

City of Philadelphia



(Bill No. 250983)

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.

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(2) East Falls.

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(d) Building Height.

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 set back for the top story.

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(h) Parking.

* * *

(.5) For all properties zoned CMX-2.5 where site dimensions exceed a depth of 95 feet and a width of 100 feet, provisions shall be made for parking at the rate of 50% of the number of units.

City of Philadelphia

BILL NO. 250983 continued

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.

City of Philadelphia

BILL NO. 250983 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 11, 2025. The Bill was Signed by the Mayor on January 7, 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