



# City of Philadelphia

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

**BILL NO. 210865  
(As Amended 11/22/21)**

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**Introduced October 28, 2021**

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**Councilmember O'Neill**

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**Referred to the  
Committee on Rules**

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**AN ORDINANCE**

Amending Section 14-514 of The Philadelphia Code, entitled “/FNE, Far Northeast Overlay District,” to prohibit eligibility for floor area, height, and dwelling unit bonuses and to increase minimum parking 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:

TITLE 14. ZONING AND PLANNING

\* \* \*

CHAPTER 14-500. OVERLAY ZONING DISTRICTS.

\* \* \*

§ 14-514. /FNE, Far Northeast Overlay District.

\* \* \*

(4) Height Regulations.

[The maximum height of any building in] *In* [any] residential, CMX-1, and CMX-2 zoning [district,] *districts, a building* [shall be] *may neither exceed 35 ft. in height nor contain more than three stories.*

\* \* \*

# City of Philadelphia

BILL NO. 210865, as amended continued

(7) *Bonuses.*

*Lots located in any residential, CMX-1 or CMX-2 zoning district shall not be eligible for any floor area, height or dwelling unit density bonus pursuant to Section 14-702 of the Code (“Floor Area, Height, and Dwelling Unit Density Bonuses”).*

(8) *Motor Vehicle Parking Ratios*

*Notwithstanding the provisions of Section 14-802(3), the minimum number of required parking spaces within CMX-1 and CMX-2 zoning districts shall be one space per dwelling unit.*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

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