

City of Philadelphia



(Bill No. 210468)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Thompson Street (extended), 6th Street, Girard Avenue, Percy Street, Harper Street, and 13th Street and to amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/GAO, Girard Avenue Overlay District," all under certain terms and conditions.

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 Thompson Street (extended), 6th Street, Girard Avenue, Percy Street, Harper Street, and 13th Street from the existing zoning designations indicated on Maps "A1" through "A3," set forth below, to the zoning designations indicated on Maps "B1" through "B3," set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-529. */GAO, Girard Avenue Overlay District.*

(1) *Applicability.*

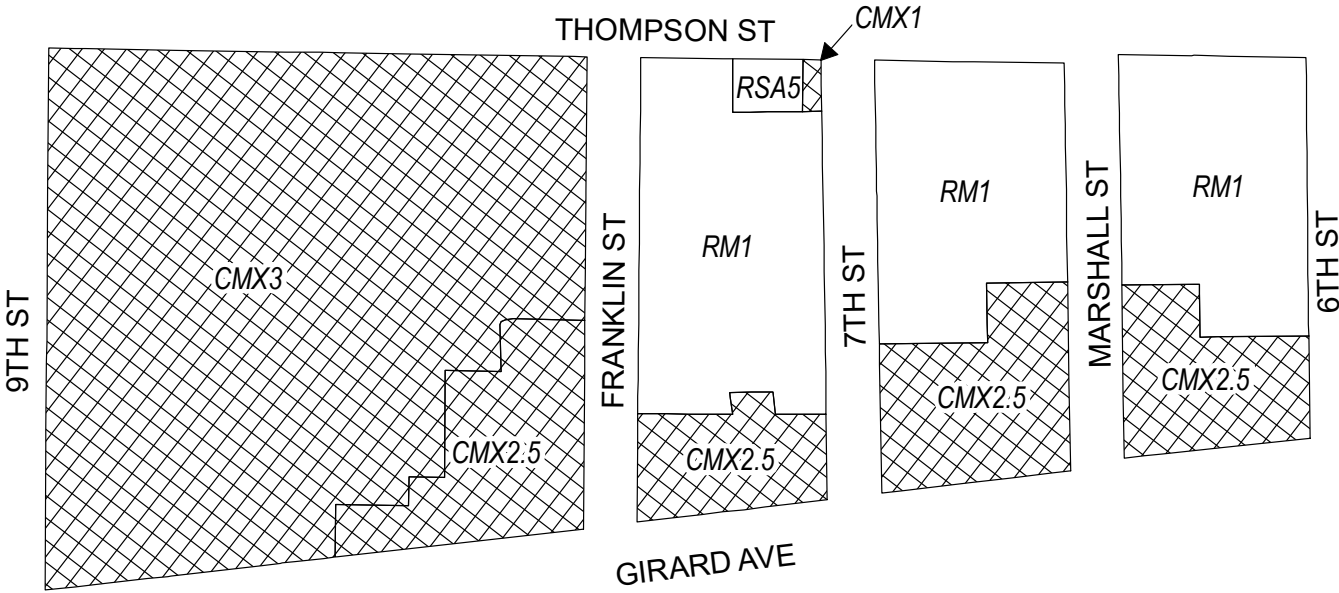
The Girard Avenue Overlay District shall consist of all lots with street frontage of Girard Avenue, between Broad Street and 2nd Street.

(2) *Height Regulation.*



All structures shall be subject to a height limit of thirty-eight (38) feet.

SECTION 3. This Ordinance shall become effective immediately.

Map A1 Existing Zoning

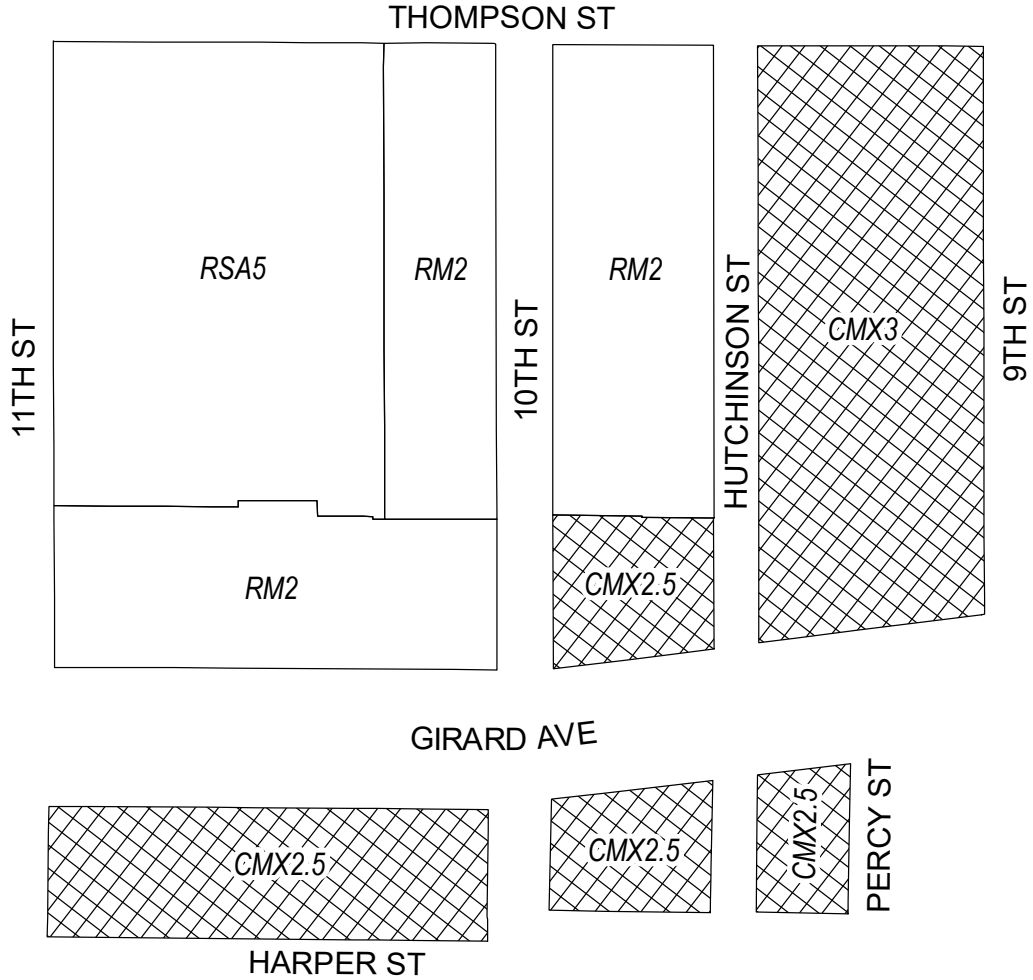


Zoning Districts

-  CMX-1/CMX-2.5/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map A2 Existing Zoning



Zoning Districts



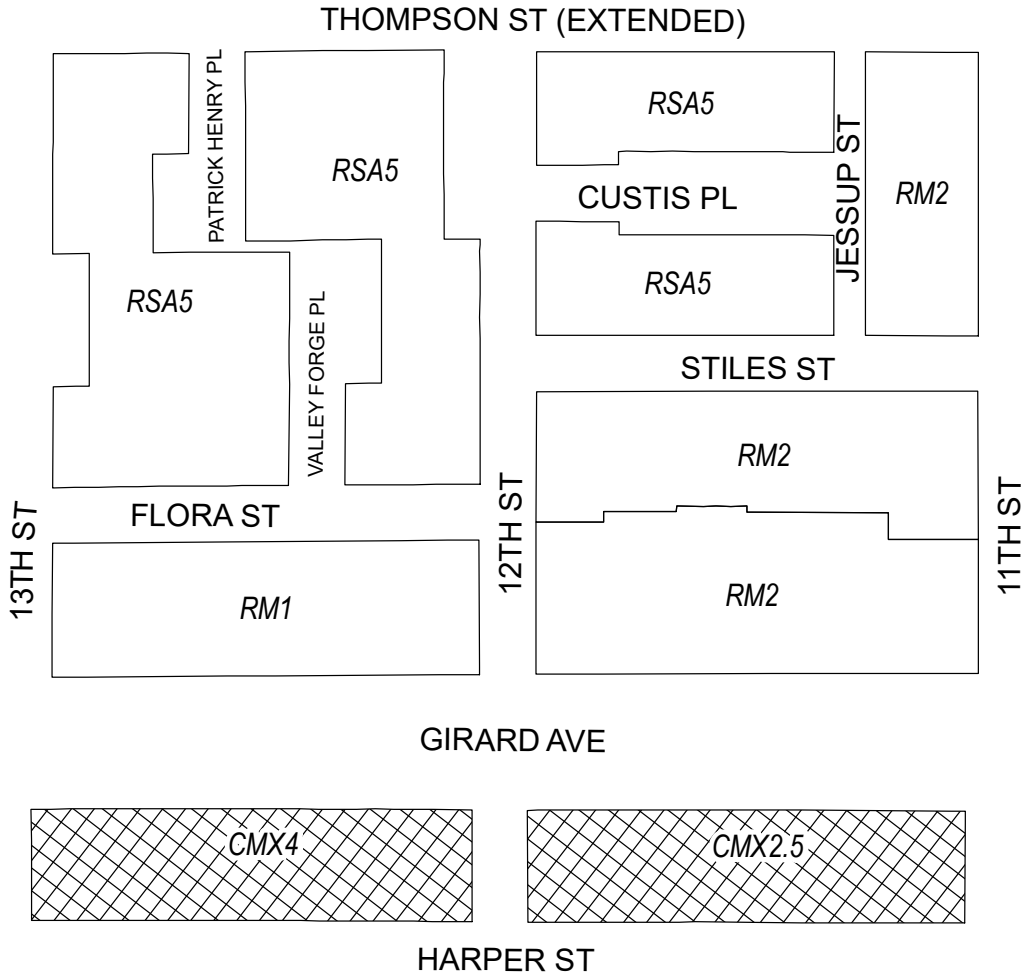
CMX-2.5/CMX-3, Commercial Mixed-Use





RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map A3 Existing Zoning

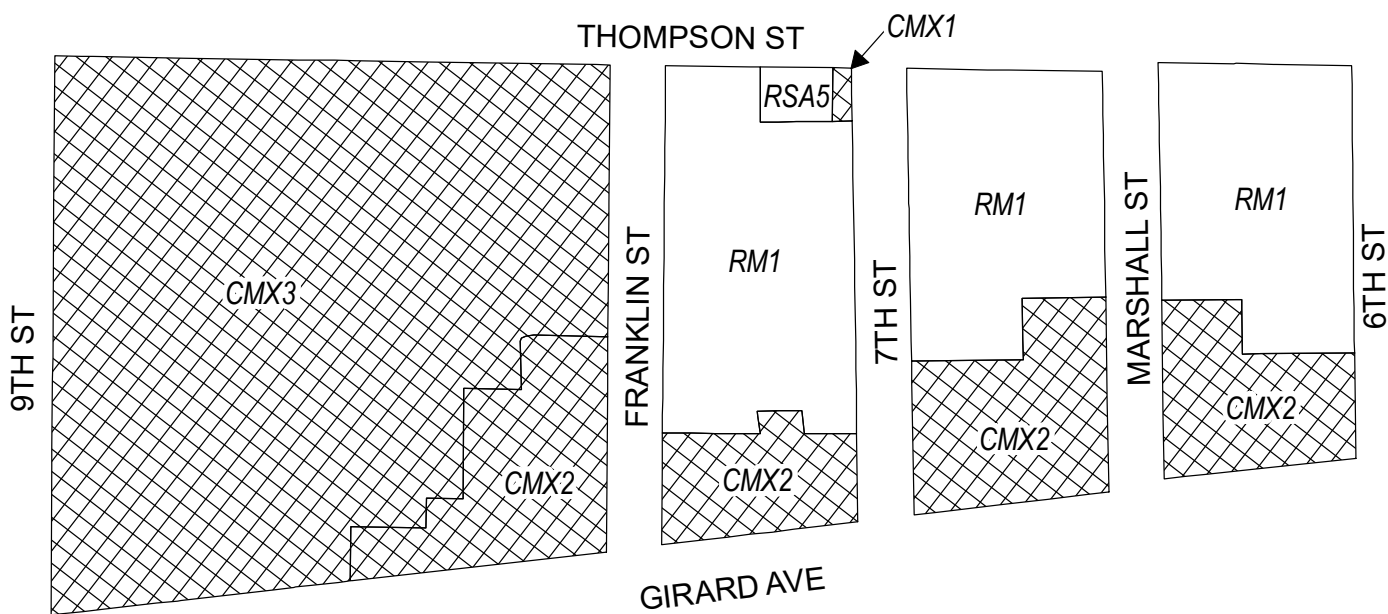


Zoning Districts

-  CMX-2.5/CMX-4, Commercial Mixed-Use
-  RM-1/RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map B1 Proposed Zoning



Zoning Districts



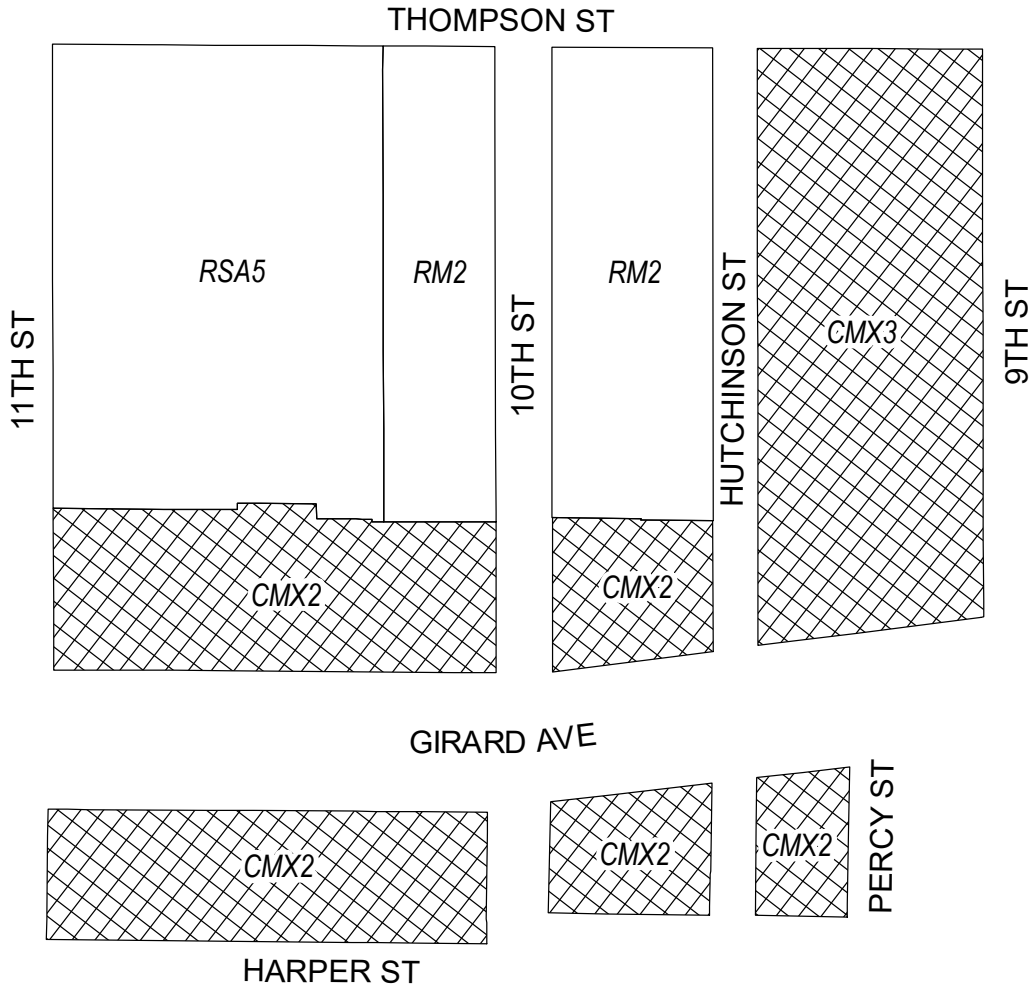
CMX-1/CMX-2/CMX-3, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map B2 Proposed Zoning



Zoning Districts



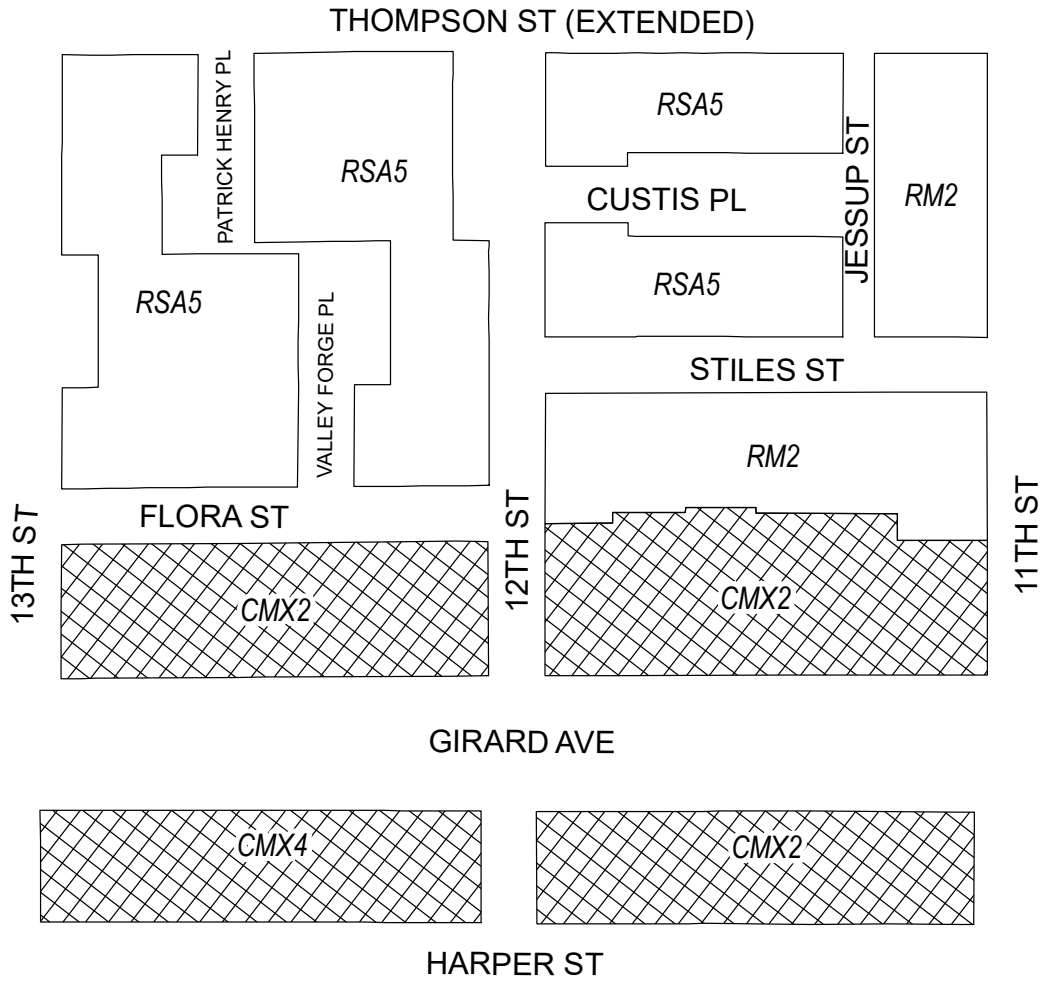
CMX-2/CMX-3, Commercial Mixed-Use





RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map B3 Proposed Zoning



Zoning Districts

-  CMX-2/CMX-4, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached

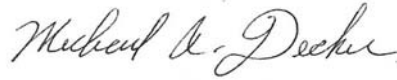


City of Philadelphia

BILL NO. 210468 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 24, 2021. The Bill was Signed by the Mayor on September 8, 2021.



Michael A. Decker
Chief Clerk of the City Council