

# City of Philadelphia



(Bill No. 250917-A)

## AN ORDINANCE

Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District,” to provide for building requirements to prevent vacant lots, 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

\* \* \*

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

\* \* \*

(8) *Building Requirements to Prevent Vacant Lots.*

*No building permits shall be issued for the demolition of a principal building located within the /VDO, Fifth District Overlay District unless a building permit has been issued for the construction or expansion of a new or existing principal building on the same lot.*

*(a) Section 14-529(8) shall not apply if such a demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or such demolition is necessary to abate an unsafe condition impacting the right of way or any adjacent property as determined by the Department of Licenses and Inspections.*

*(b) Section 14-529(8) shall not apply to parcels zoned CMX3, CMX4 and CMX5.*

\* \* \*

SECTION 2. This Ordinance shall take effect immediately.

**Explanation:**

*Italics* indicate new matter added.

# City of Philadelphia

*BILL NO. 250917-A continued*

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 12, 2026. The Bill was Signed by the Mayor on March 25, 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