

# City of Philadelphia



(Bill No. 250802)

## AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” by revising and clarifying certain provisions and making technical changes to text that has expired, 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 14-1000. HISTORIC PRESERVATION

\* \* \*

[§ 14-1009. Demolition Moratorium in the Wissahickon Historic District. ]

[(1) Definition.

For purposes of this Section:

(a) Wissahickon Historic District.

“Wissahickon Historic District” shall include the properties identified on the document attached as “Exhibit A”, and generally bounded by Ridge Avenue, Rochelle Avenue, Vicaris Street, and Hermit Street, to the ordinance that added this provision to the Code.

(b) Complete Demolition.

“Complete demolition” means removal of two thirds or more of the structural framing members when work involves the removal of any portion of the exterior wall.]

[(2) Moratorium Scope.

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No zoning permit for a complete demolition of any building or other structure among the designated properties in the Wissahickon Historic District shall be permitted, unless any of the following apply:

- (a) such demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or
- (b) 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; or
- (c) a zoning permit for such demolition is obtained in accordance with the provisions of § 14-1005 (“Regulation”), applying the provisions applicable to building permits to such zoning permit as if the designated properties in the Wissahickon Historic District constituted, collectively, a designated historic district.]

[(3) Expiration.

The § 14-1009 shall expire at the earlier of:

- (a) 12 months after it became law; or
- (b) certification by the Historical Commission to the Chief Clerk of Council that it has mailed notice of the proposed historic designation of more than twenty-five percent (25%) of the properties among the designated properties in the Wissahickon Historic District area to the owners of such properties pursuant to § 14-1004 (“Designation”).]

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

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

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*BILL NO. 250802 continued*

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 30, 2025. The Bill was Signed by the Mayor on November 12, 2025.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Elizabeth McCollum  
Chief Clerk of the City Council