



City of Philadelphia

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

BILL NO. 250041

Introduced January 30, 2025

Councilmember Gauthier

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-303 of The Philadelphia Code, entitled "Common Procedures and Requirements," by authorizing the Zoning Board of Adjustment to condition zoning approval upon provision of affordable housing, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HERBY ORDAINGS:

SECTION 1. Section 14-303 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-300. ADMINISTRATION AND PROCEDURES

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§ 14-303. Common Procedures and Requirements.

(9) Conditions on Approvals.

(a) The Zoning Board is authorized to impose and the Commission is authorized to recommend conditions on approvals that they determine are necessary to:

(.1) Bring the application into compliance with the requirements of this Zoning Code or any previously adopted master plan for the property;
or

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(.2) Prevent or minimize adverse effects upon surrounding areas or upon public facilities and services that are caused by the proposed special exception, variance, or other approval required by this Zoning Code. All conditions imposed shall be reasonably related to the anticipated adverse impacts of the proposed special exception, variance, or other approval required by this Zoning [Code.] Code; or

(.3) *Secure compliance with commitments made by applicants with residential applications before the Zoning Board that at least ten percent of dwelling units shall be priced, at a minimum, in accordance with the Area Median Income (AMI) thresholds for either moderate income rental units set forth at subsection 14-702(7)(a)(.1) or low income rental units set forth at subsection 14-702(7)(a)(.2), as applicable, for a term of not less than 50 years.*

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Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.

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