

# City of Philadelphia



(Bill No. 170902-A)

## AN ORDINANCE

Amending Section 14-503 of the Philadelphia Zoning Code, entitled “/NCA, Neighborhood Commercial Area Overlay District,” by creating the East Mount Airy /NCA Overlay District and making related changes, all under certain terms and conditions; and amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street.

*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 Overlay District.

\* \* \*

(9) [Reserved.] *East Mount Airy.*

(a) *Applicability.*

*The requirements of this East Mount Airy /NCA Overlay district apply to all properties zoned CMX-1 within the area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street.*

(b) *Use Regulations.*

# City of Philadelphia

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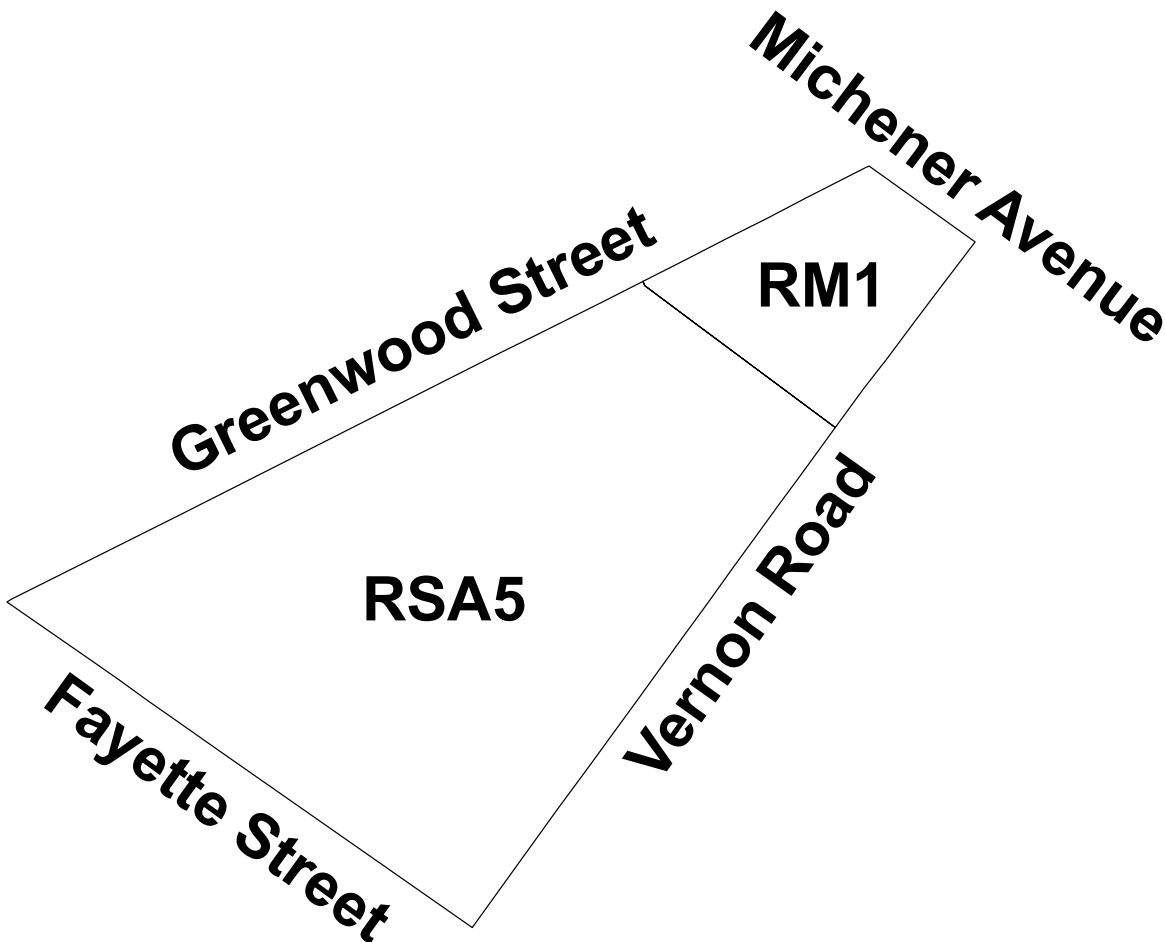
*(.1) Medical, Dental, and Health Practitioner uses are prohibited.*

*(.2) Sundries, Pharmaceutical, and Convenience Sales uses are prohibited.*

SECTION 2. Pursuant to Section 14-106 of the Philadelphia Zoning Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Fayette Street, East Vernon Road, Michener Avenue, and Greenwood Street, commonly known as 1431-35 East Vernon Road, 1437 East Vernon Road, 1439 East Vernon Road, 1441 East Vernon Road, 1443 East Vernon Road, 1445 East Vernon Road, 1447 East Vernon Road, 1449 East Vernon Road, 1451 East Vernon Road, 1453 East Vernon Road, 1455 East Vernon Road, 1457 East Vernon Road, 1432-50 Greenwood Street, 1452 Greenwood Street, 1454 Greenwood Street, and 1456 Greenwood Street, from the existing zoning designation RSA-5 to the zoning designation CMX-1.

SECTION 3. This Ordinance shall become effective immediately.

# Map A - Existing Zoning

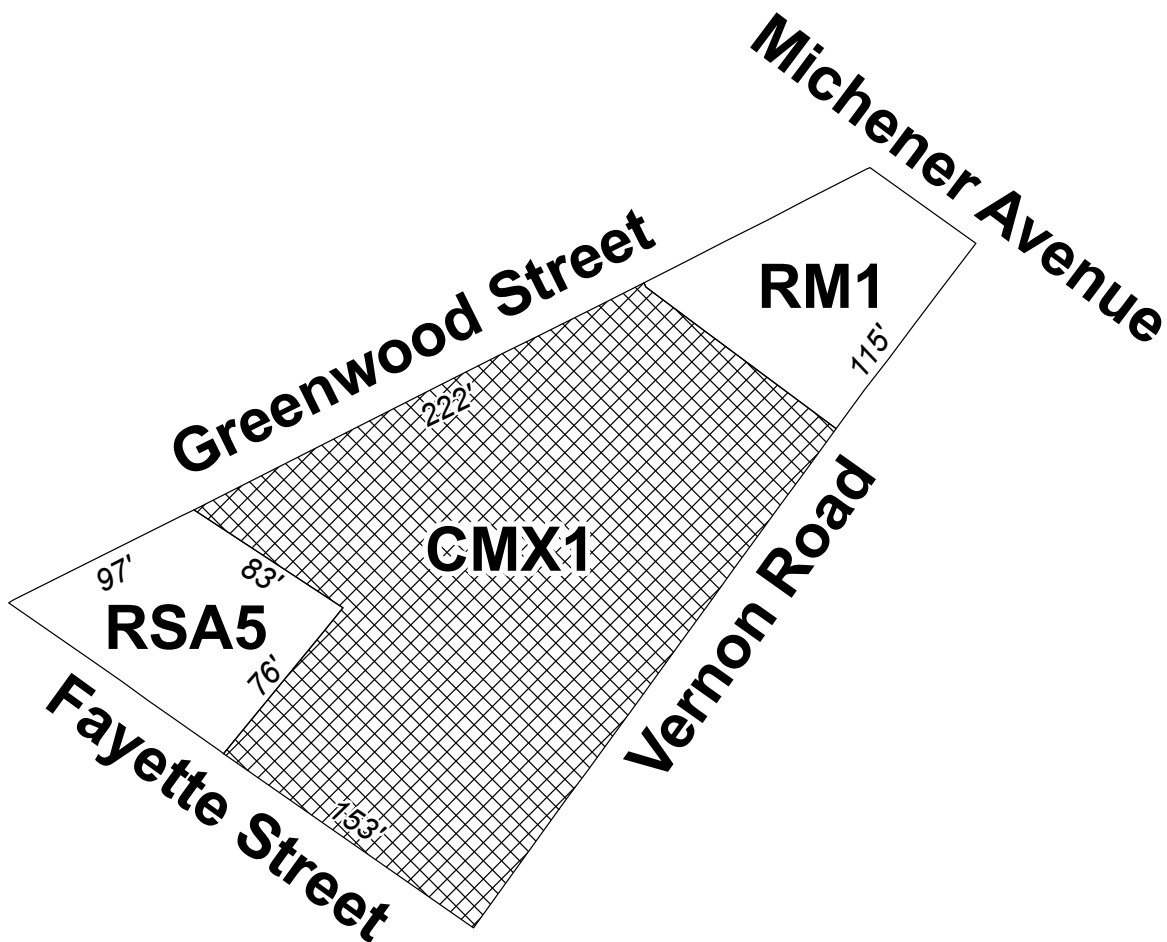


## Legend




- RM1** Residential Multi-Family
- RSA5** Residential Single-Family Attached



# Map B - Proposed Zoning



## Legend

-  **CMX1** Commercial Mixed-Use
-  **RM1** Residential Multi-Family
-  **RSA5** Residential Single-Family Attached



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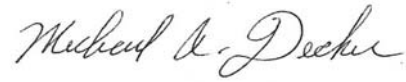
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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 30, 2017. The Bill was Signed by the Mayor on December 12, 2017.



Michael A. Decker  
Chief Clerk of the City Council