



City of Philadelphia

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

BILL NO. 250983

Introduced November 13, 2025

Councilmember Jones

**Referred to the
Committee on Rules**

AN ORDINANCE

Amending Section 14-503 of The Philadelphia Code, entitled “/NCA, Neighborhood Commercial Area Overlay District,” by amending the East Falls Neighborhood Commercial Review Area, and making related changes, 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

* * *

§ 14-503. /NCA, Neighborhood Commercial Area Overlay District.

* * *

(2) East Falls.

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(d) Building Height.
Buildings in the CMX-3 district must have a minimum building height of 35 ft. or three stories, *and a maximum height of six stories, with a six-foot minimum set back for the top story.*

* * *

(h) Parking.

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(.5) For all properties zoned CMX-2.5 where site dimensions exceed a depth of 95 feet and a width of 100 feet, provisions shall be made for parking at the rate of 50% of the number of units.

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SECTION 2. This Ordinance shall become effective immediately.

Explanation:

Italics indicate new matter added.