



City of Philadelphia

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

BILL NO. 250919

Introduced October 23, 2025

Councilmember Young

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Title 14 of The Philadelphia Code, entitled “Zoning and Planning” by 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:

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TITLE 14. ZONING AND PLANNING

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CHAPTER 14-500. OVERLAY ZONING DISTRICTS

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§ 14-502. /CTR, Center City Overlay District.

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(3) Height Regulations.

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(d) Benjamin Franklin Parkway Area

(.1) The maximum height within the Benjamin Franklin Parkway Area, except as provided in § 15-502(3)(d)(.2) [and § 14-503(d)(.4) below,] is

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125 ft. (See Height Control Area Map 2 for illustrative purposes only). This 125-foot height limit does not apply to monuments, belfries, cupolas, minarets, pinnacles, gables, spires, or ornamental towers not intended for human occupancy, provided that the total height of the structure and excepted items does not exceed a maximum height of 209 ft.

[(.2) The maximum height within the area bounded by 23rd Street, John F. Kennedy Boulevard, the Schuylkill River, and the center line of the right-of-way of SEPTA is 500 ft. The maximum height within the area bounded by 23rd Street, the center line of the right-of-way of SEPTA, the Schuylkill River, and Cherry Street is 300 ft. These 500-foot and 300-foot height limits do not apply to penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, heating and cooling towers, or similar equipment required to operate and maintain the building.]

[(.3) For any proposed structure and with no residential uses, for which a building permit is issued on or before March 31, 2024, within the area bounded by 20th Street, Arch Street, Cuthbert Street and a line parallel to and 213.958 ft. west of 20th Street, the maximum height is 245 ft. This 245 foot height limit does not apply to penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, heating and cooling towers, or similar equipment required to operate and maintain the building provided that the height of a structure in the area described in the preceding sentence including such appurtenances shall not exceed 260 ft.]

[(.4)] (.2) The maximum height within the area bounded by Callowhill Street, 19th Street, Vine Street, and 20th Street, is 360 ft. This 360-foot height limit does not apply to penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, heating and cooling towers, or similar equipment required to operate and maintain the building.

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(9) Bulk and Massing Controls.

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[(e) Benjamin Franklin Parkway Area.

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(.1) Notwithstanding the provisions of § 14-701(5)(b), within the area bounded by 20th Street, Arch Street, Cuthbert Street and a line parallel to and 213.958 feet west of 20th Street, an applicant electing to be subject to the sky plane standards of § 14-701(5)(b) may take the dimensional limitations necessary to comply with such standards on the 20th Street frontage and apply them instead to the entire west facade of its building in lieu of complying with sky plane as to the 20th Street frontage. This subsection (.1) shall expire on May 14, 2024, except as to any building permit then in effect.

(.2) Notwithstanding the provisions of § 14-702(9), within the area bounded by 20th Street, Arch Street, Cuthbert Street, a line parallel to 20th Street that extends north 32 feet from a point located on Cuthbert Street 282.5 feet west from the northwest corner of 20th Street and Cuthbert Street, a line beginning at the foregoing point and extending 68.54 feet to the east parallel to Arch Street to a point and a line parallel to 20th Street beginning at the foregoing point and extending north 114.5 feet to the south side of Arch Street, a development shall be eligible to earn additional gross floor area in the amount permitted under § 14-702(9) (Underground Accessory Parking) through the construction of an underground public parking garage. This subsection (.2) shall expire on May 14, 2024, except as to any building permit then in effect.]

[(e.1) Benjamin Franklin Parkway Area.

Within the area bounded by 20th Street, Arch Street, Cuthbert Street a line extending south from Arch Street parallel to and 213.958 ft. west of 20th Street for 114.5 feet to a point, a line extending west from said point parallel with Cuthbert Street 68.54 feet to a point, and a line extending south from said point 32 feet to the north side of Cuthbert Street, the provisions of Chapter 14-700 applicable to CMX-5 shall apply upon satisfaction of the following conditions:

(.1) The applicant proposes to construct a structure with no residential uses; and

(.2) Whether or not the applicant elects to use the mixed income housing bonus provided in § 14-702(7), the applicant, prior to the issuance of a zoning permit, has entered into an agreement with the Department of Planning and Development, pursuant to which such applicant shall pay to the City, prior to the issuance of a building permit, the sum of two million five hundred fifteen thousand three hundred fifty dollars (\$2,515,350.00) and the Department of Planning and Development shall have agreed to use such money for the purposes set forth in Section 21-1603 ("Creation, Distribution and Use of the Trust Fund's Assets").

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(.3) If the applicant does elect to use the mixed income housing bonus provided in § 14-702(7), such sum shall constitute or shall be on account of the sum payable for such bonus under § 14-702(7)(b)(.6)(.a).

(.4) This subsection (9)(h) shall sunset and cease to be effective on March 31, 2024.]

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CHAPTER 14-800. PARKING AND LOADING

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§ 14-803. Motor Vehicle Parking Standards.

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(1) Accessory Parking Standards.

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(c) Additional Regulations Applicable to Specific Zoning Districts.

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(.4) Additional Regulations for RMX-3, CMX-4, and CMX-5 Districts.

In the RMX-3, CMX-4, and CMX-5 districts, special exception approval is required for the following:

(.a) Surface accessory parking lots.

(.b) Aboveground accessory parking garages. [, except that:

(i) in the area bounded by Cherry Street, 23rd Street, John F. Kennedy Boulevard and the right-of-way of CSX Railroad, aboveground accessory parking garages are permitted.]

(.c) New accessory parking areas, except for underground parking garages.

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(.d) Additions to existing accessory parking areas, except for underground parking garages.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.