



City of Philadelphia

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

BILL NO. 250493-A
(As Amended on the Floor, 10/16/25)

Introduced May 8, 2025

Councilmember Young

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street.

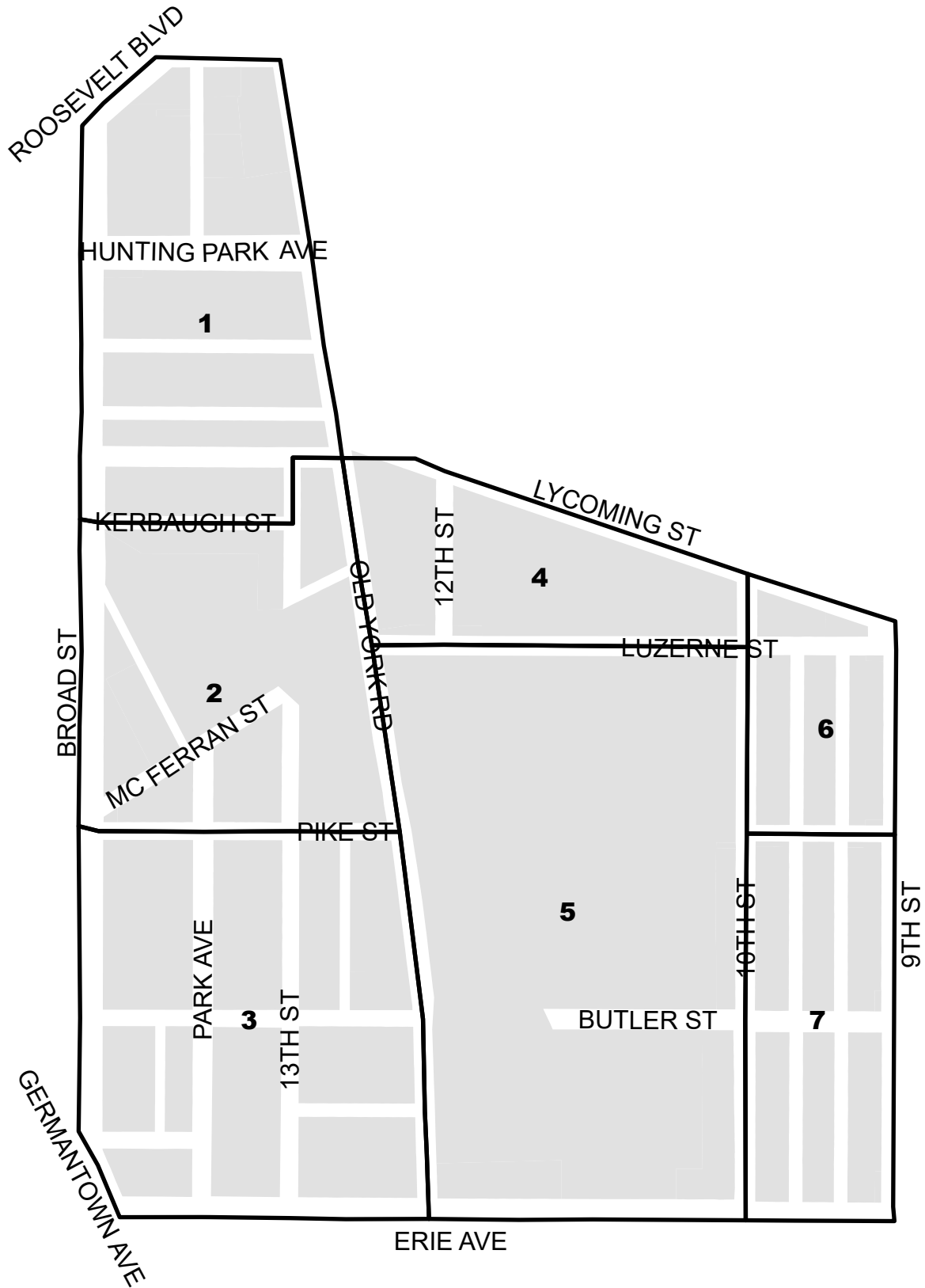
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street under certain terms and conditions.

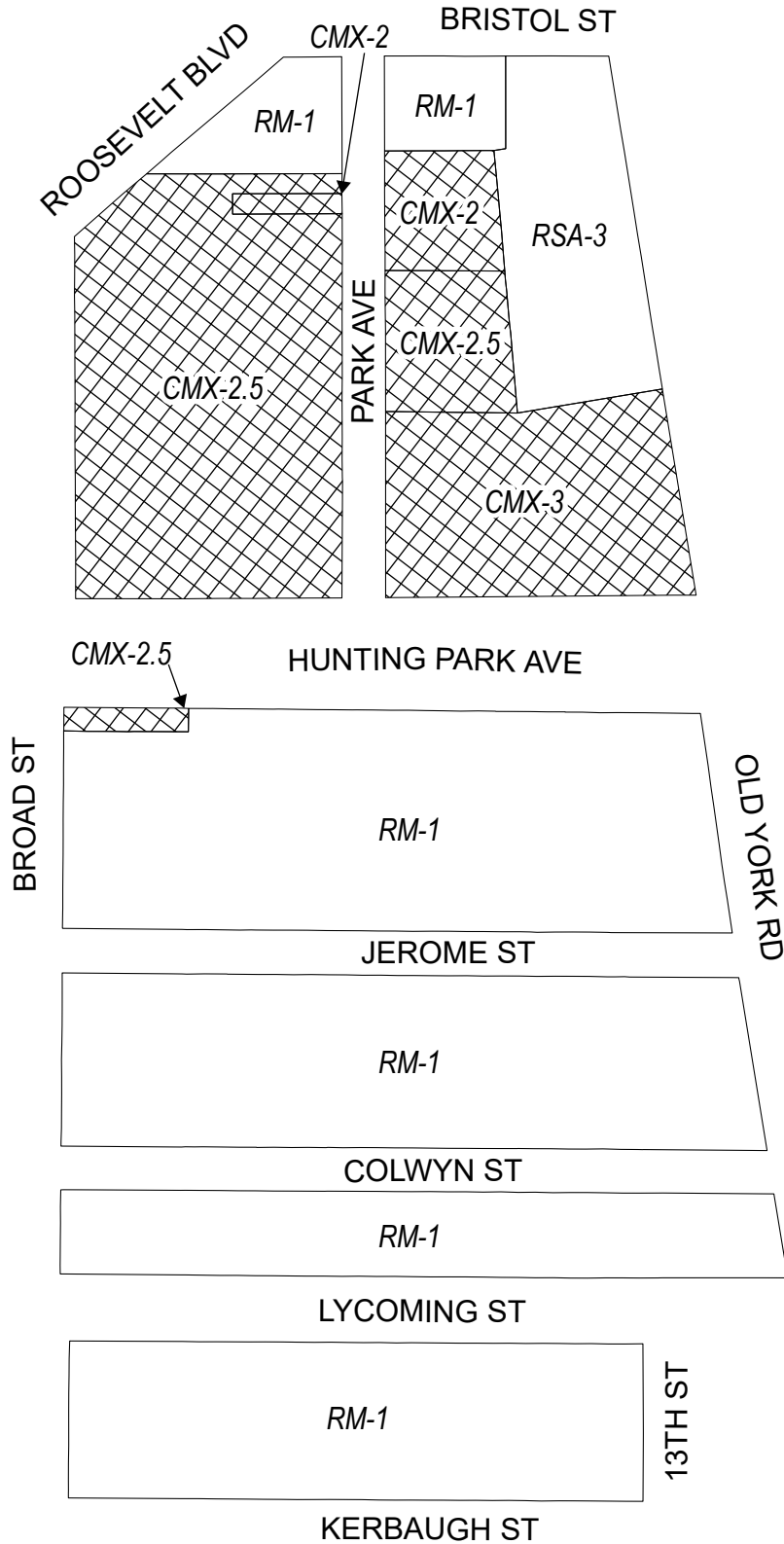
SECTION 2. Replace the Exhibits to the Bill “Map B1 Proposed Zoning,” “Map B3 Proposed Zoning,” “Map B5 Proposed Zoning,” and “Map B7 Proposed Zoning” with the attached documents titled “Map B1 Proposed Zoning,” “Map B3 Proposed Zoning,” “Map B5 Proposed Zoning,” and “Map B7 Proposed Zoning”.

SECTION 3. This Ordinance shall become effective immediately.

City of Philadelphia Key Map



City of Philadelphia Map A1 Existing Zoning



Zoning Districts



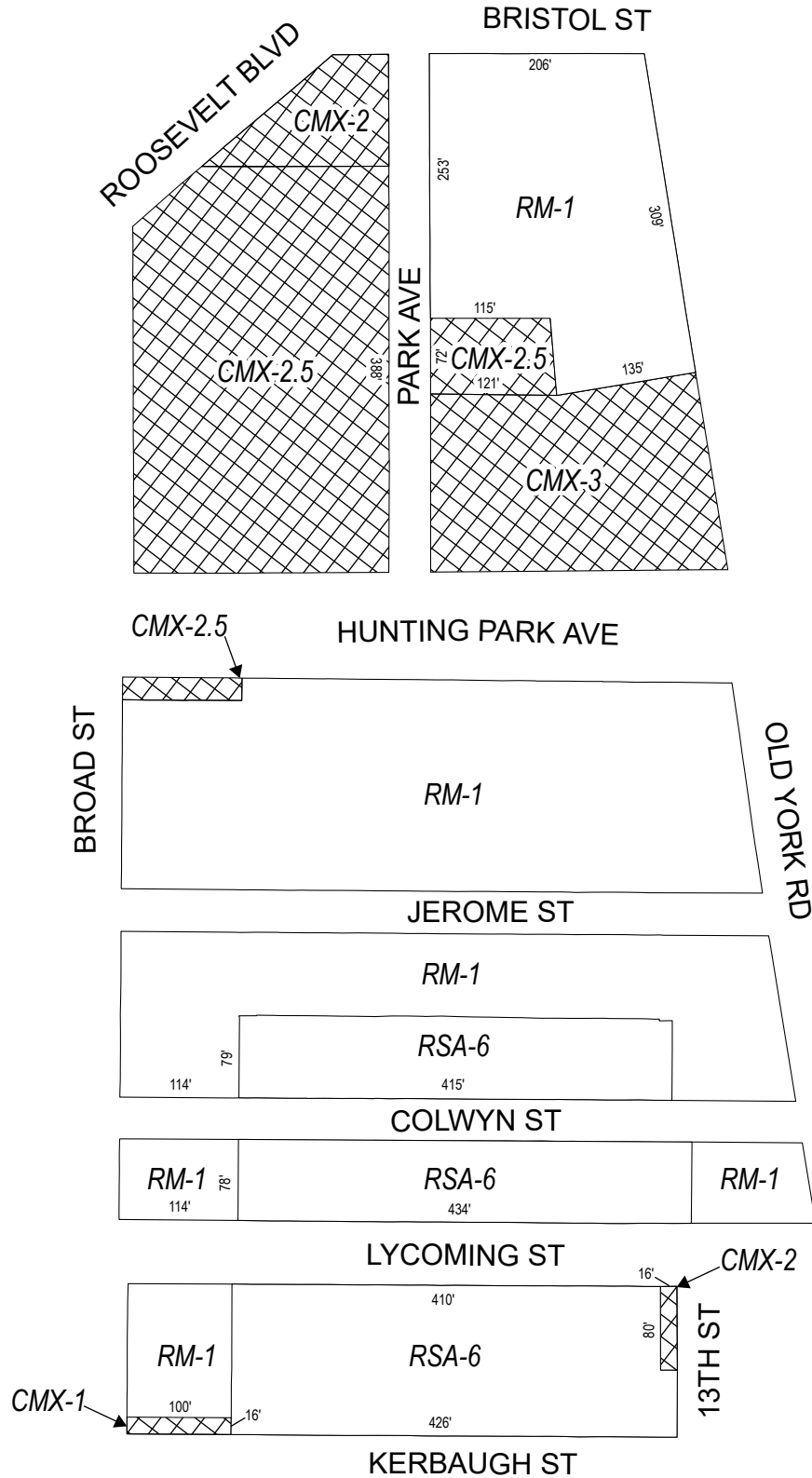
CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached



City of Philadelphia Map B1 Proposed Zoning



Zoning Districts



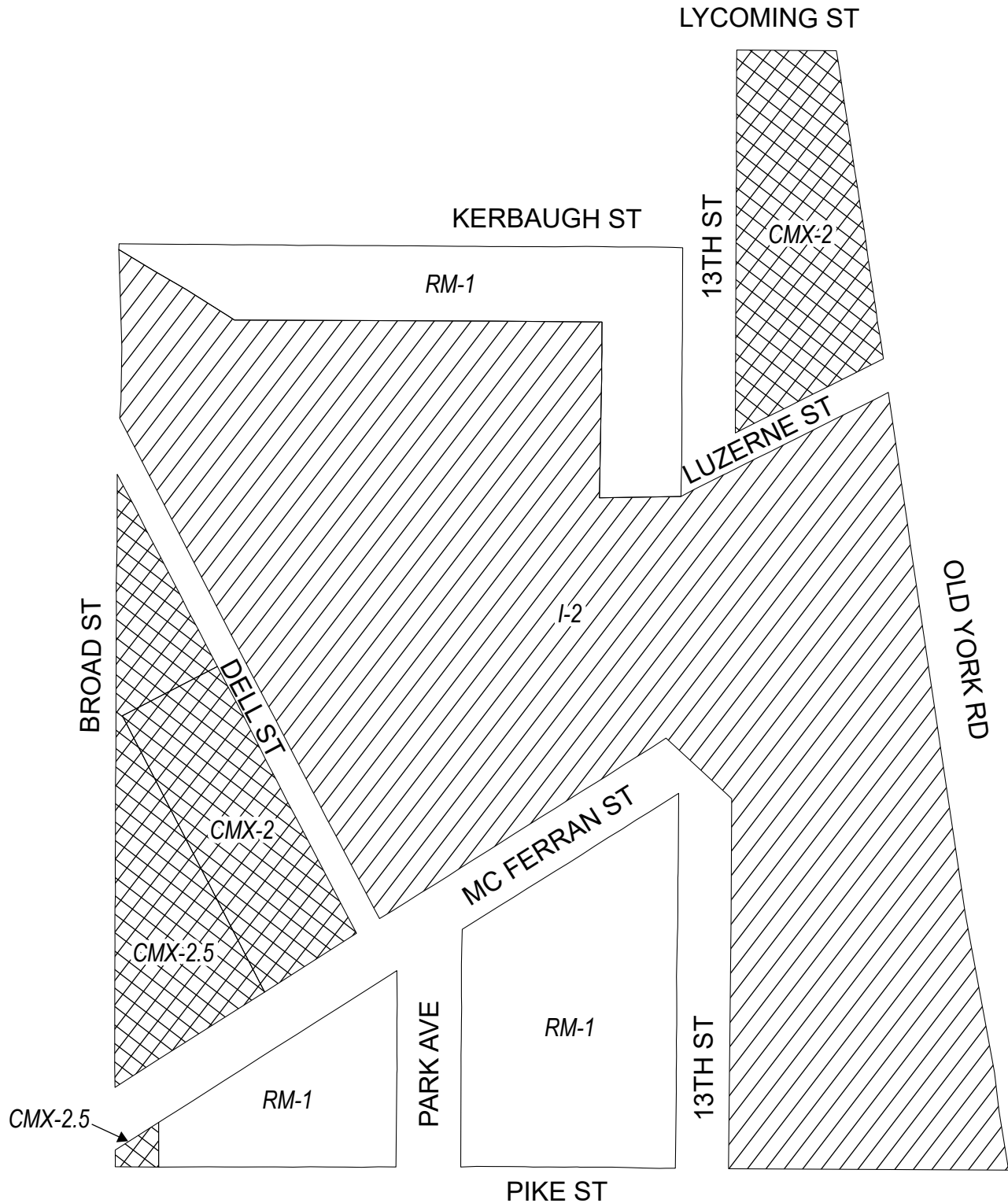
CMX-1/CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached



City of Philadelphia Map A2 Existing Zoning



Zoning Districts

 CMX-2/CMX-2.5, Commercial Mixed-Use

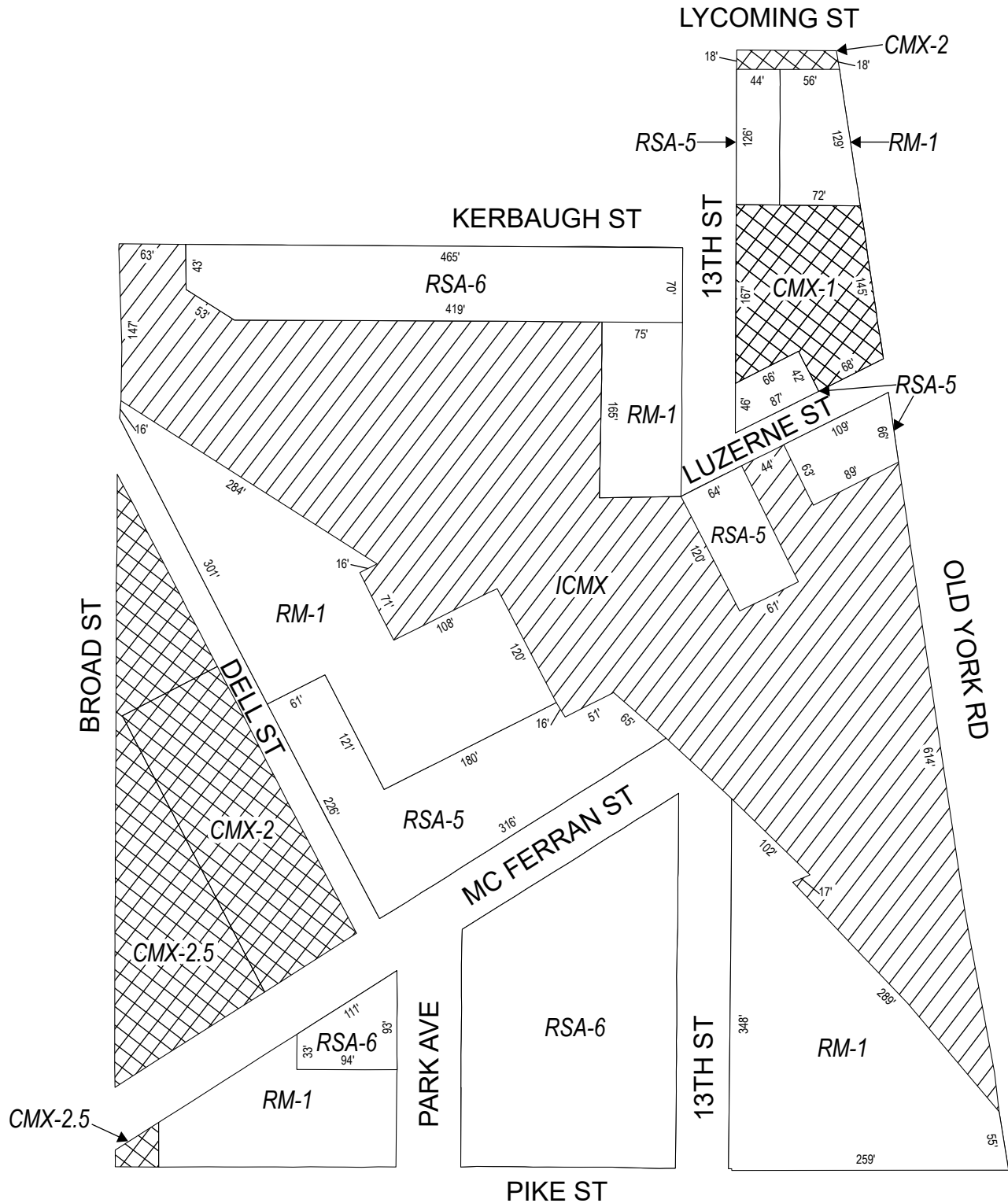
 I-2, Medium Industrial

 RM-1, Residential Multi-Family

City of Philadelphia



City of Philadelphia Map B2 Proposed Zoning

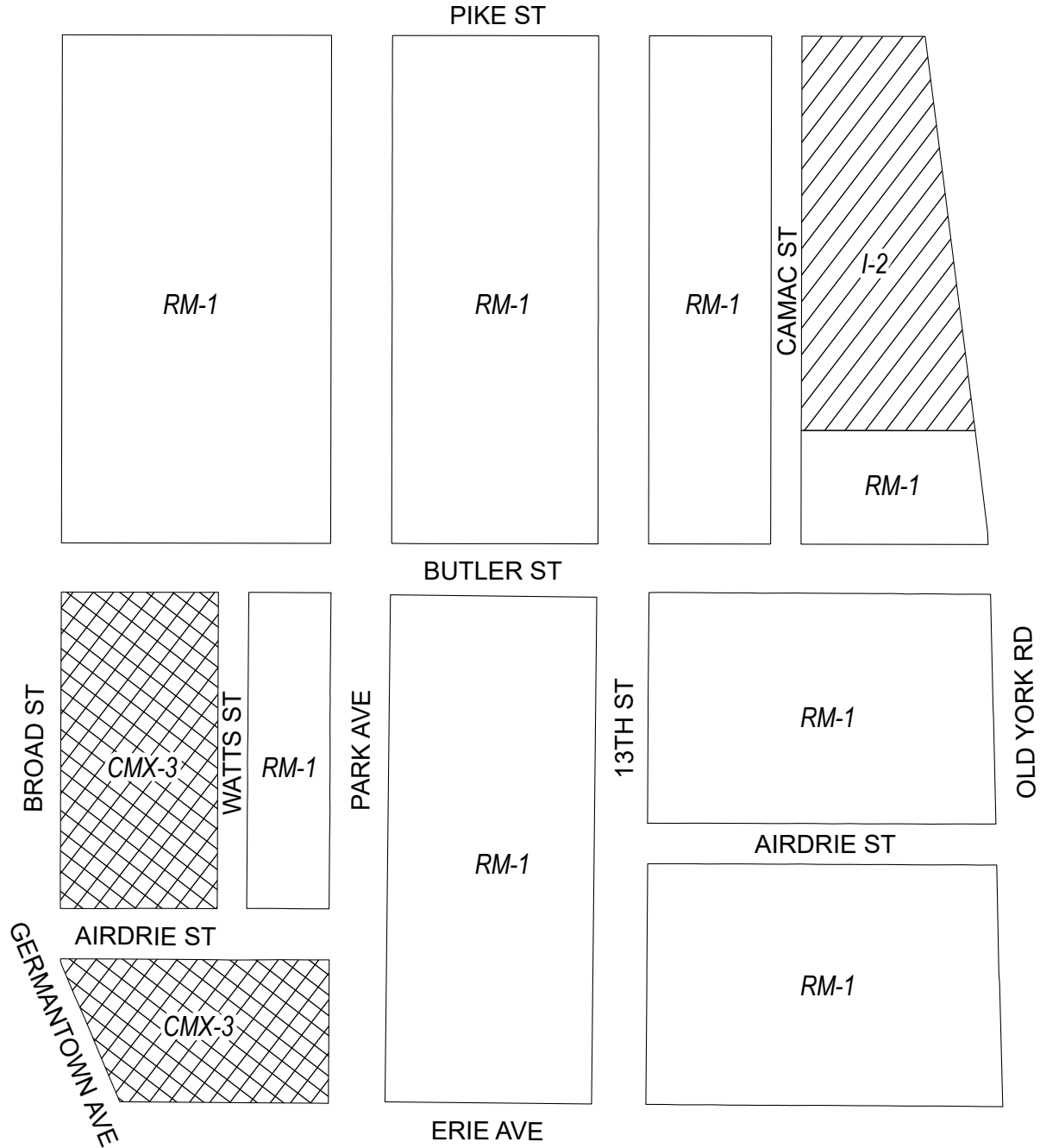


Zoning Districts

-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia Map A3 Existing Zoning

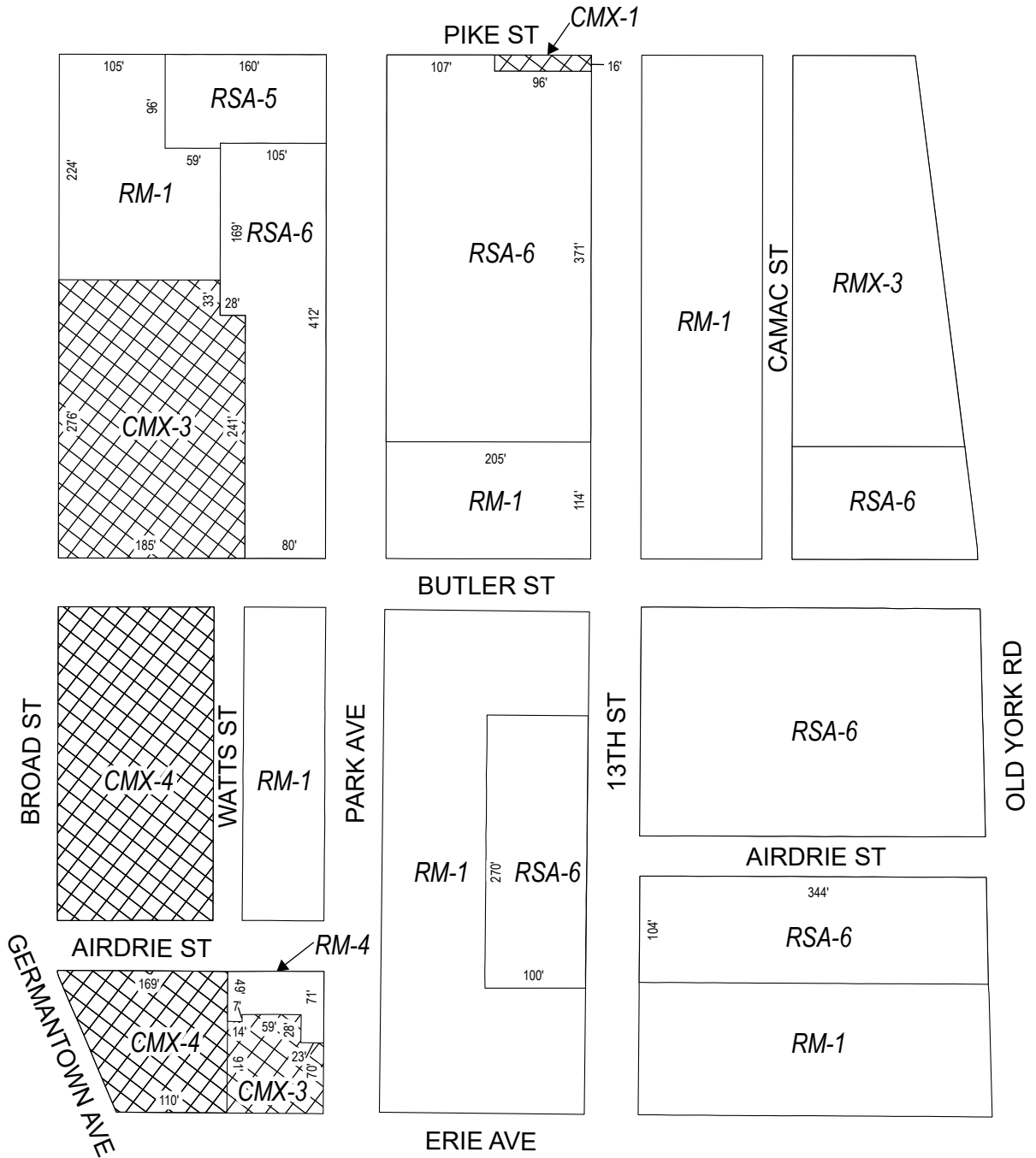


Zoning Districts

-  CMX-3, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map B3 Proposed Zoning

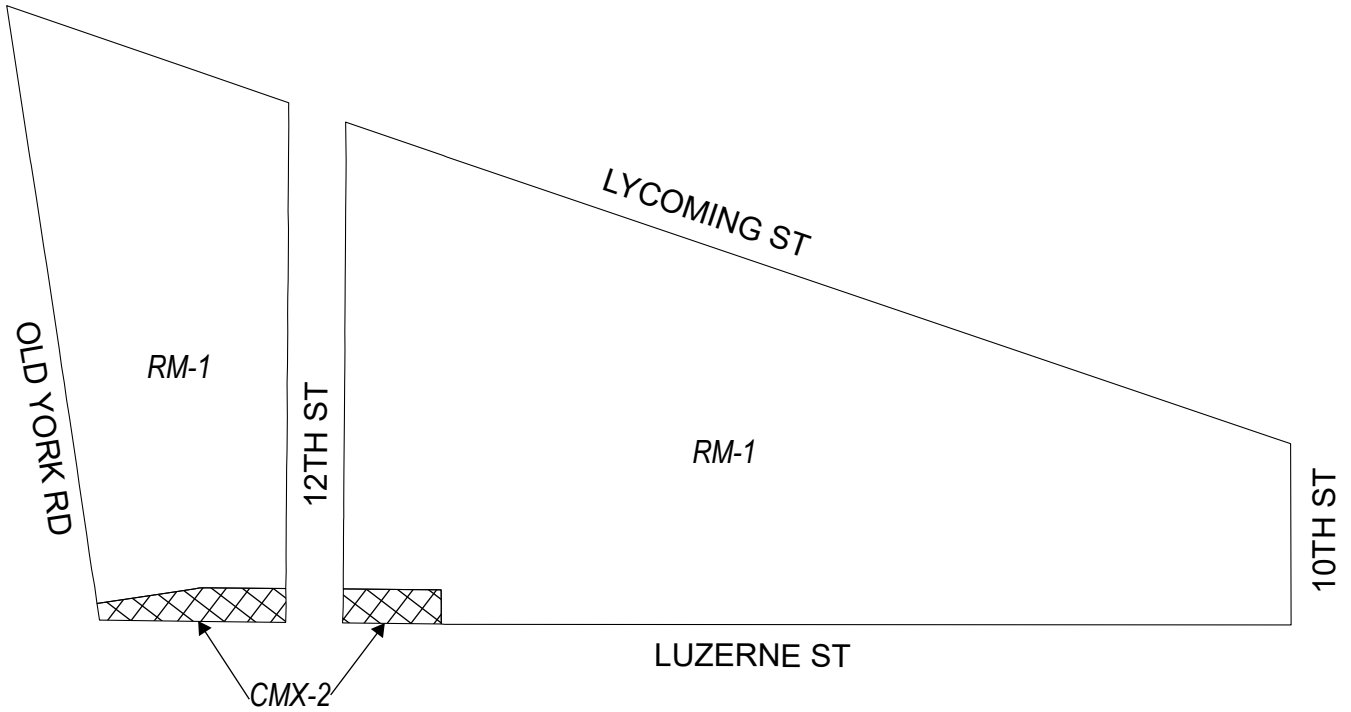


Zoning Districts

-  CMX-1/CMX-3/CMX-4, Commercial Mixed-Use
-  RM-1/RM-4, Residential Multi-Family; RMX-3, Residential Mixed-Use;
-  RSA-5/RSA-6, Residential Single-Family Attached



City of Philadelphia Map A4 Existing Zoning

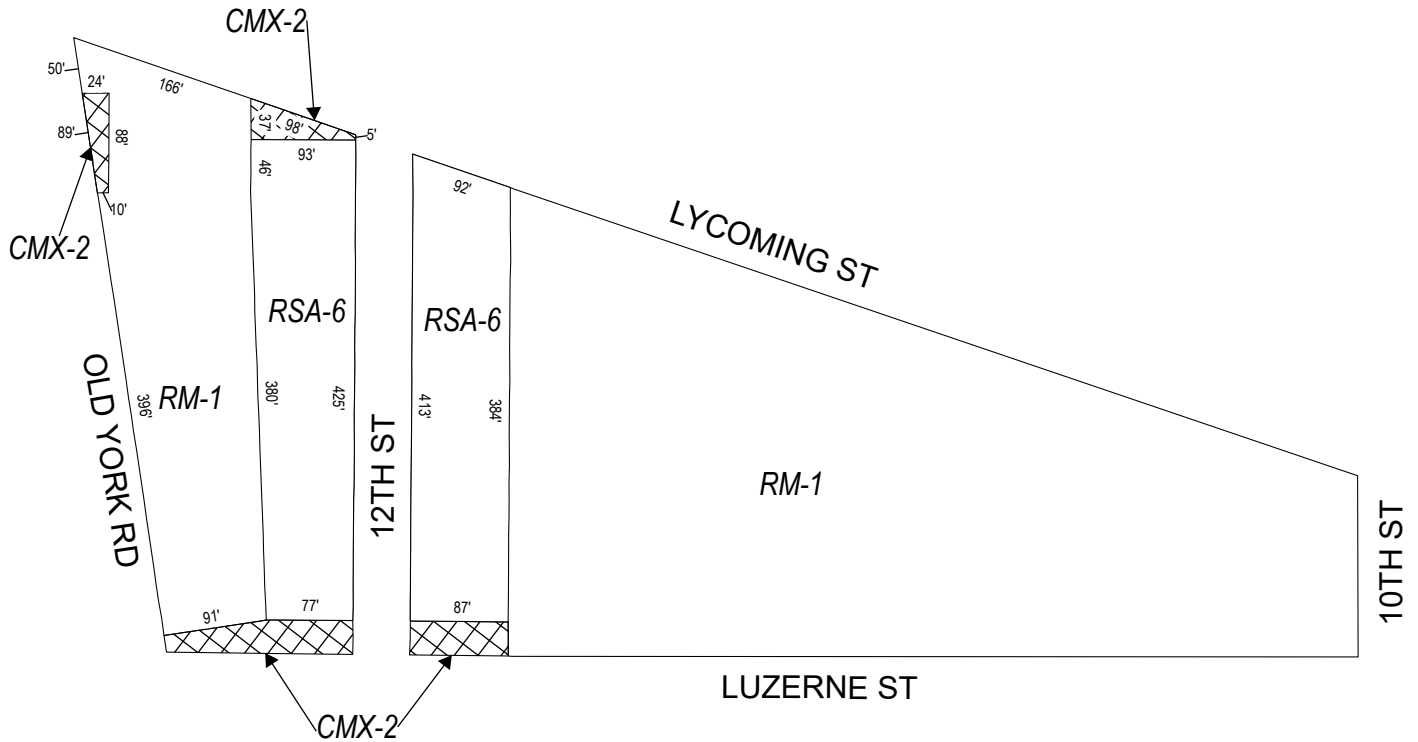


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map B4 Proposed Zoning



Zoning Districts



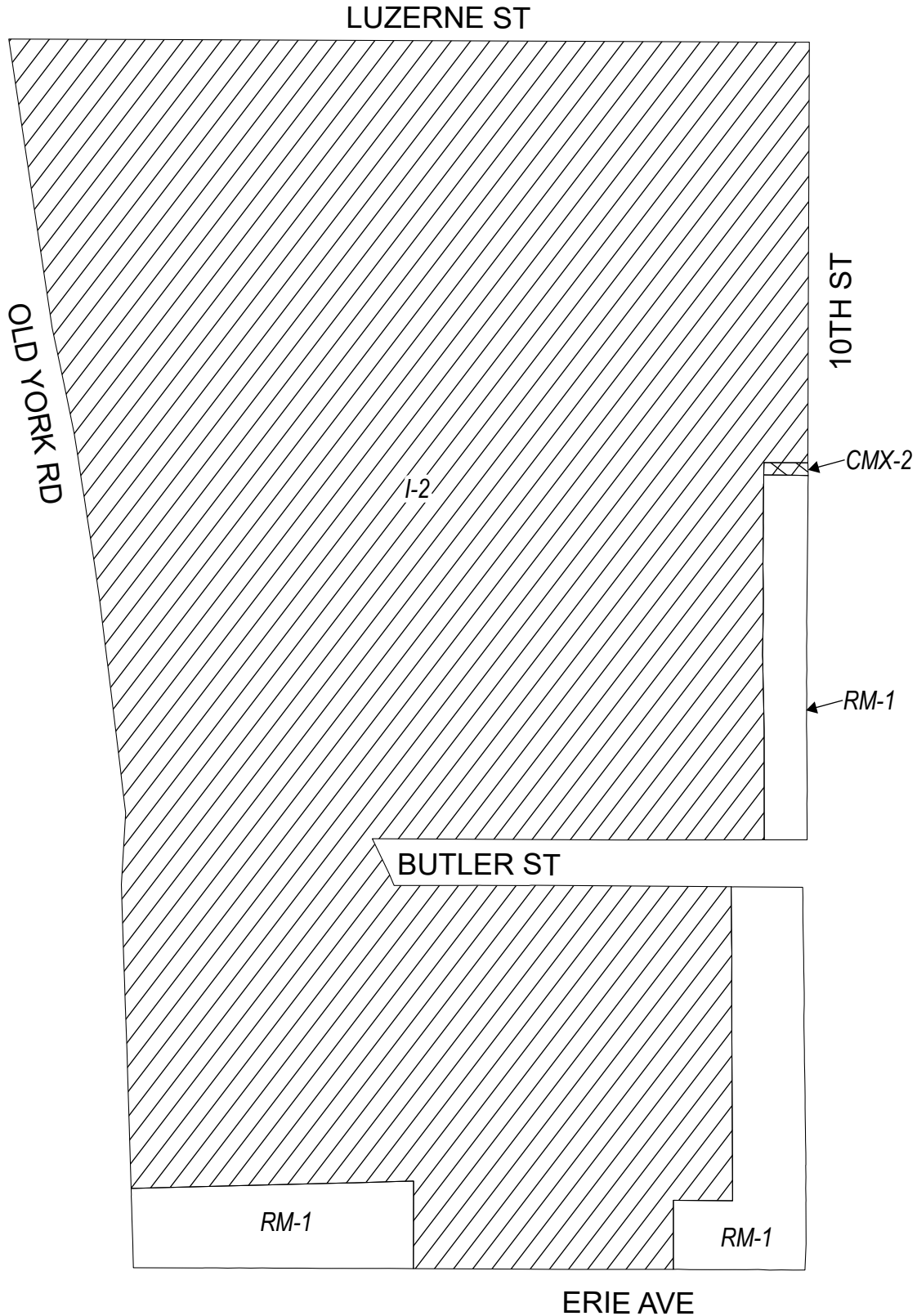
CMX-2, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached



Map A5 Existing Zoning



Zoning Districts

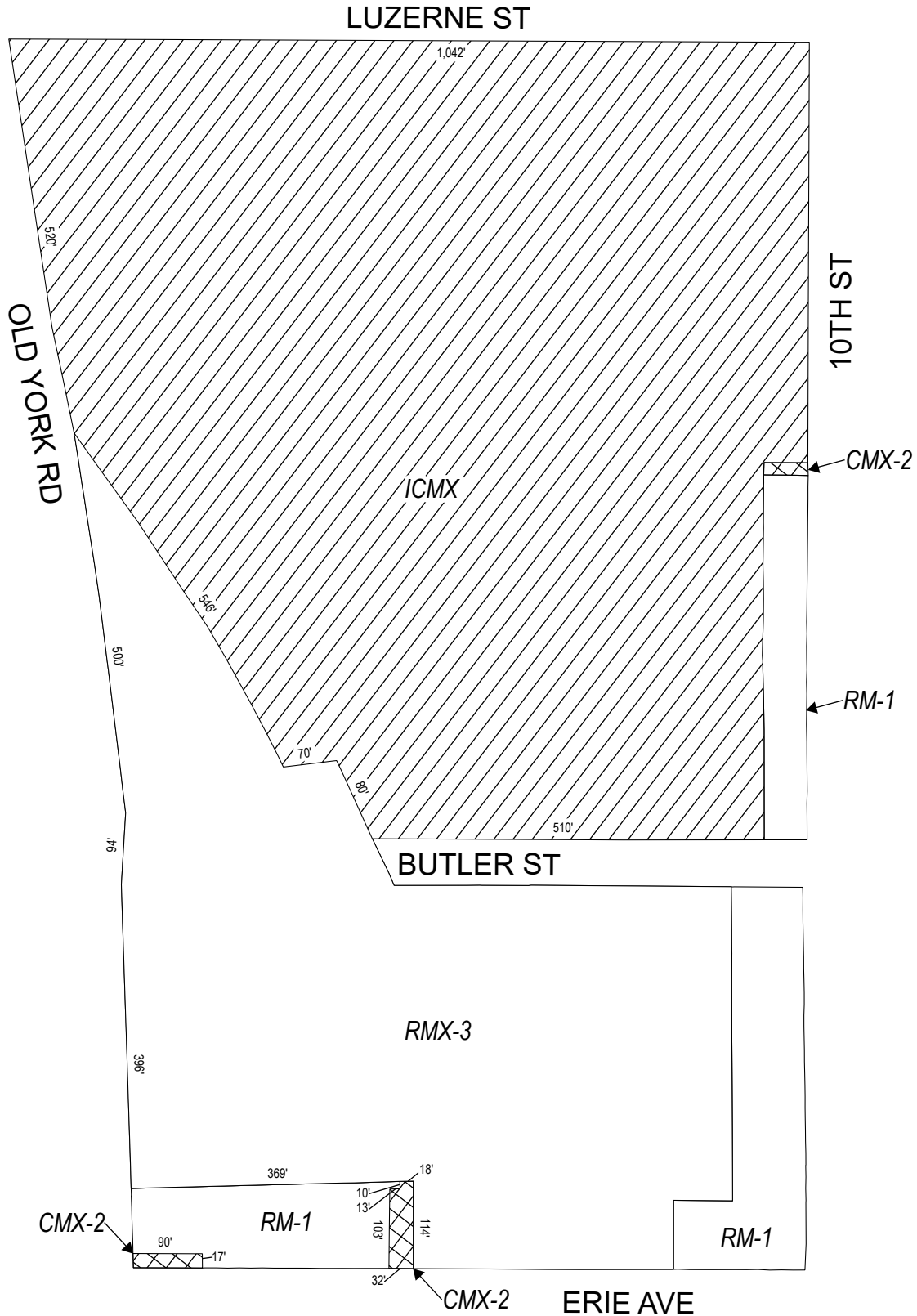
 CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial

 RM-1, Residential Multi-Family



Map B5 Proposed Zoning

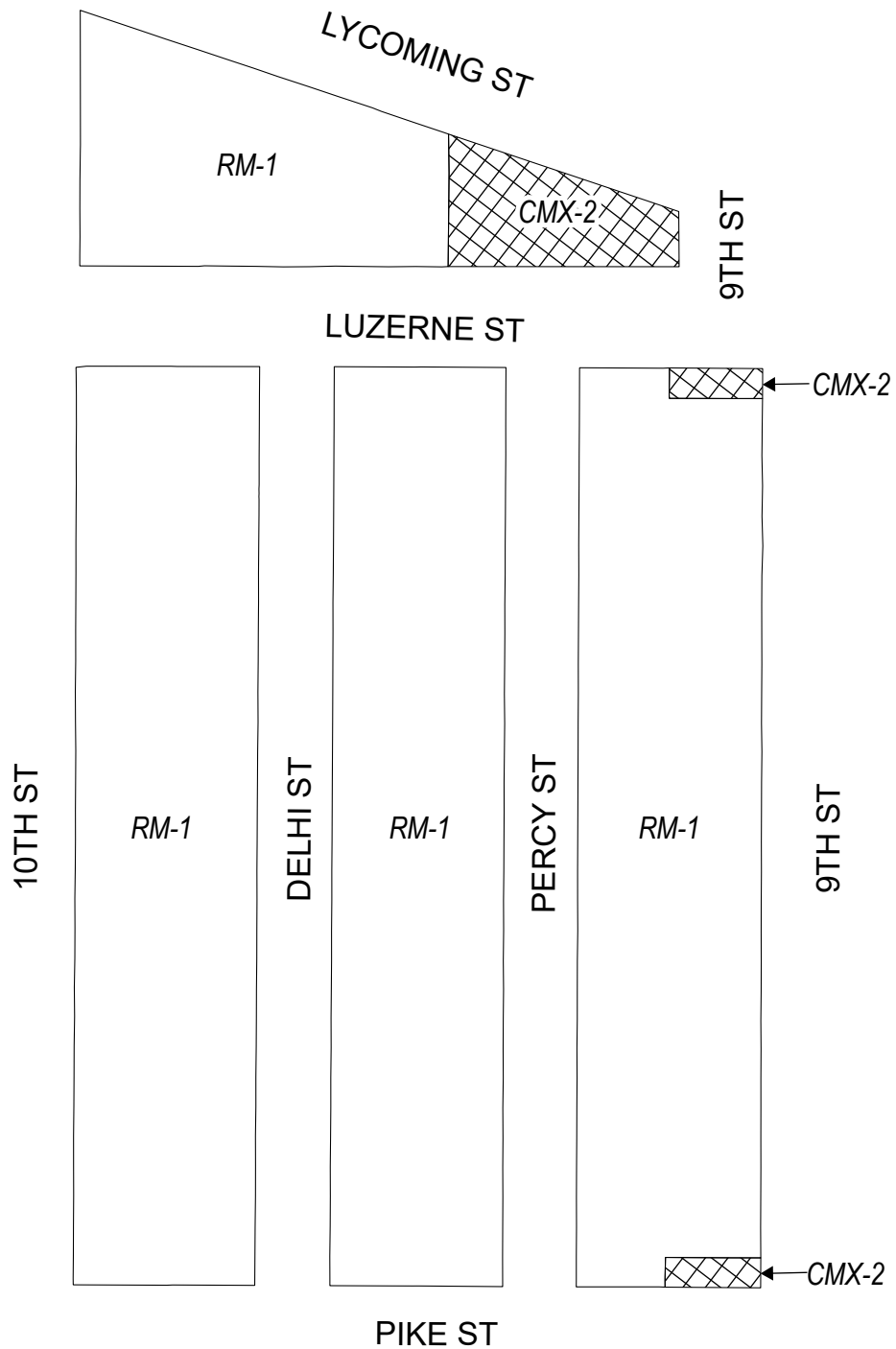


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use
- City of Philadelphia



City of Philadelphia Map A6 Existing Zoning

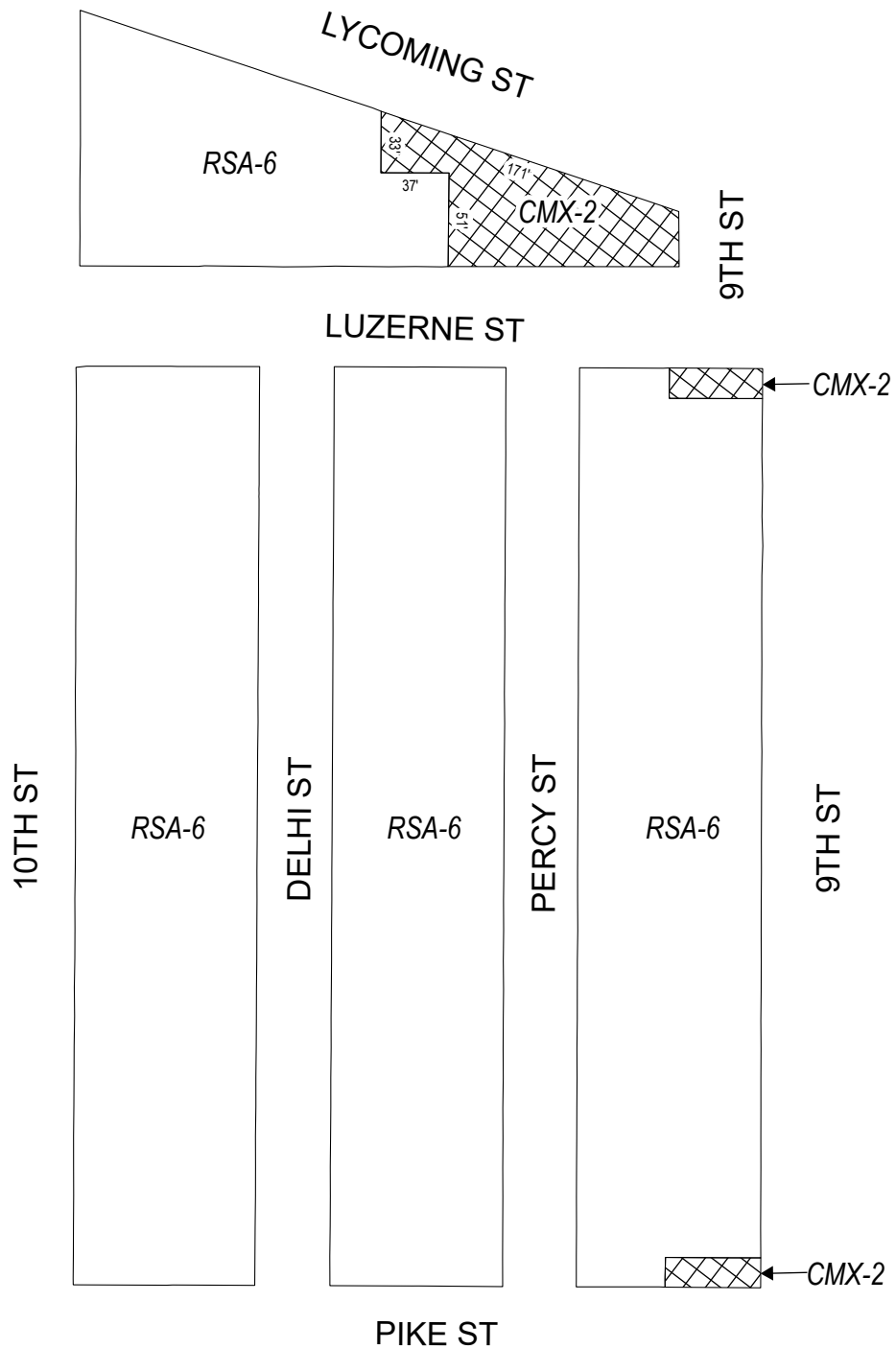


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



City of Philadelphia
 Bill No. 250493-A continued
Map B6 Proposed Zoning

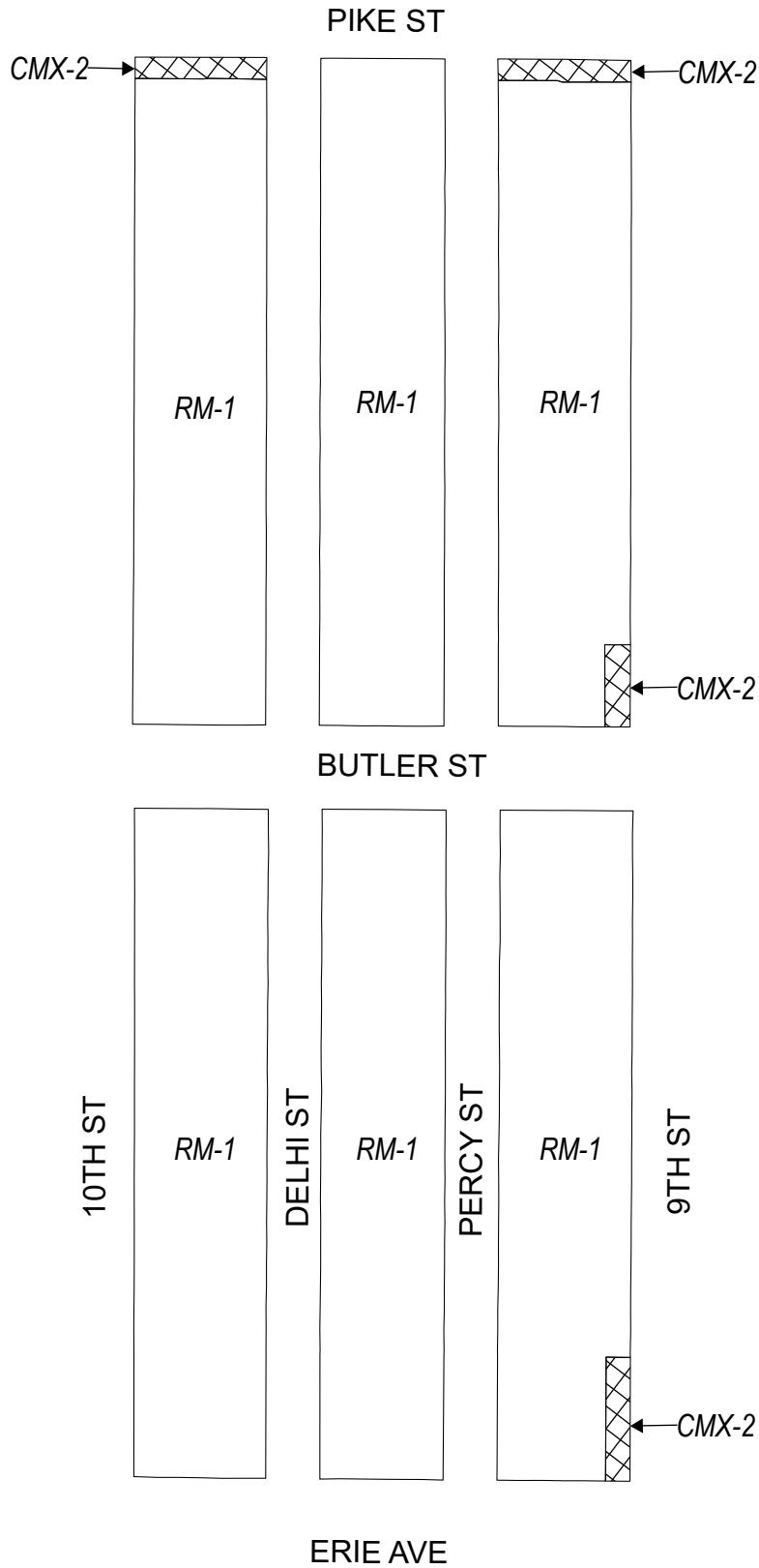


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RSA-6, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia Map A7 Existing Zoning



Zoning Districts

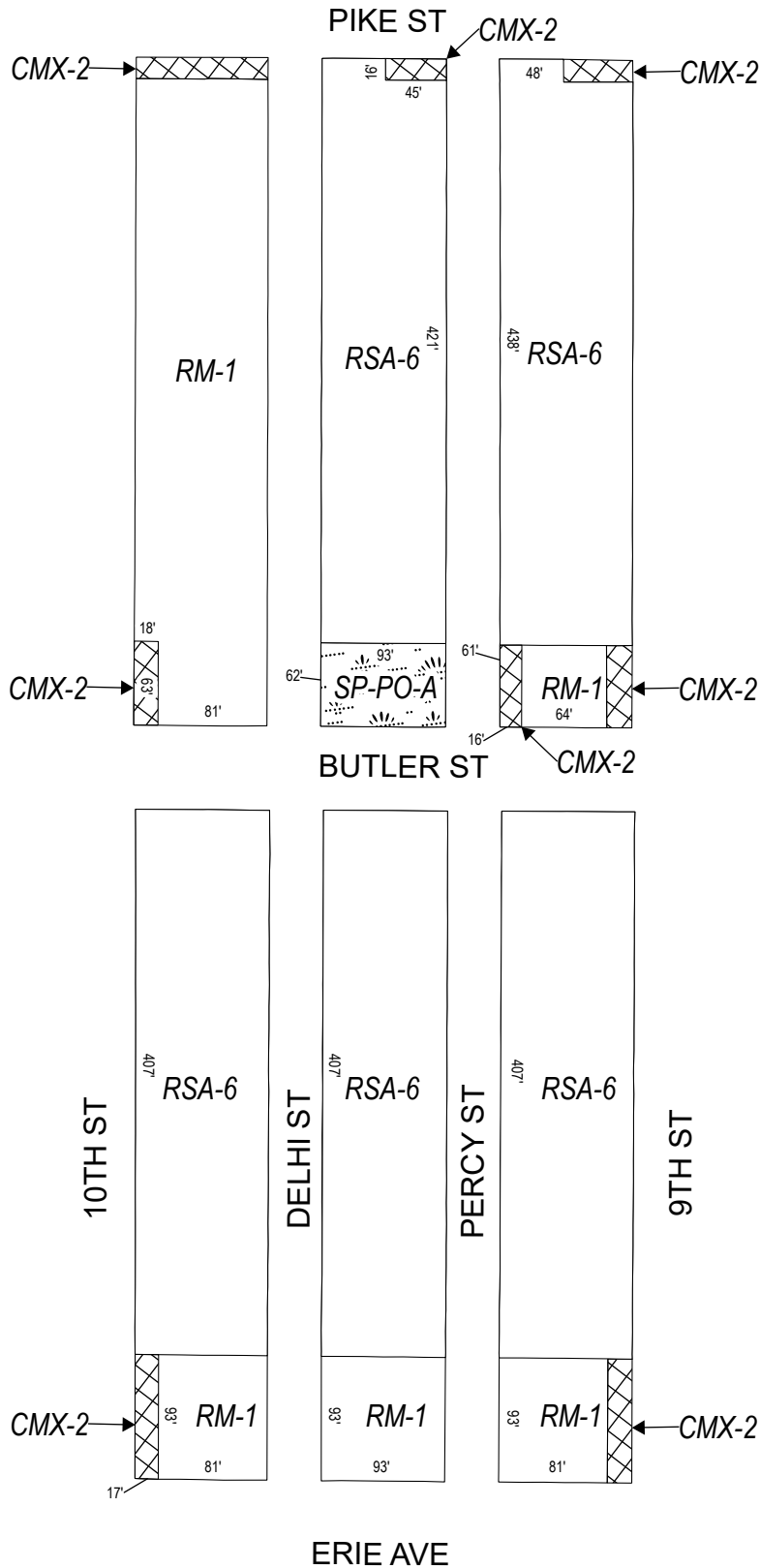
 CMX-2, Commercial Mixed-Use

 RM-1, Residential Multi-Family

City of Philadelphia



City of Philadelphia Map B7 Proposed Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia

