



# City of Philadelphia

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

**BILL NO. 190718**

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**Introduced September 19, 2019**

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**Councilmember Bass**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

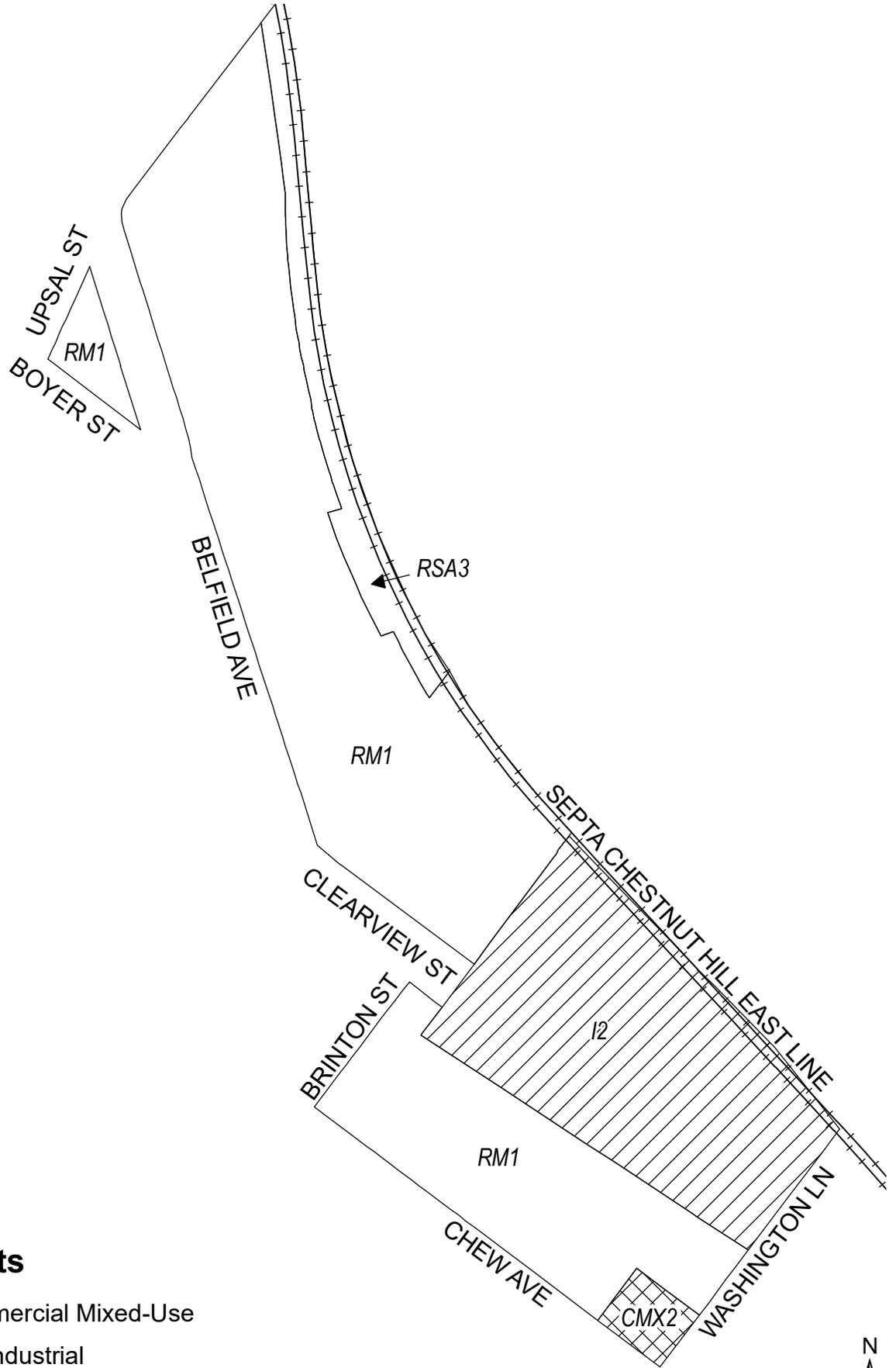
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Upsal Street, Ardleigh Street, Washington Lane, the SEPTA Chestnut Hill East Railroad Right-of-Way, Chew Avenue, Washington Lane, and Morton Street.

*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 Upsal Street, Ardleigh Street, Washington Lane, the SEPTA Chestnut Hill East Railroad Right-of-Way, Chew Avenue, Washington Lane, and Morton Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," and "A8," set forth below to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," "B7," and "B8," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

# Map A1 Existing Zoning

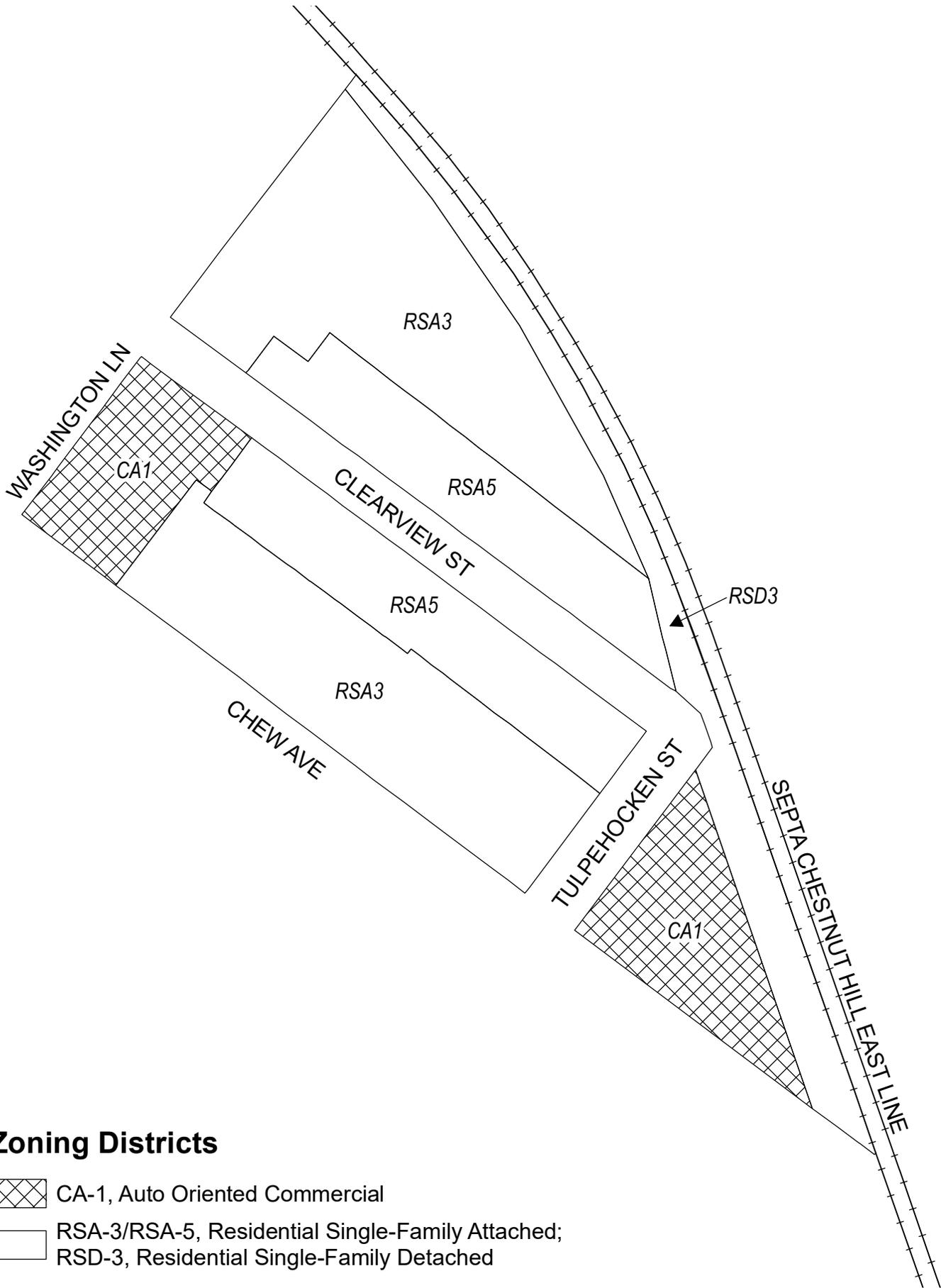


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached



# Map A2 Existing Zoning

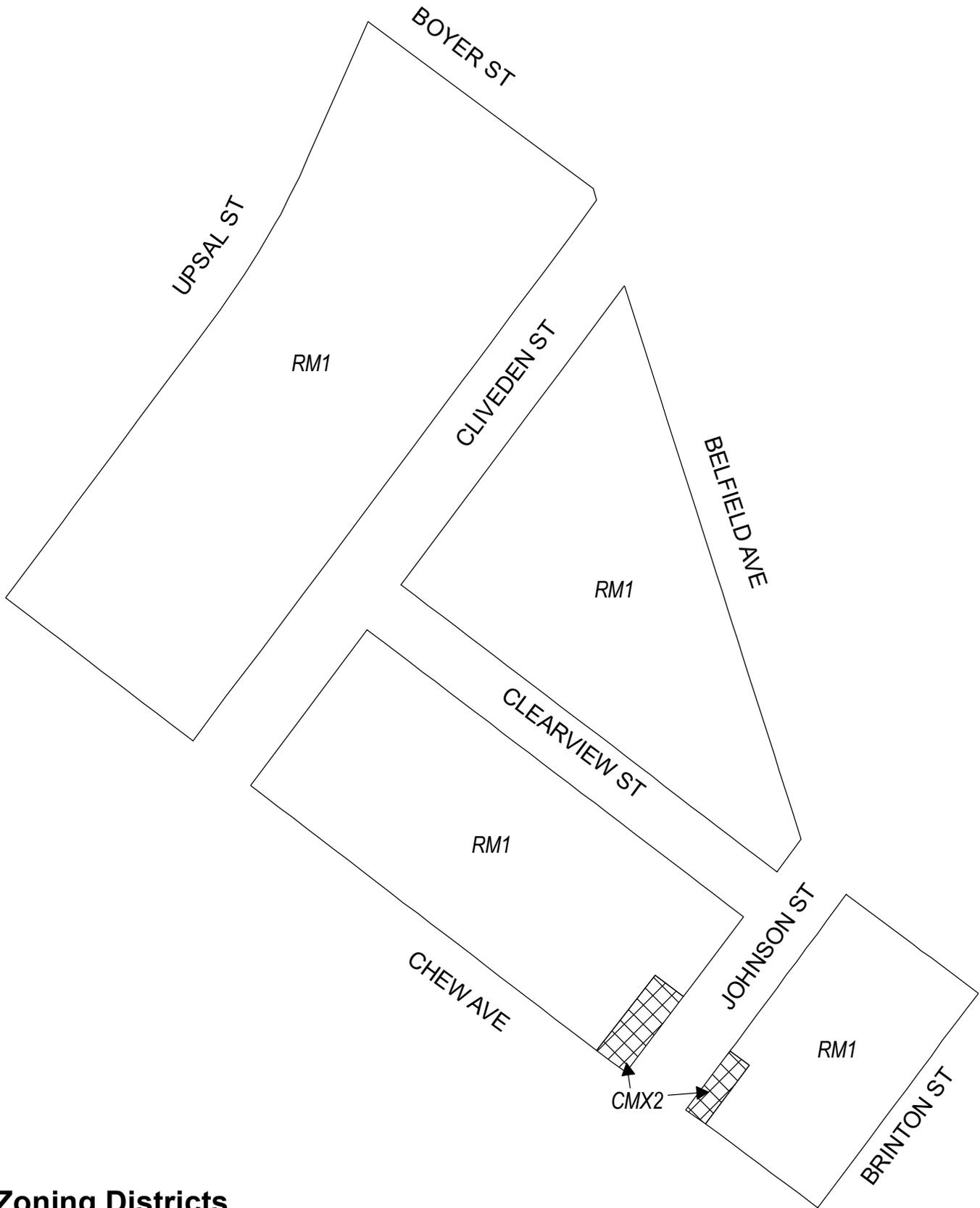


## Zoning Districts

-  CA-1, Auto Oriented Commercial
-  RSA-3/RSA-5, Residential Single-Family Attached;  
RSD-3, Residential Single-Family Detached



# Map A3 Existing Zoning

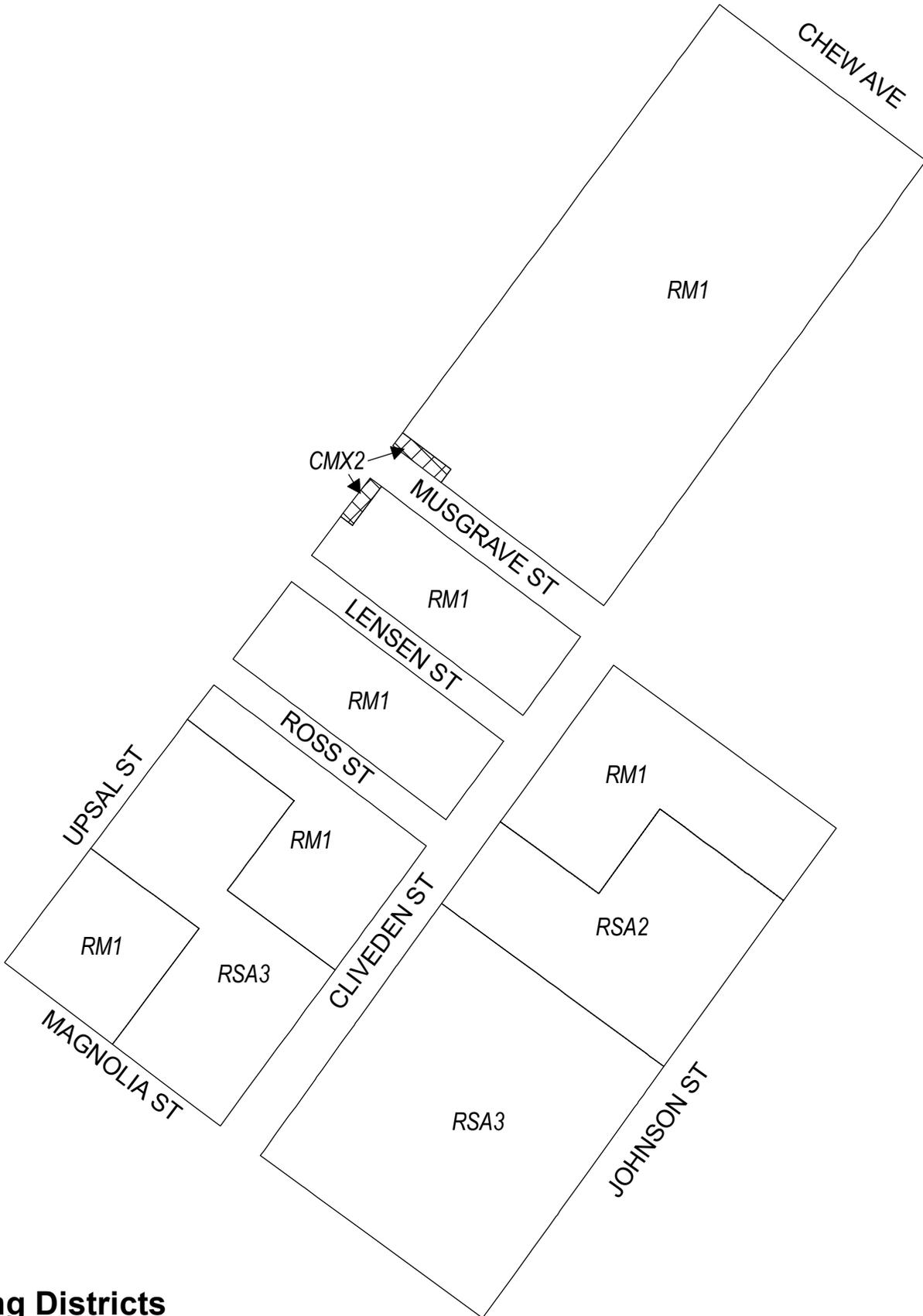


## Zoning Districts

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



# Map A4 Existing Zoning

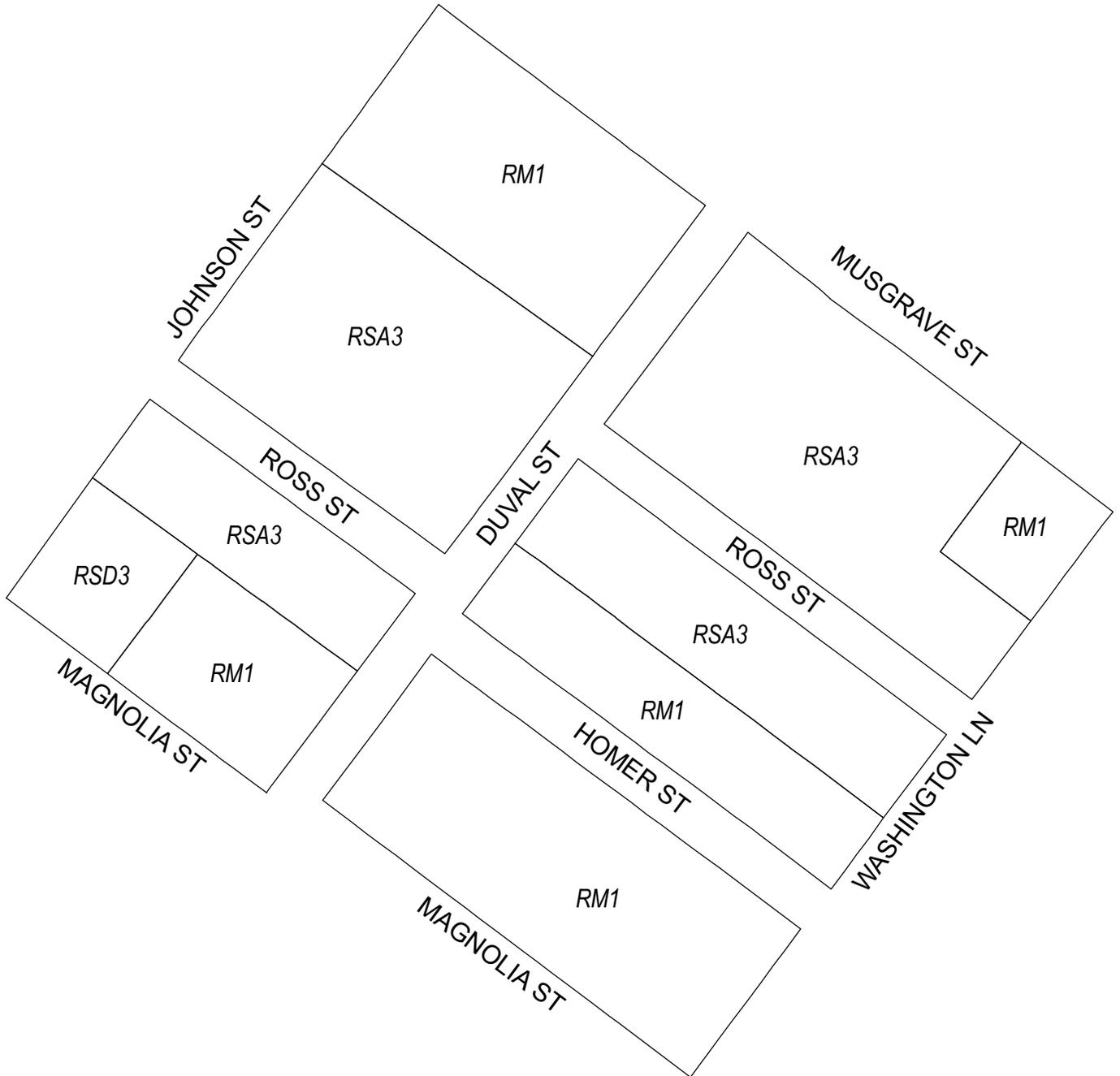


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map A5 Existing Zoning



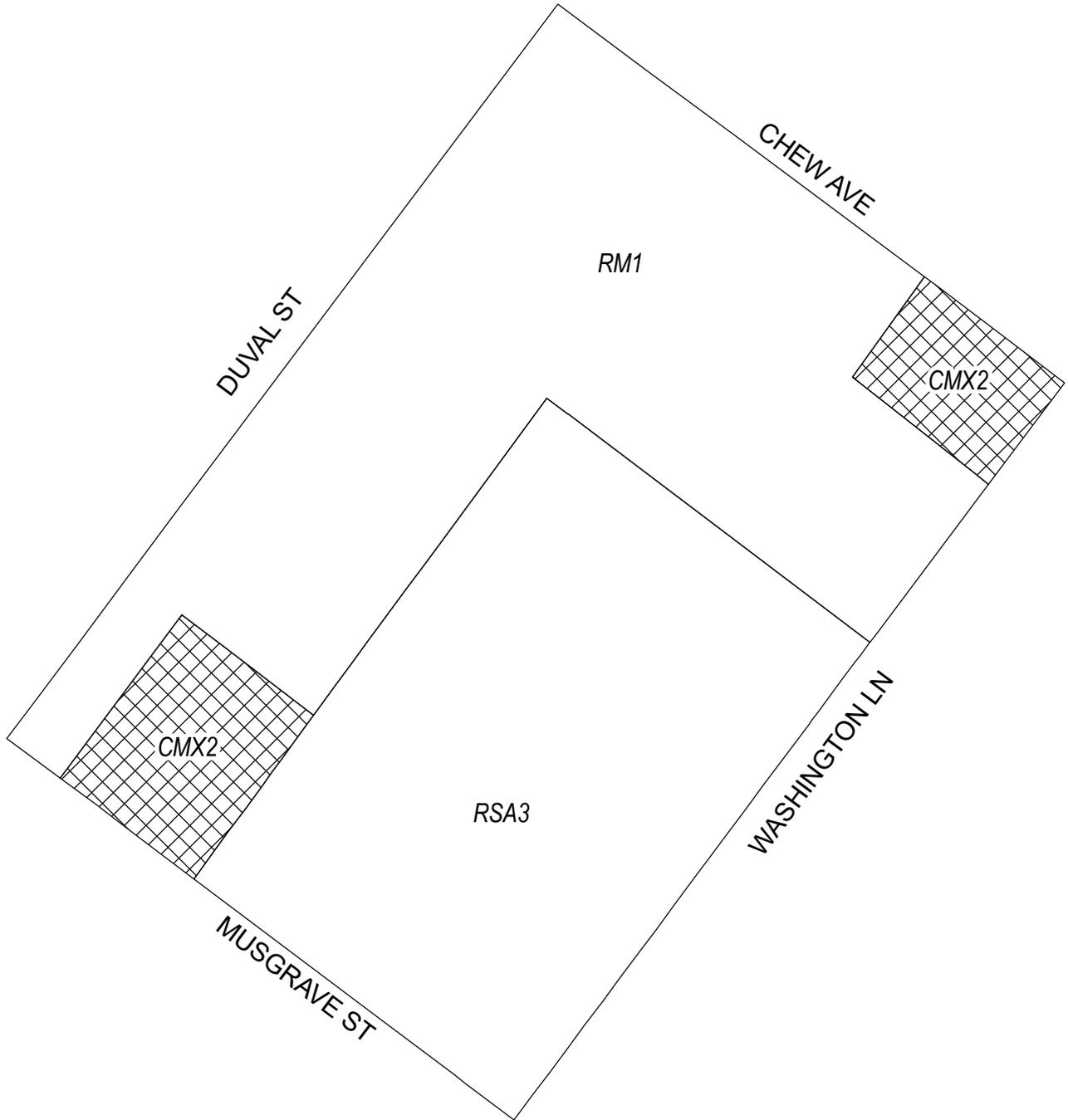
## Zoning Districts



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



# Map A6 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use

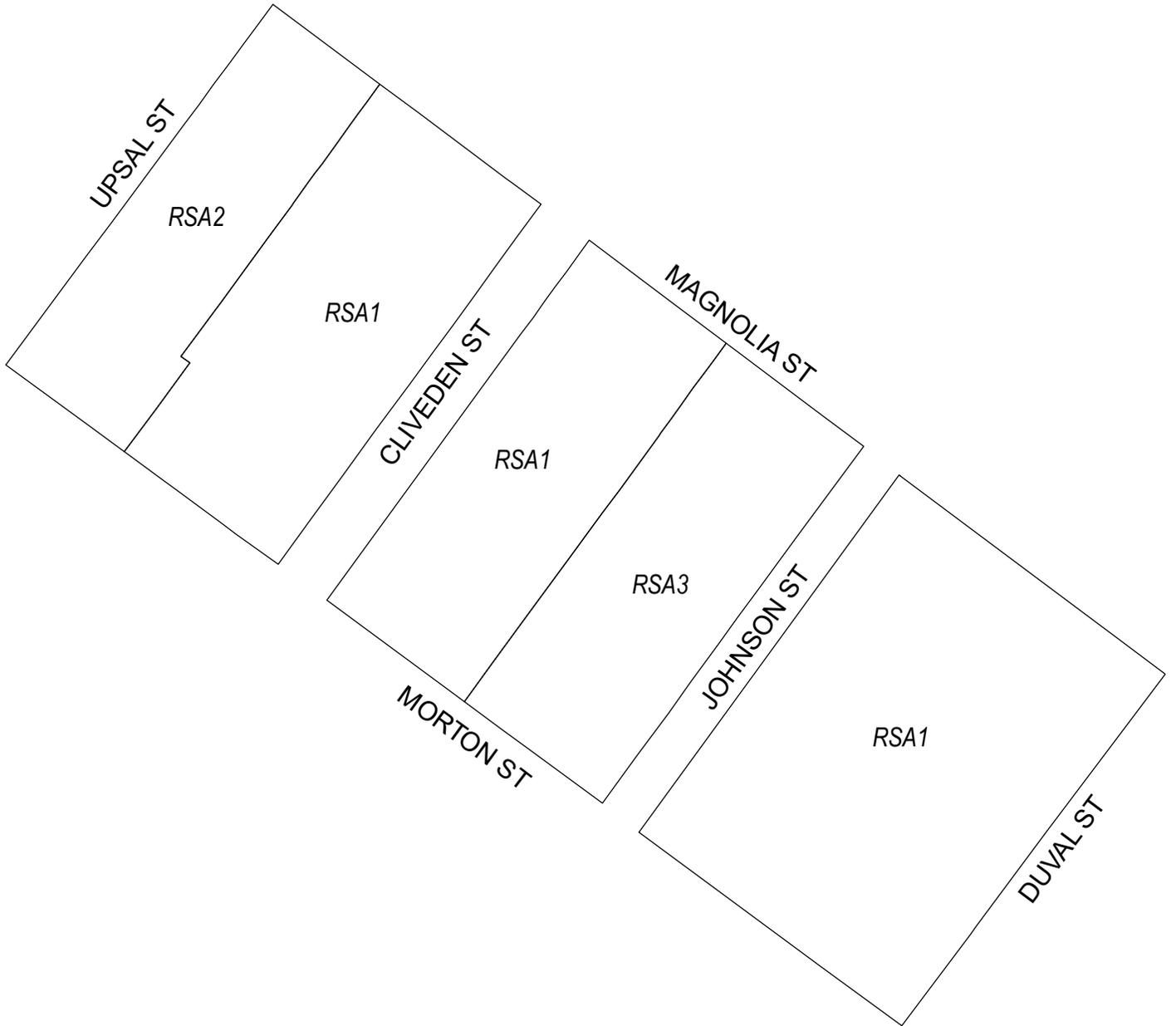


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

City of Philadelphia



# Map A7 Existing Zoning

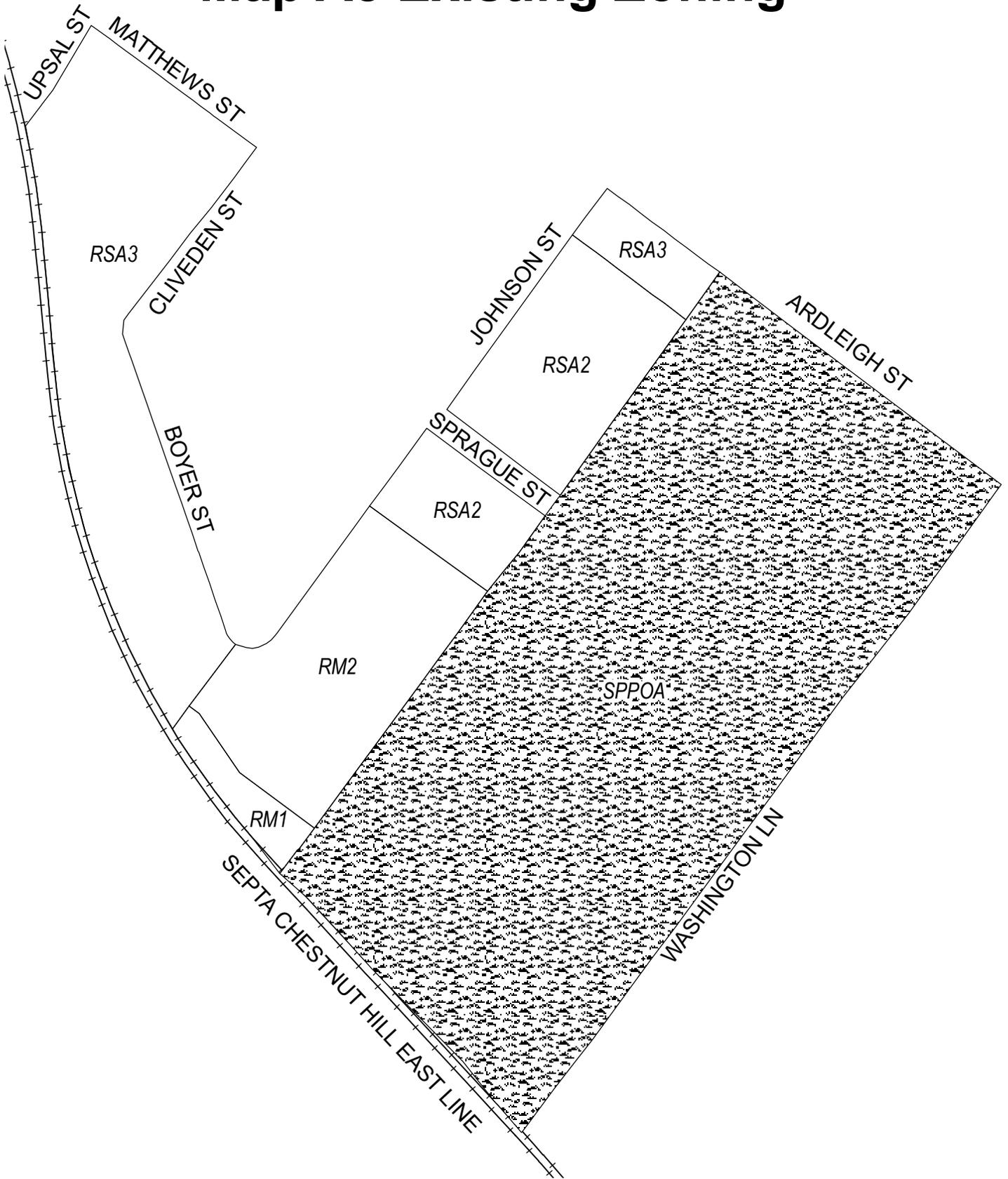


## Zoning Districts

 RSA-1/RSA-2/RSA-3, Residential Single-Family Attached  
City of Philadelphia



# Map A8 Existing Zoning



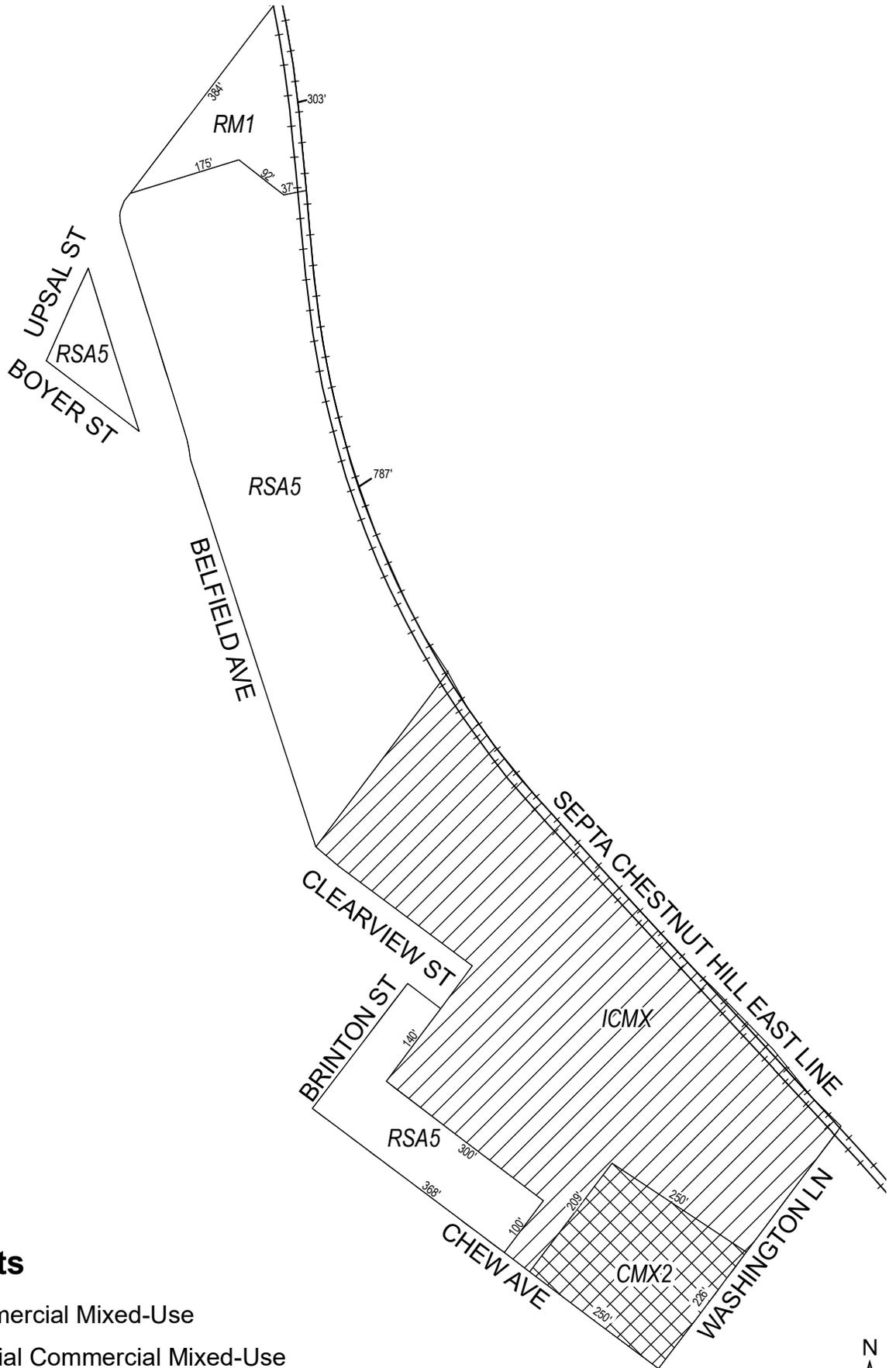
## Zoning Districts

 RM-1/RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached

 SP-PO-A, Parks and Open Space



# Map B1 Proposed Zoning

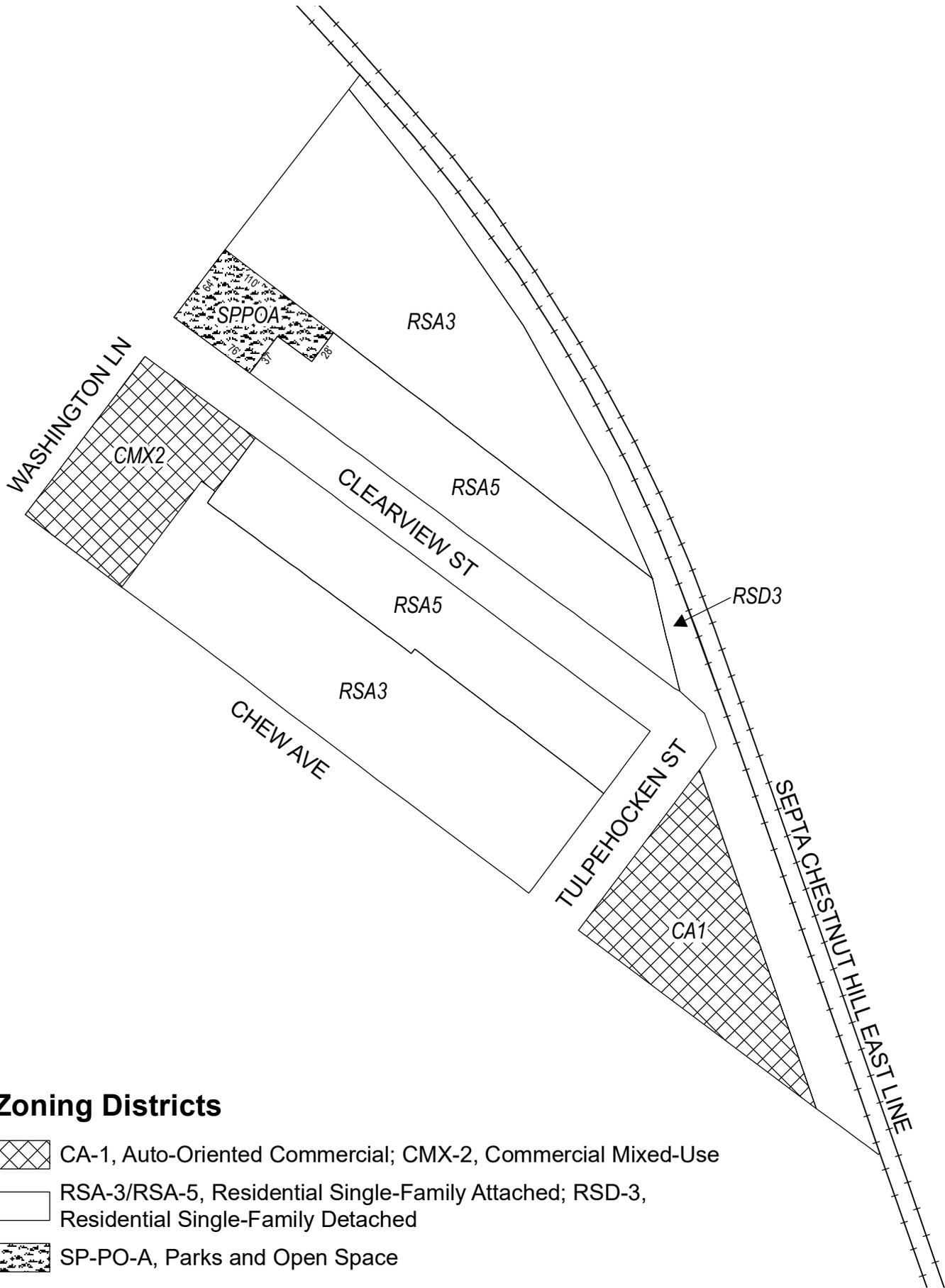


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



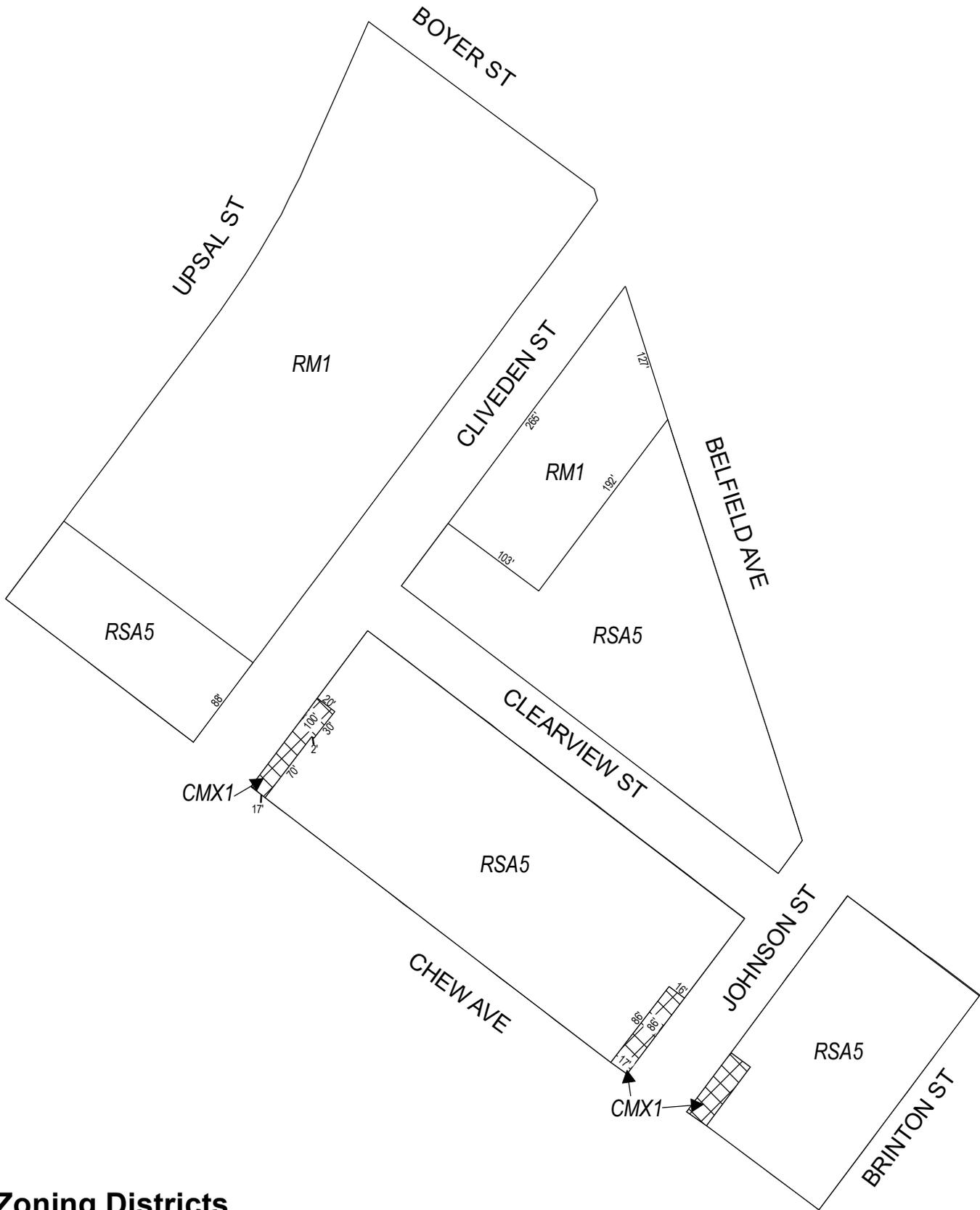
# Map B2 Proposed Zoning



## Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RSA-3/RSA-5, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
-  SP-PO-A, Parks and Open Space

# Map B3 Proposed Zoning

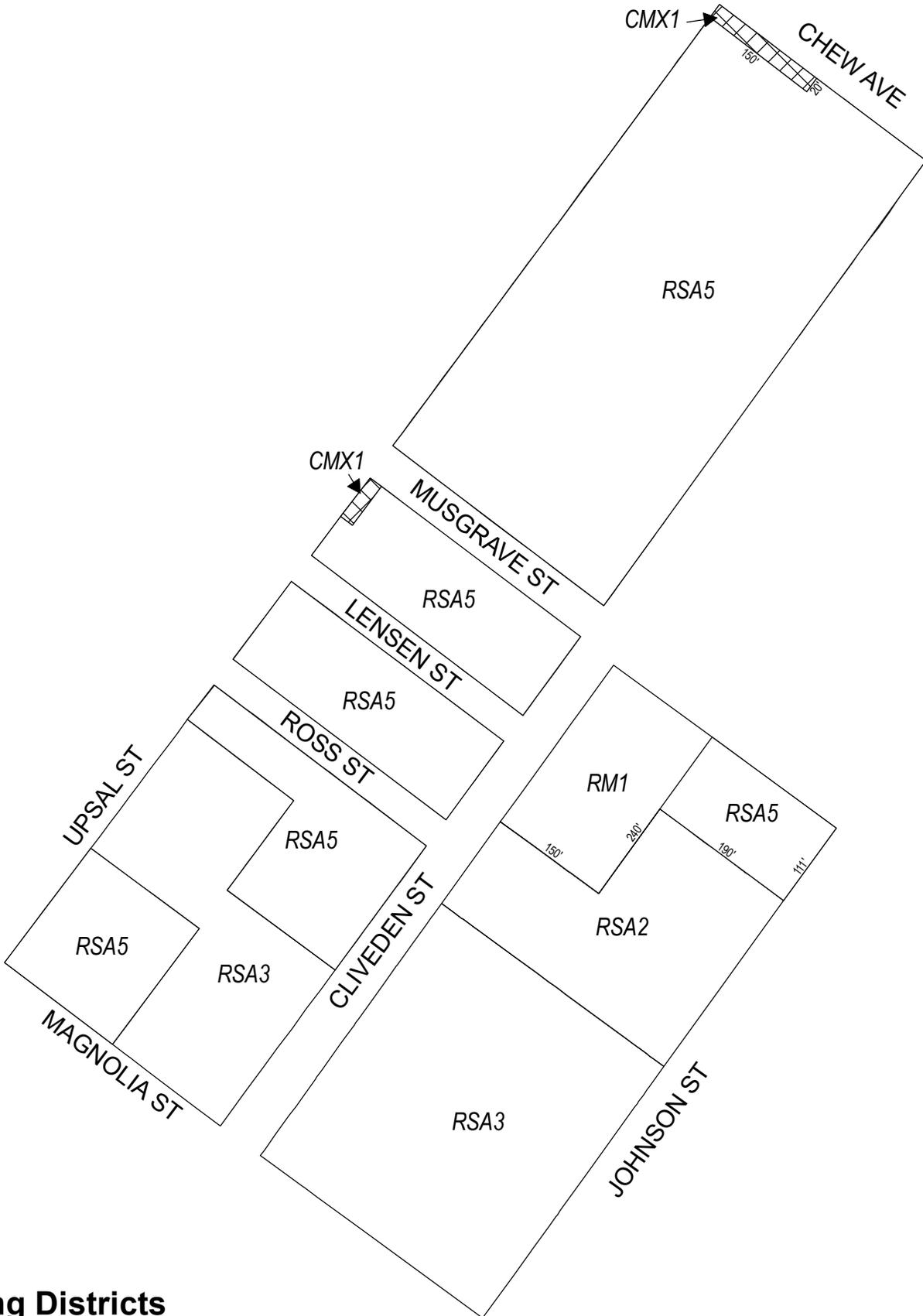


## Zoning Districts

-  CMX-1, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B4 Proposed Zoning



## Zoning Districts



CMX-1, Commercial Mixed-Use

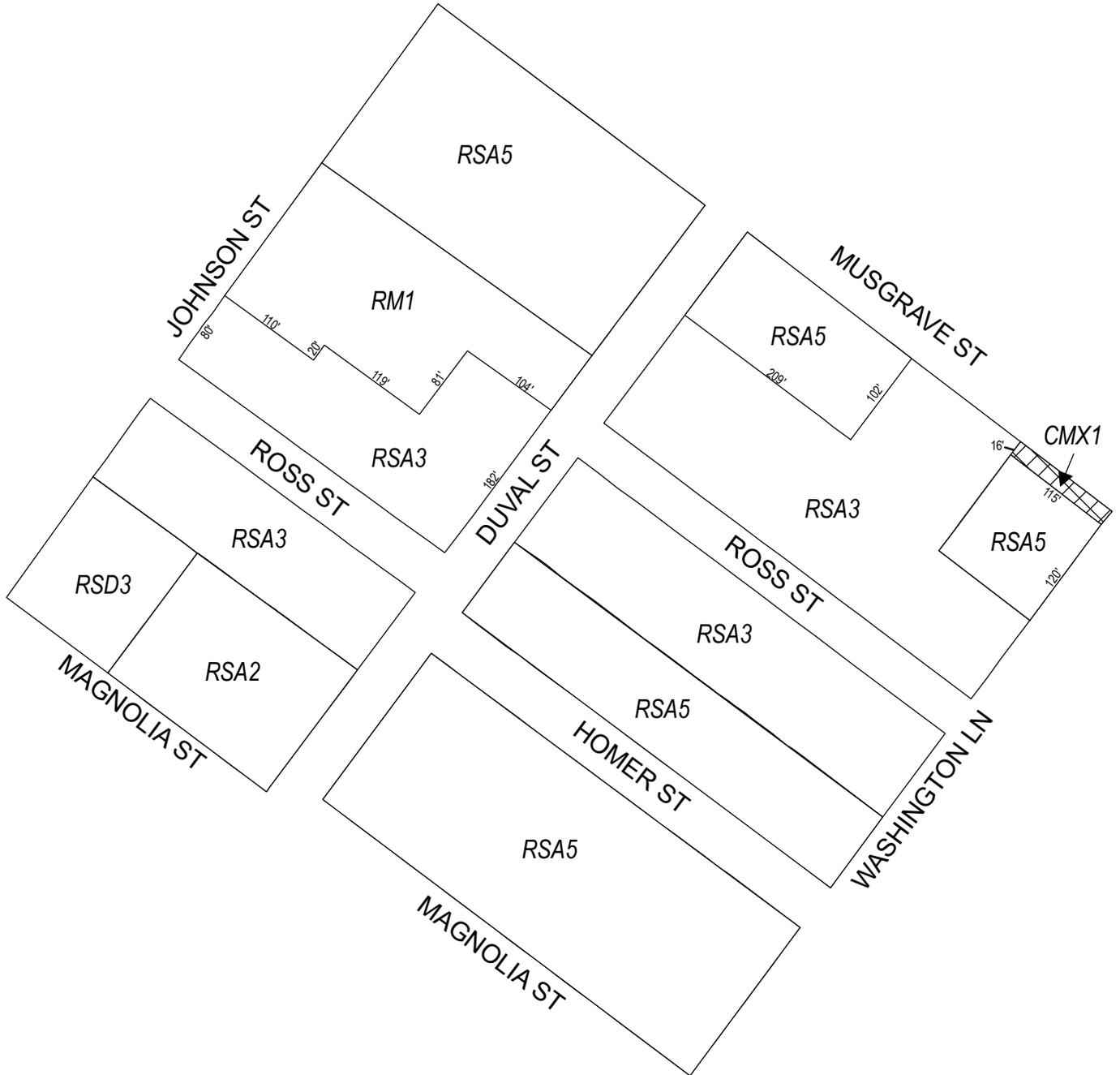


RM-1, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



# Map B5 Proposed Zoning



## Zoning Districts



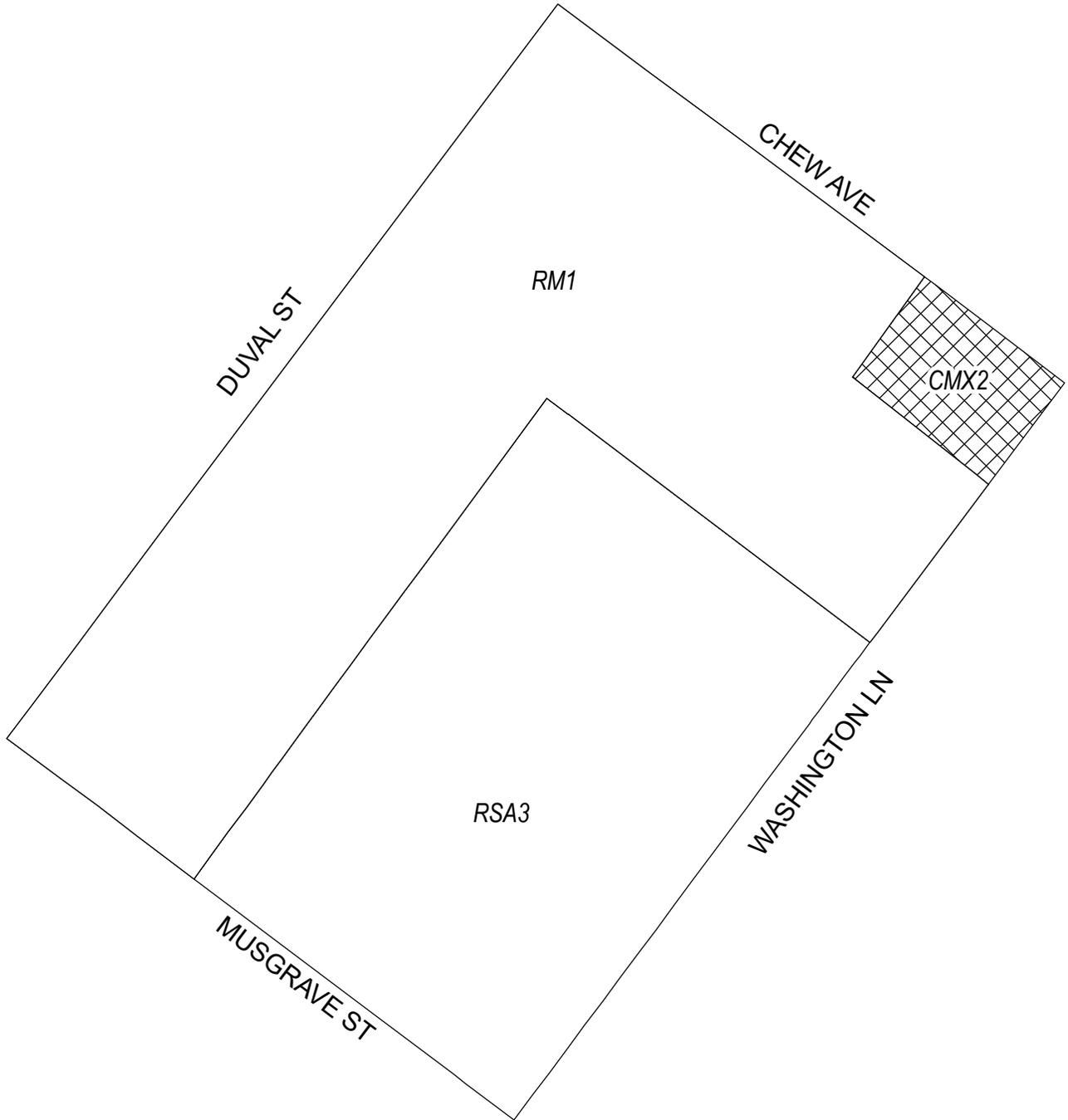
CMX-1, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached



# Map B6 Proposed Zoning

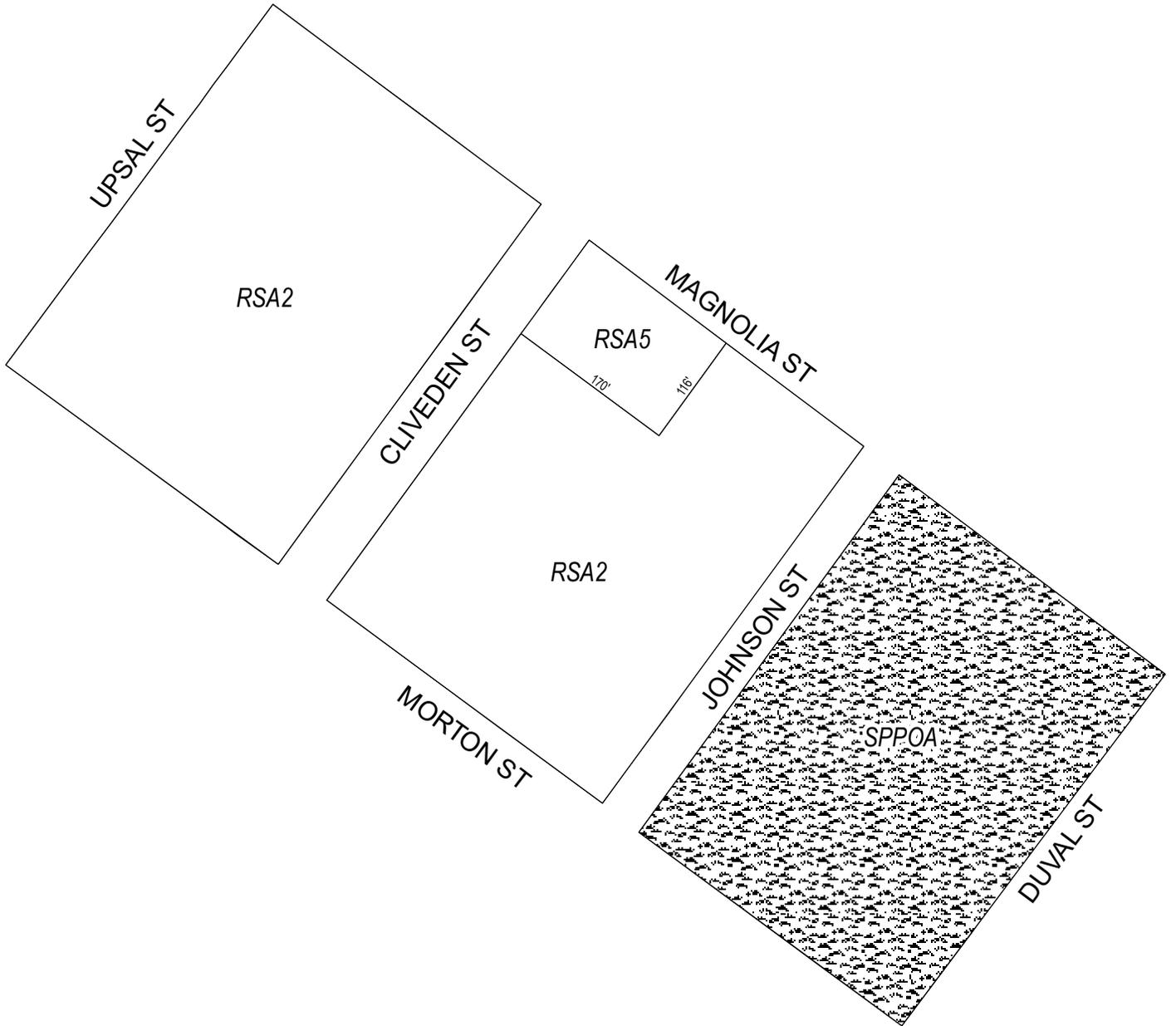


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map B7 Proposed Zoning

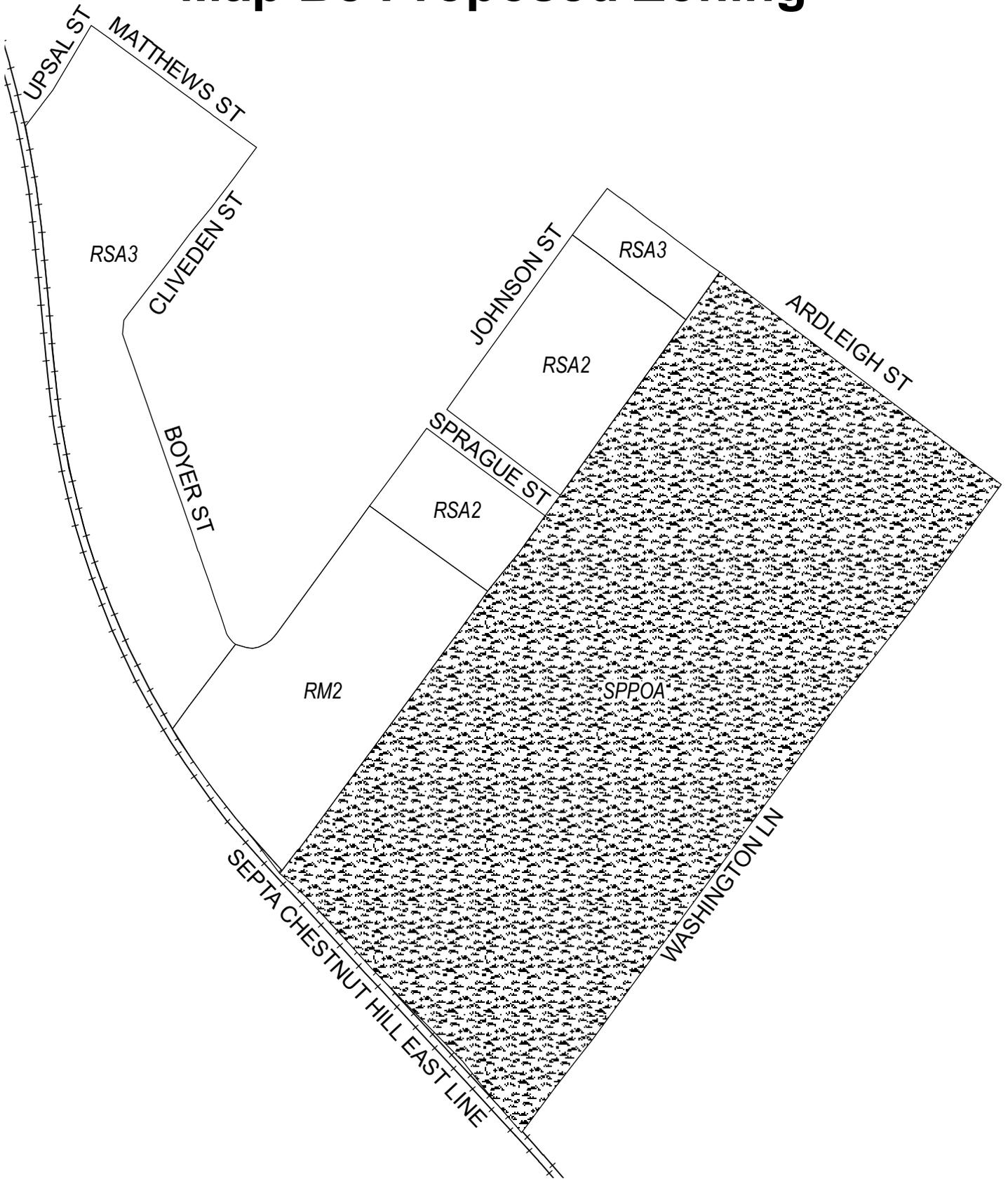


## Zoning Districts

-  RSA-2/RSA-5, Residential Single-Family Attached
  -  SP-PO-A, Parks and Open Space
- City of Philadelphia



# Map B8 Proposed Zoning



## Zoning Districts

 RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached

 SP-PO-A, Parks and Open Space



# City of Philadelphia

*BILL NO. 190718 continued*