

City of Philadelphia



(Bill No. 250432)

AN ORDINANCE

Amending Section 14-529 of The Philadelphia Code, entitled “/VDO, Fifth District Overlay District” by removing exceptions for minimum residential lot area and floor area, height, and dwelling unit density bonus eligibility, 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 14-529. /VDO, Fifth District Overlay District

* * *

§ 14-529. /VDO, Fifth District Overlay District

* * *

(2) Minimum Lot Area.

[(a) In the RSA-5 district, the minimum lot area shall be 1,440 sq. ft., except that a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:

(.1) At least seventy-five percent (75%) of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;

(.2) Each of the lots created is used for one single-family attached home; and

(.3) Each of the lots created meets the minimum lot width requirement of the zoning district.]

[(b)] (a) In the CMX-2 district, the number of permitted dwelling units is as follows, provided that, whenever the calculation of permitted number of dwelling

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units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:

(.1) A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;

(.2) A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area; and a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.

* * *

(4) [Bonuses.

Lots shall not be eligible for any floor area, height, or dwelling unit density bonuses pursuant to § 14-702(7) ("Mixed Income Housing") or to § 14-702(16) ("Green Roof"). , except as follows:

(a) Lots located south of Spring Garden Street where less than fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) ("Mixed Income Housing"); and

(b) Lots located south of Spring Garden Street where at least fifty percent (50%) of gross floor area will be in residential use shall be eligible for bonuses pursuant to § 14-702(7) ("Mixed Income Housing"), provided that bonuses may not be earned by entering into a payment in-lieu agreement, as otherwise provided in § 14-702(7)(b)(.6).] *Reserved.*

SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 12, 2025. The Bill was Signed by the Mayor on June 13, 2025.

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