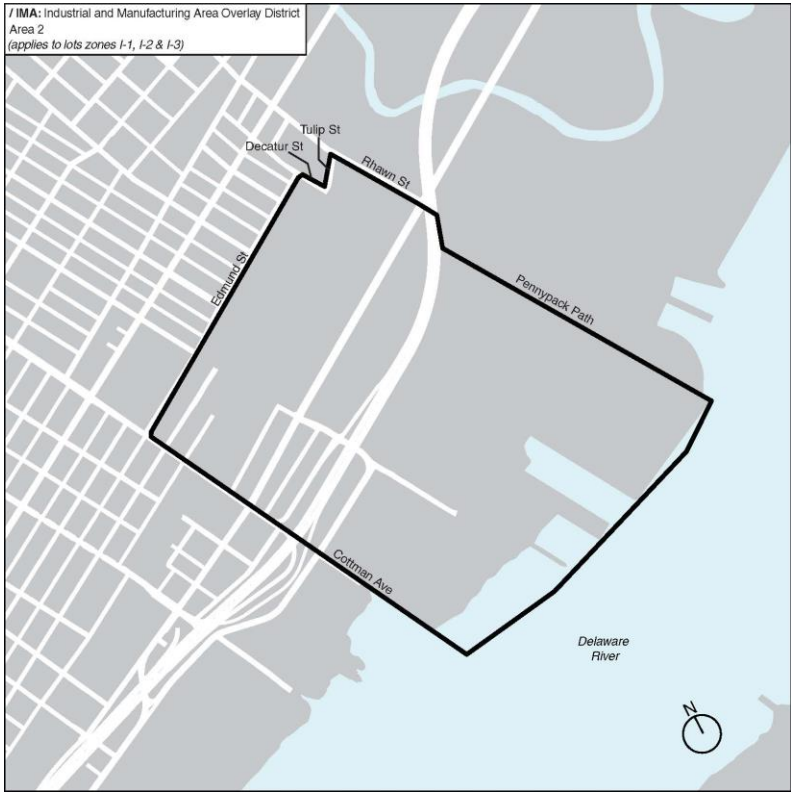
[(.2) Subarea B.

The area bounded by Tulip Street, Decatur Street, Edmund Street, Cottman Avenue (extended), the Delaware River, Pennypack Path (extended), the Delaware Expressway, and Rhawn Street as shown on the following map for illustrative purposes only.]

City of Philadelphia

BILL NO. 260074, as amended continued

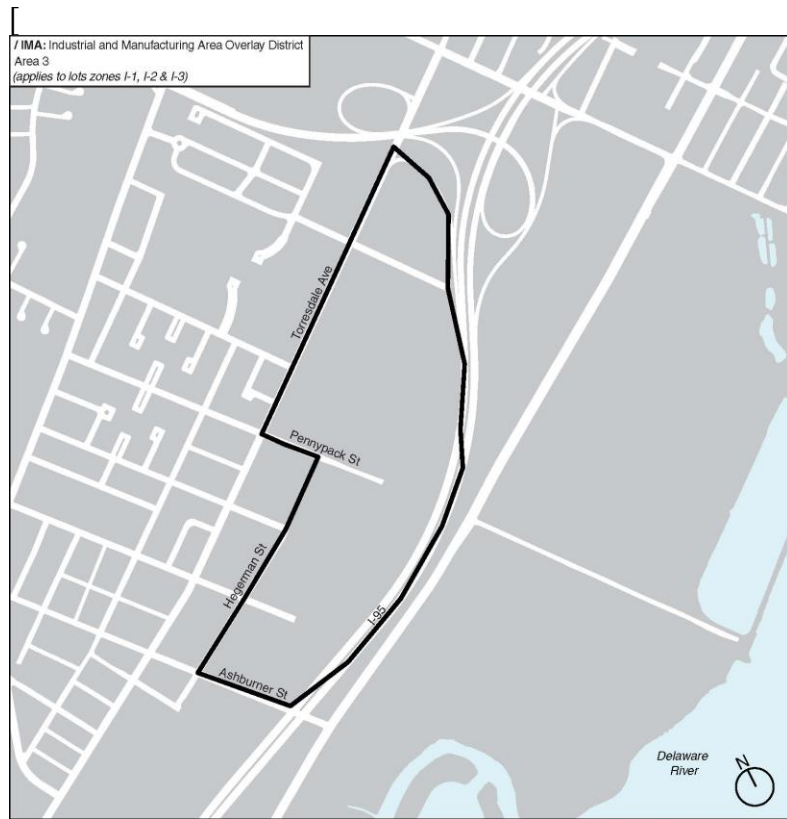
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[(.3) Subarea C.
The area bounded by Torresdale Avenue, Pennypack Street, Hegerman Street (extended), Ashburner Street, the Delaware Expressway, and Delaware Expressway Ramp F as shown on the following map for illustrative purposes only.]

City of Philadelphia

BILL NO. 260074, as amended continued



[(b) Reserved.]

[(3) Use Regulations.

Principal uses are allowed within the /IMA, Industrial and Manufacturing Area Overlay district in accordance with the use regulations of the underlying zoning district, except as provided in this subsection.

- (a) The following uses shall be prohibited:
 - (.1) Detention and Correctional Facilities;
 - (.2) Re-Entry Facilities;
 - (.3) Group or Solo Medical, Dental, and Health Practitioner;
 - (.4) Adult-Oriented Merchandise;

City of Philadelphia

BILL NO. 260074, as amended continued

- (.5) Drug Paraphernalia Stores;
- (.6) Gun Shop;
- (.7) Animal Services;
- (.8) Amusement Arcade;
- (.9) Pool or Billiards Room;
- (.10) Financial Services;
- (.11) Body Art Service;
- (.12) Personal Vehicle Sales and Rental;
- (.13) Junk and Salvage Yards and Buildings; and
- (.14) Moving and Storage Facilities.

(b) The following uses shall require special exception approval in accordance with § 14-303(7) (Special Exception Approval).

- (.1) Business and Professional;
- (.2) Non-Accessory Parking;
- (.3) Personal Vehicle Repair and Maintenance;
- (.4) Vehicle Fueling Stations;
- (.5) Vehicle Paint Finishing Shops;
- (.6) General Industrial within the I-1 zoning district;
- (.7) Equipment and Materials Storage Yards and Buildings; and
- (.8) Commercial Vehicle Sales and Rentals.]

* * *

§ 14-546. /SIX, Sixth District Overlay District.

(1) *Applicability.*

The Sixth District Overlay District applies to lots located within District No. 6, as defined in Section 20-501 (Boundaries of Districts).

(2) *Supplemental Use Regulations.*

(a) *Medical Dental and Health Practitioner (Solo Practitioner and Group Practitioner) uses are prohibited in CMX-1, CMX-2, CMX-2.5, CMX-3, CMX-4, CMX-5, CA-1, CA-2, IRMX, ICMX, I-1, and I-2 districts.*

(b) *Equipment and materials storage yards and buildings, and General Industrial, are prohibited on lots zoned I-1.*

(c) *Accessory dwelling units shall not be permitted.*

(d) *In the I-1, I-2, and I-3 districts, the following uses shall be prohibited within Areas 1, 2, and 3:*

City of Philadelphia

BILL NO. 260074, as amended continued

- (.1) Detention and Correctional Facilities;*
- (.2) Re-Entry Facilities;*
- (.3) Medical, Dental, and Health Practitioner, Group or Solo;*
- (.4) Sales of Adult-Oriented Merchandise;*
- (.5) Adult-Oriented Service;*
- (.6) Assembly and Entertainment;*
- (.7) Drug Paraphernalia Sales;*
- (.8) Gun Shop;*
- (.9) Animal Services;*
- (.10) Financial Services;*
- (.11) Body Art Service;*
- (.12) Personal Vehicle Sales and Rental;*
- (.13) Junk and Salvage Yards and Buildings; and*
- (.14) Moving and Storage Facilities.*

(e) In the I-1, I-2, and I-3 districts, the following uses shall be allowed with a special exception within Areas 1, 2, and 3:

- (.1) Business and Professional Office;*
- (.2) Parking, Non-Accessory;*
- (.3) Personal Vehicle Repair and Maintenance;*
- (.4) Vehicle Fueling Station;*
- (.5) Vehicle Paint Finishing Shop;*
- (.6) Equipment and Materials Storage Yards and Buildings; and*
- (.9) Commercial Vehicle Sales and Rental*

(3) Development Standards.

(a) RSA-5

- (.1) In the RSA-5 zoning district, maximum height shall be equal to the height of the tallest building located on any abutting lot.*
- (.2) If there is no abutting lot, no building on any abutting lot, or the tallest building located on any abutting lot has a height greater than 35 feet, the maximum height shall be 35 feet.*
- (.3) 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:*

- (.a) At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;*
- (.b) Each of the lots created is used for one single-family attached home; and*

City of Philadelphia

BILL NO. 260074, as amended continued

(c) Each of the lots created meets the minimum lot width requirement of the zoning district.

(b) CMX-2

(.1) 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:

(.a) A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;

(.b) 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.

(c) I-1

(.1) In the I-1 district, the maximum occupied area shall be seventy-five percent (75%) of the lot.

(.2) The maximum floor area ratio shall be two hundred twenty-five percent (225%) of the lot area.

(.3) The minimum requirements for front yards, side yards, and rear yards shall be the largest of those required for abutting residential districts or the following requirements, whichever is greater:

(.a) The minimum front yard depth shall be 50 ft. if abutting a residential or SP-PO district, otherwise the minimum front yard depth shall be 20 ft.

(.b) Two side yards shall be provided with a minimum width of 50 ft. each if abutting a residential or SP-PO district, otherwise the minimum width of each side yard shall be 12 ft.

(.c) The minimum rear yard depth shall be 50 ft. if abutting a residential or SP-PO district, otherwise the minimum rear yard depth shall be at least 12 ft.

(4) Areas 1, 2 and 3 are as follows:

(a) Area 1.

City of Philadelphia

BILL NO. 260074, as amended continued

(b) Area 2.

The area bounded by Tulip Street, Decatur Street, Edmund Street, Cottman Avenue (extended), the Delaware River, Pennypack Path (extended), the Delaware Expressway, and Rhawn Street as shown on the following map for illustrative purposes only.

City of Philadelphia

BILL NO. 260074, as amended continued

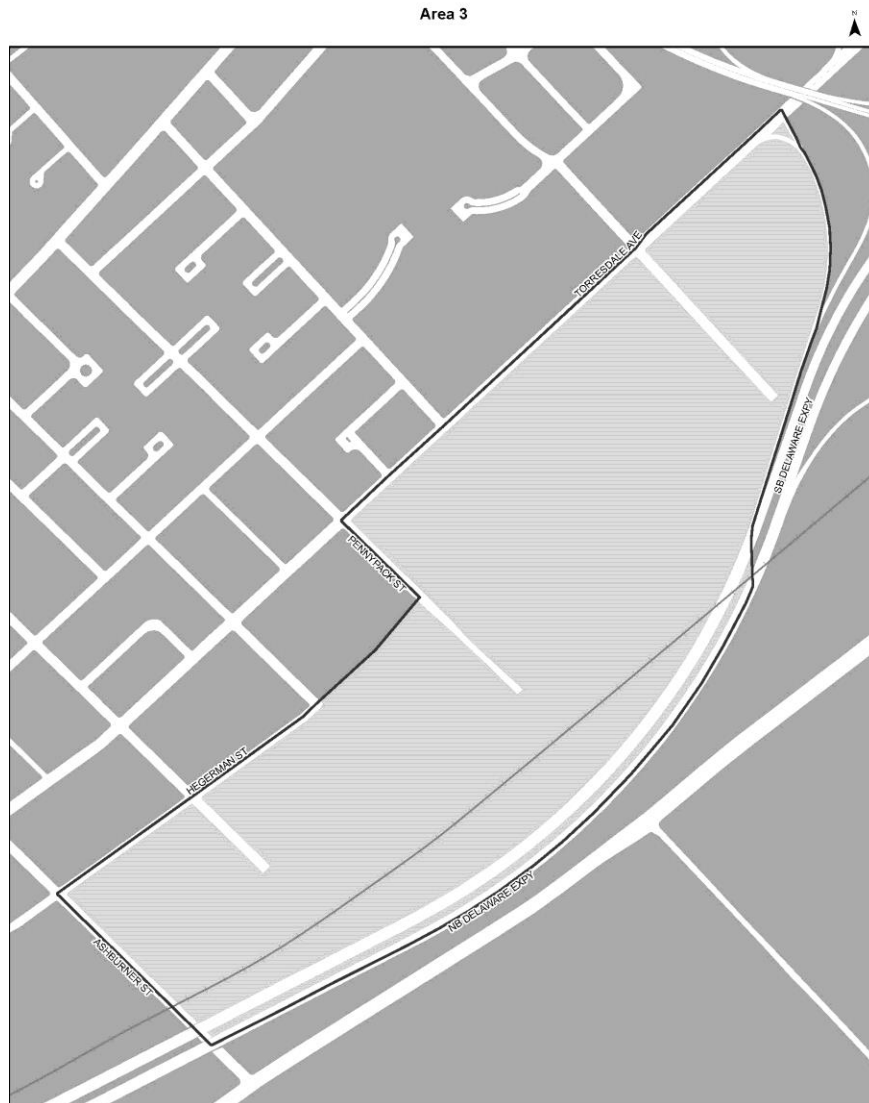


(c) Area 3.

The area bounded by Torresdale Avenue, Pennypack Street, Hegerman Street (extended), Ashburner Street, the Delaware Expressway, and Delaware Expressway Ramp F as shown on the following map for illustrative purposes only.

City of Philadelphia

BILL NO. 260074, as amended continued



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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

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

City of Philadelphia

BILL NO. 260074, as amended continued