



City of Philadelphia

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

BILL NO. 260519

Introduced May 14, 2026

Councilmember Gauthier for Council President Johnson

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-513 of The Philadelphia Code, entitled “/TOD, Transit-Oriented Development Overlay District” by exempting certain districts from ground floor use requirements, 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 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-513. /TOD, Transit-Oriented Development Overlay District.

* * *

(4) Use Regulations.

* * *

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(b) Active Ground-Floor Uses. [If permitted under the base zoning district,] *Except in any RSA, RSD, RM, RTA, or SP-PO district*, at least one of the following uses, *which use must be permitted under the base zoning district*, is required on the ground floor of any building along the primary frontage:

- (.1) Retail sales;
- (.2) Commercial services;
- (.3) Public, civic, and institutional uses;
- (.4) Office uses; or
- (.5) Enclosed public space, enclosed gardens, public rooms, through-block connections.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.