



# City of Philadelphia

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

**BILL NO. 250983**  
**(As Amended in Committee, 12/3/25)**

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**Introduced November 13, 2025**

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**Councilmember Jones**

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**Referred to the  
Committee on Rules**

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**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.

\* \* \*

(d) Building Height.

# City of Philadelphia

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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 setback, from the front property line, for the sixth story.*

\* \* \*

(h) Parking.

\* \* \*

*(.5) For all properties zoned CMX-2.5 with a lot area of 7,500 square feet or larger, parking shall be provided at a rate of one parking space for every two dwelling units.*

\* \* \*

SECTION 2. This Ordinance shall become effective immediately.

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**Explanation:**

*Italics* indicate new matter added.

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*BILL NO. 250983, as amended continued*