

City of Philadelphia



(Bill No. 260530)

AN ORDINANCE

Amending Section 14-702 of The Philadelphia Code, entitled “Floor Area, Height, and Dwelling Unit Density Bonuses,” to clarify the terms of the public street enhancement bonus and make related technical changes, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1: Section 14-702 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-700. DEVELOPMENT STANDARDS

* * *

§ 14-702. Floor Area, Height, and Dwelling Unit Density Bonuses.

* * *

(17) Public Street Enhancement Bonus.

* * *

(a) Criteria.

A [height] *floor area ratio* bonus may be earned [by providing] *for the provision of* public street [enhancements] *enhancements*, provided that these enhancements meet the following minimum [standards.] *standards*:

* * *

(b) [Bonus Building Height.] *Floor Area Ratio Bonus*.

(.1) [The additional building height] *In addition to the maximum floor area ratio otherwise available pursuant to this Chapter, the floor area ratio* earned by providing a street enhancement is:

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Street Enhancement Linear Footage	Additional FAR
	/CMX-5
200 linear ft. to 249 liner ft.	[200] 200%
Over 250 linear ft.	[300] 300%

* * *

Explanation:

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

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 11, 2026. The Bill was Signed by the Mayor on June 23, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council