



City of Philadelphia

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

**BILL NO. 220451
(As Amended, 6/15/22)**

Introduced May 19, 2022

Councilmember Gauthier

**Referred to the
Committee on Rules**

AN ORDINANCE

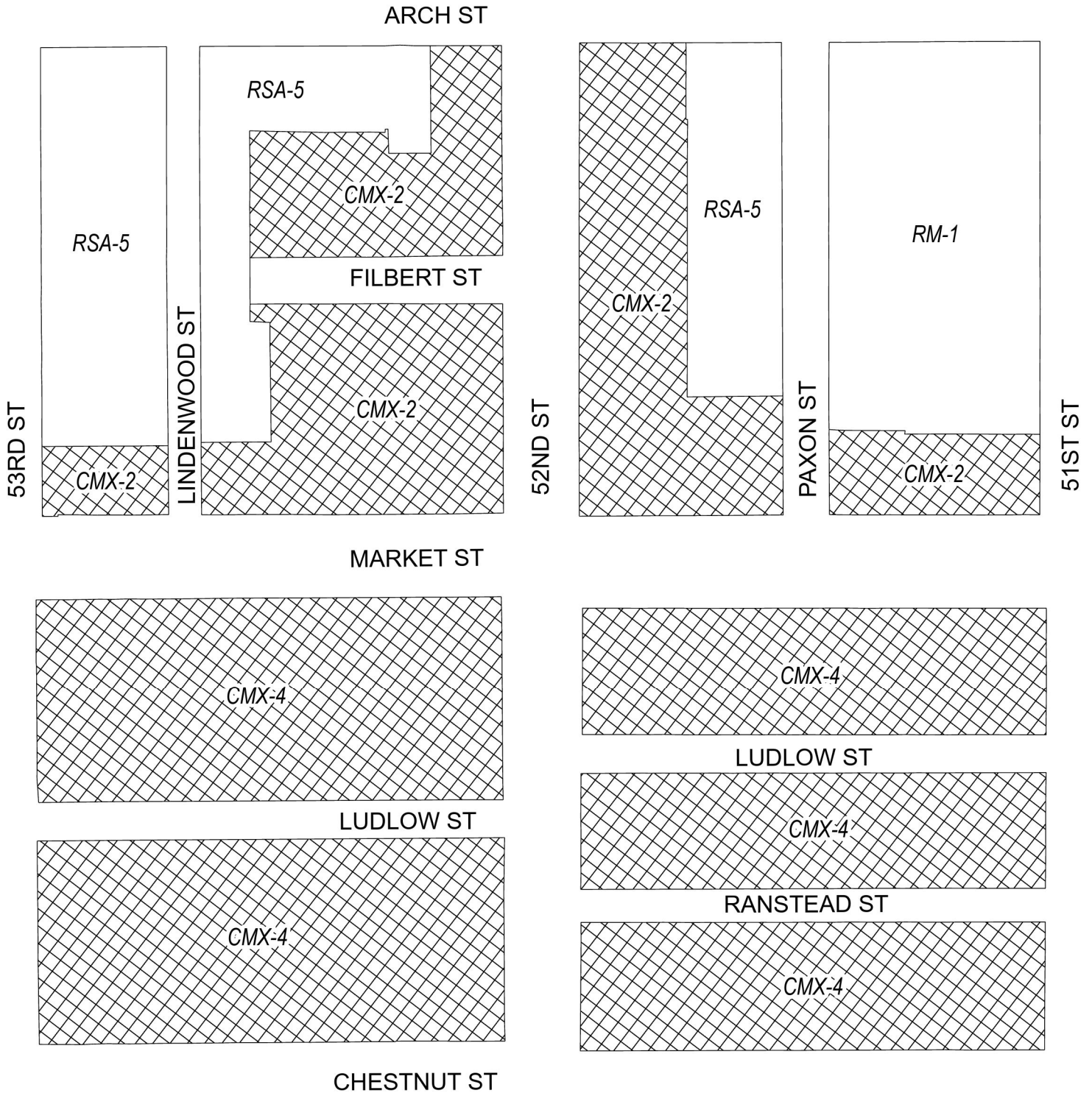
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Pine Street, and 54th Street.

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 Arch Street, 50th Street, Pine Street, and 54th Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," and "A5," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," and "B5," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

City of Philadelphia Map A1 Existing Zoning



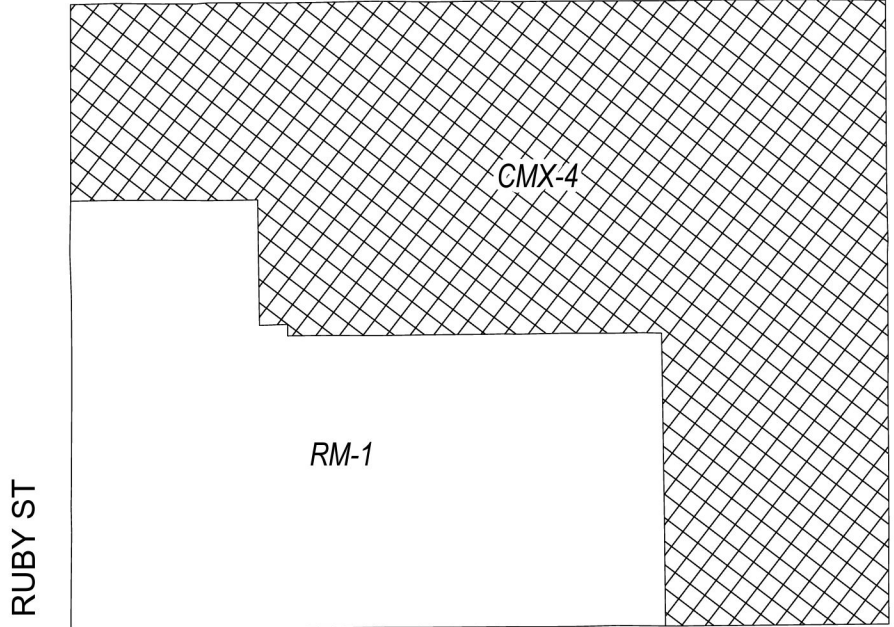
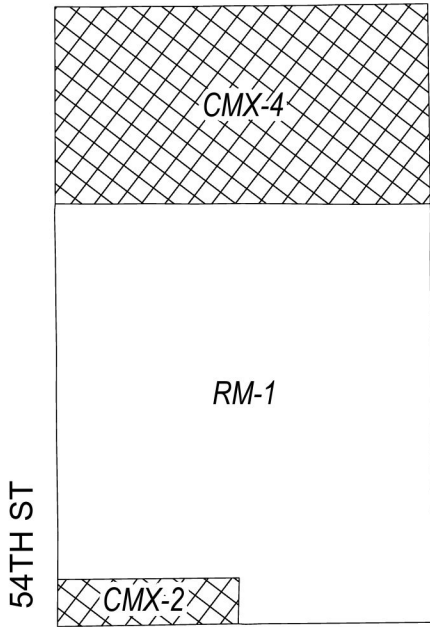
Zoning Districts

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

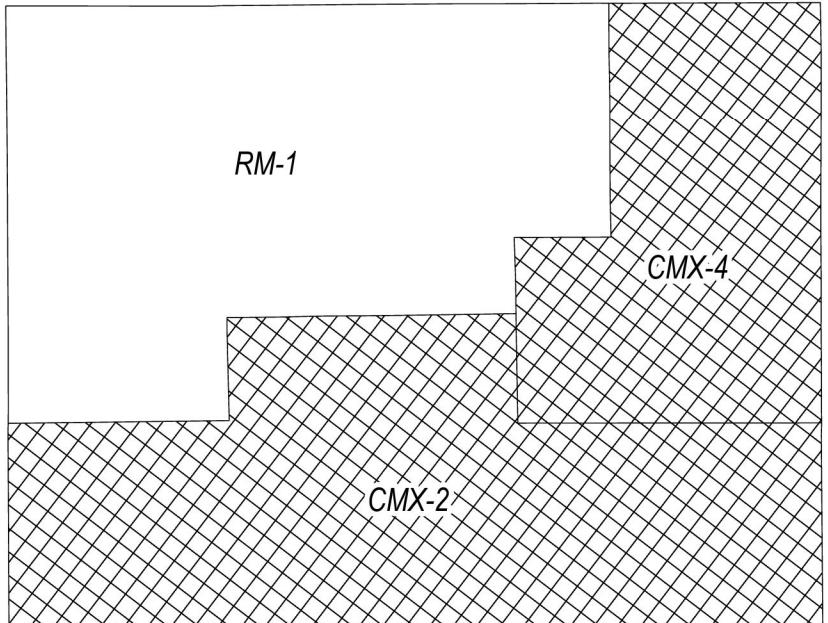


City of Philadelphia Map A2 Existing Zoning

MARKET ST





LUDLOW ST



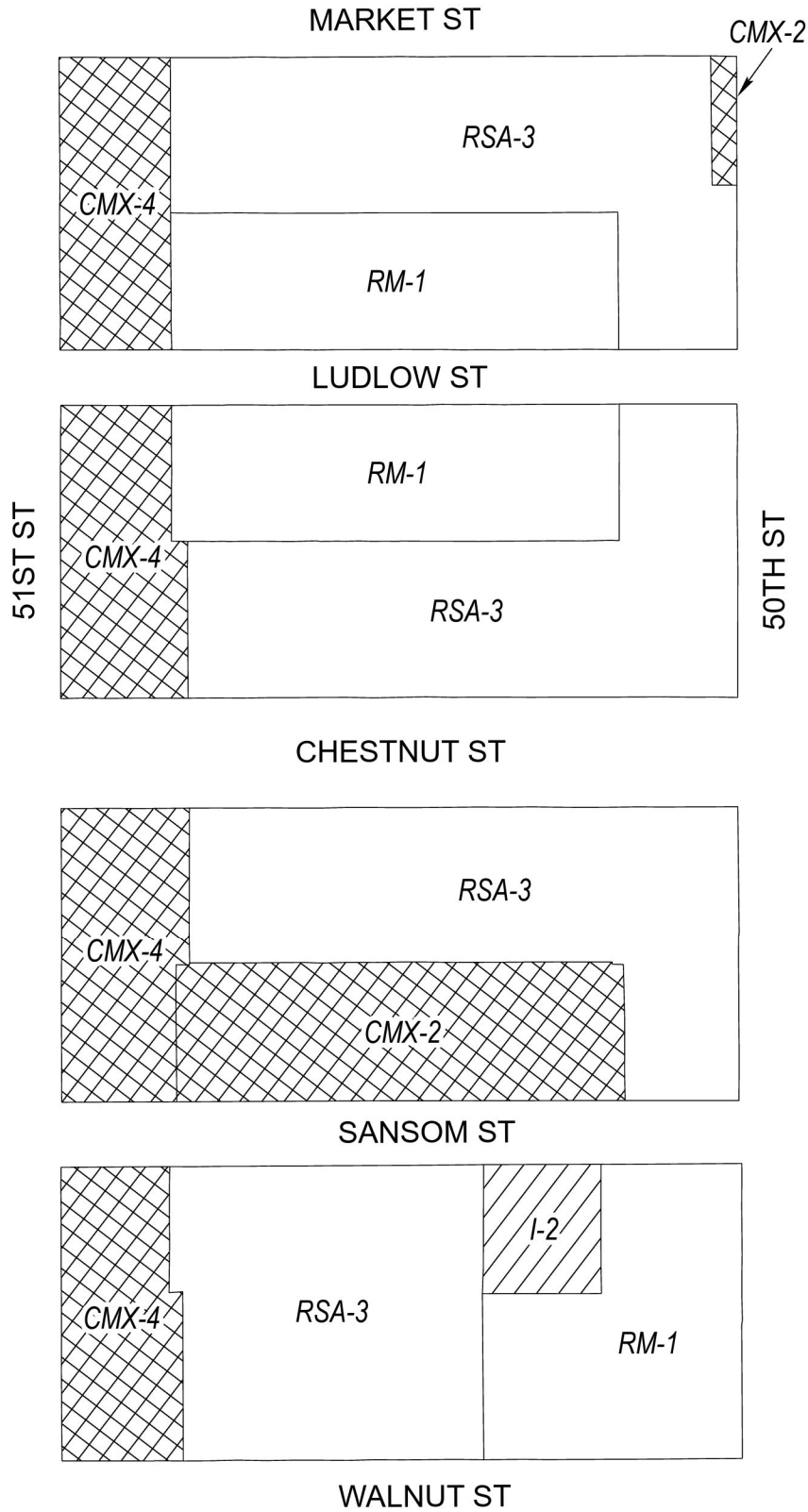
CHESTNUT ST

Zoning Districts




-  CMX-2/CMX-4, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



City of Philadelphia Map A3 Existing Zoning



Zoning Districts

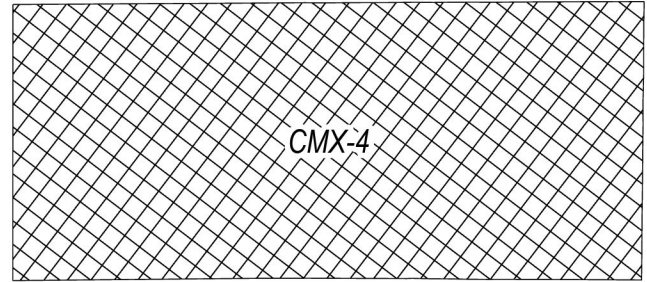
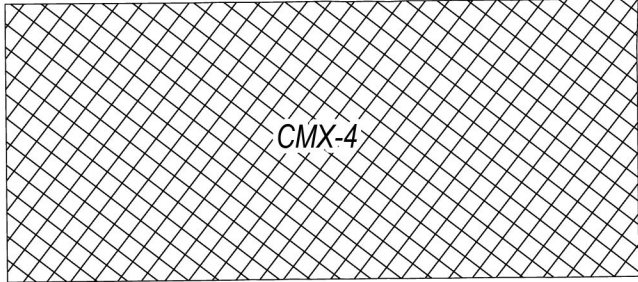
-  CMX-2/CMX-4, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia

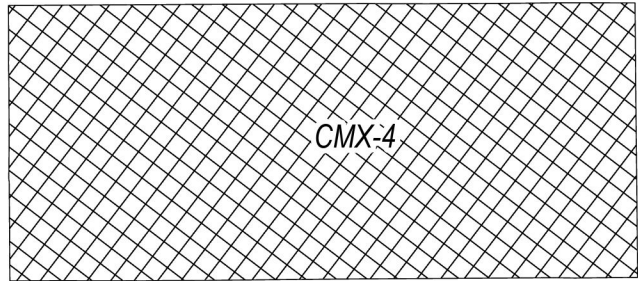
Map A4 Existing Zoning

CHESTNUT ST

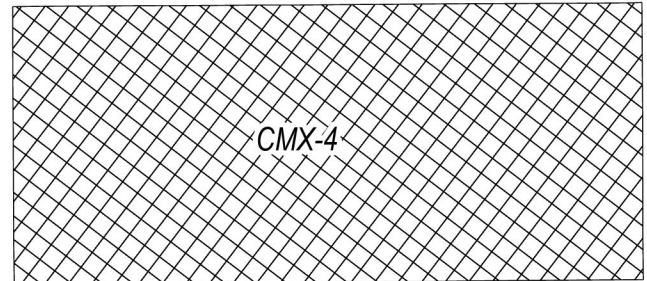


SANSOM ST

53RD ST

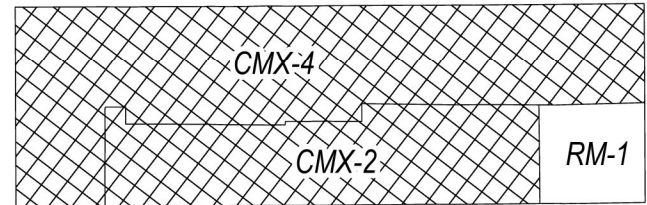
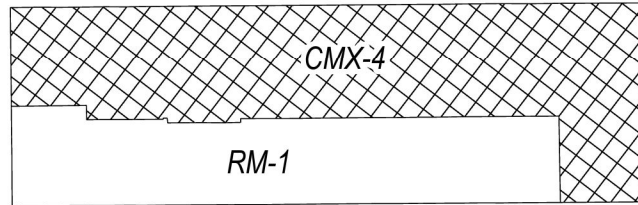


52ND ST

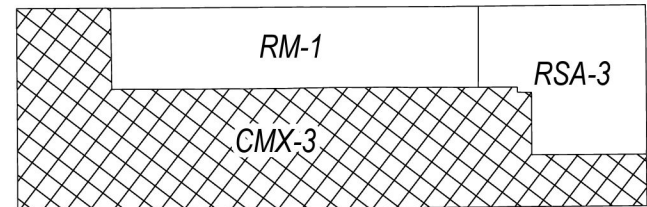
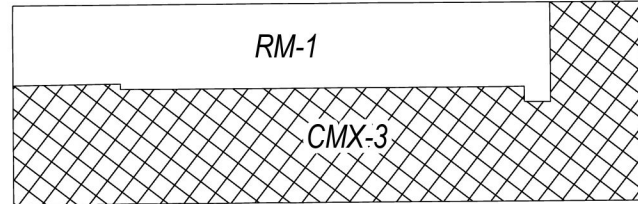


51ST ST

WALNUT ST



CHANCELLOR ST



LOCUST ST

Zoning Districts



CMX-2/CMX-3/CMX-4, Commercial Mixed-Use

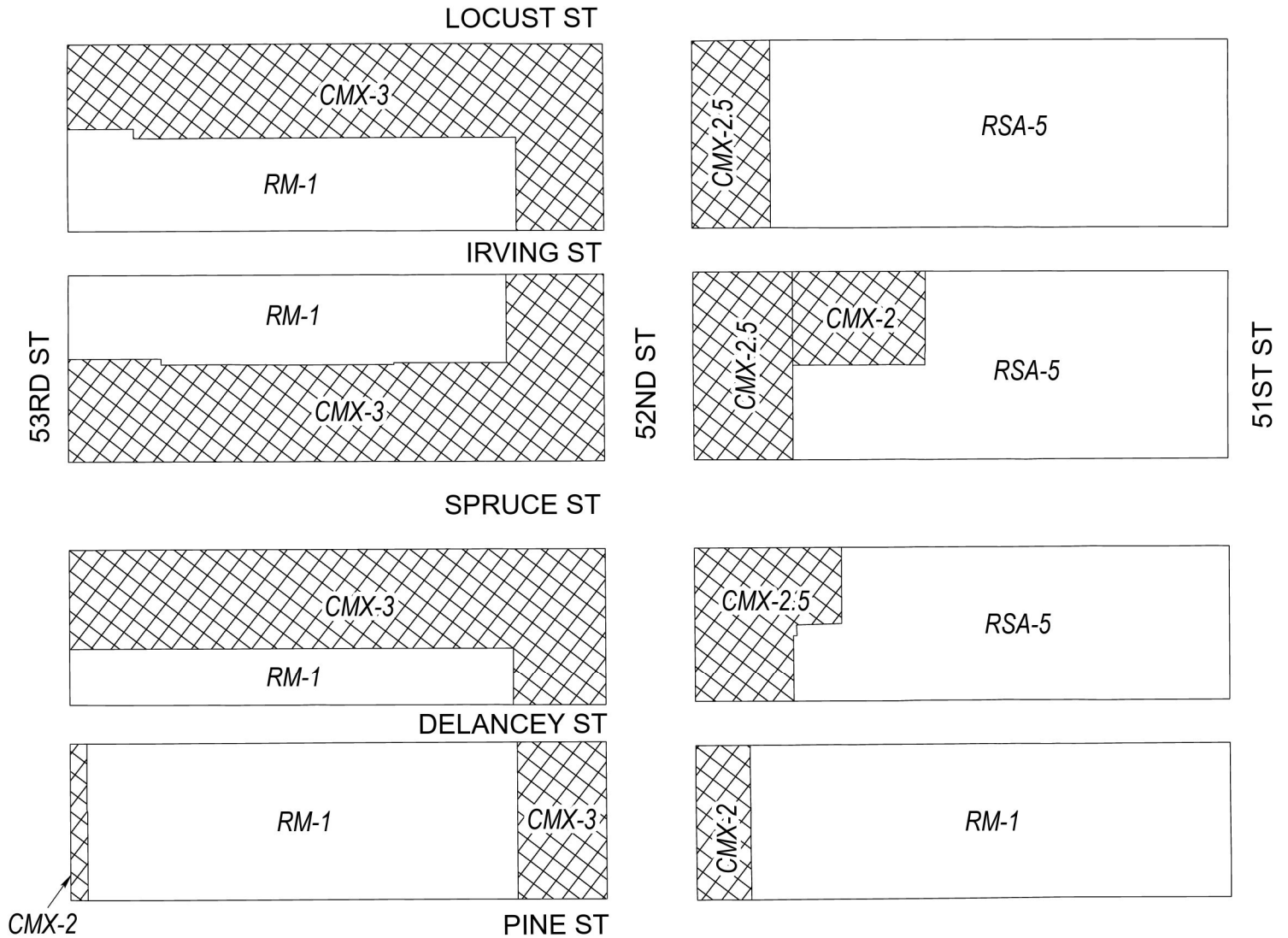


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached
City of Philadelphia





City of Philadelphia

Map A5 Existing Zoning

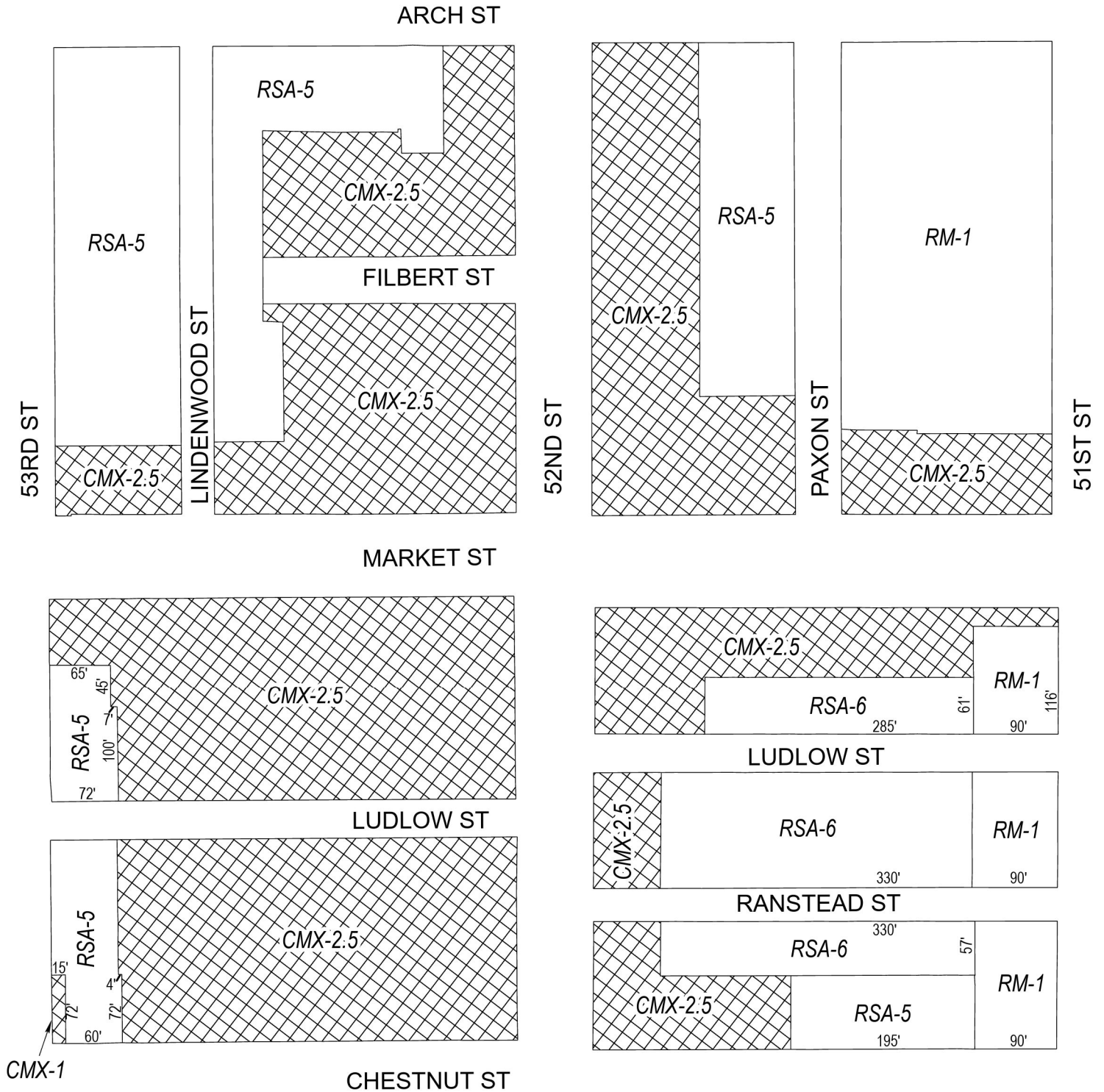


Zoning Districts



-  CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B1 Proposed Zoning



Zoning Districts

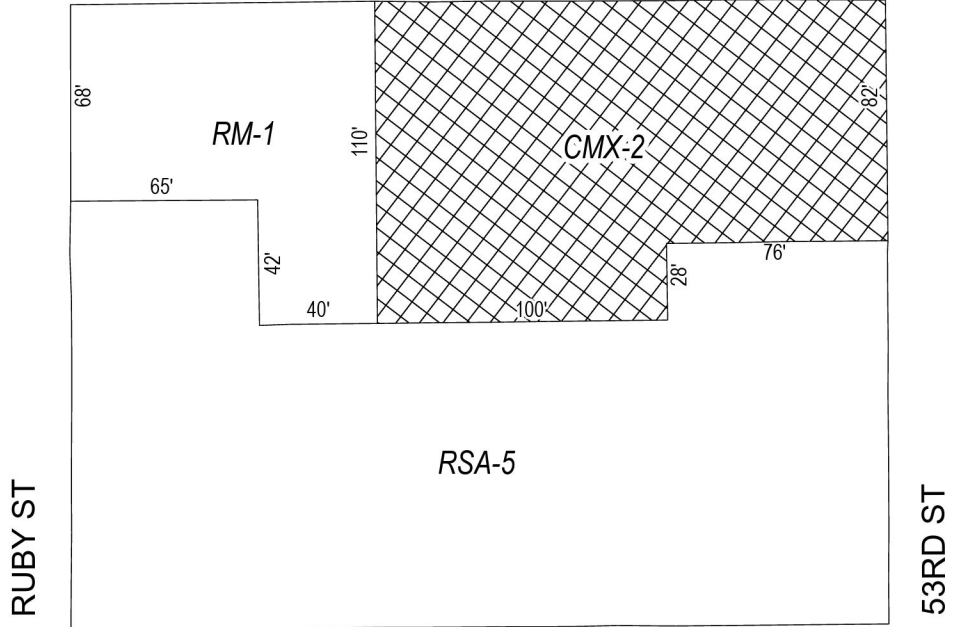
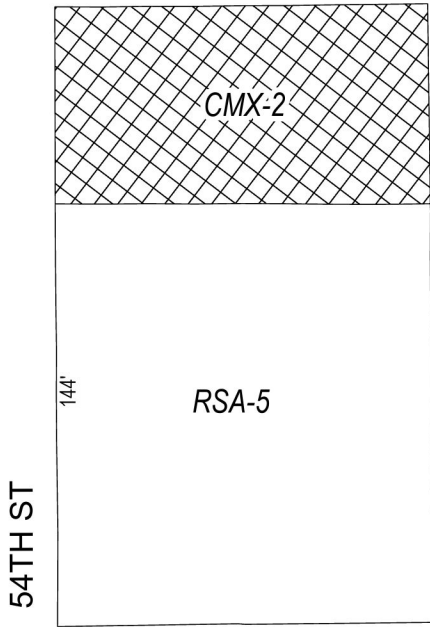
-  CMX-1/CMX-2.5, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
- City of Philadelphia



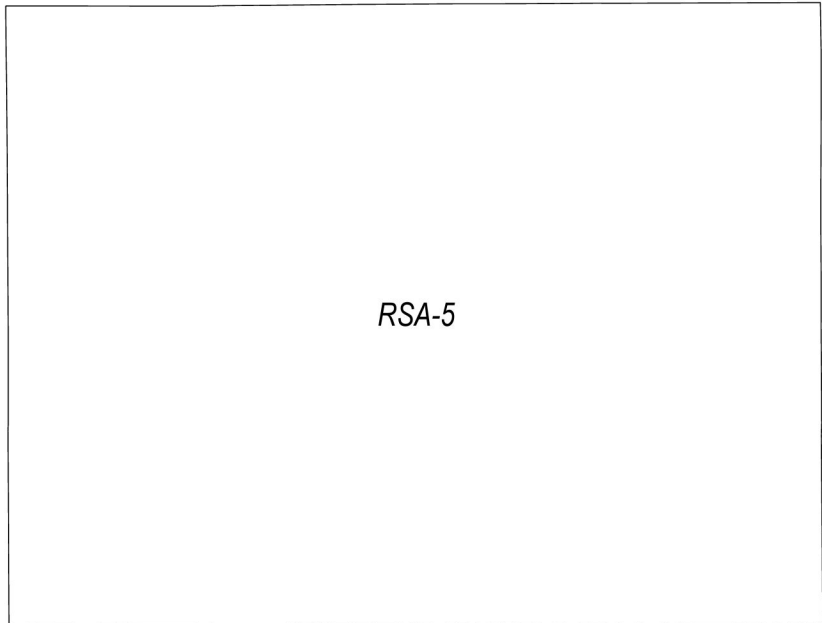
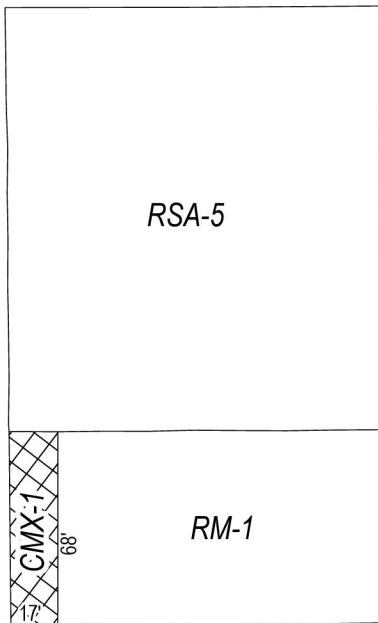
City of Philadelphia

Map B2 Proposed Zoning

MARKET ST



LUDLOW ST



CHESTNUT ST

Zoning Districts



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

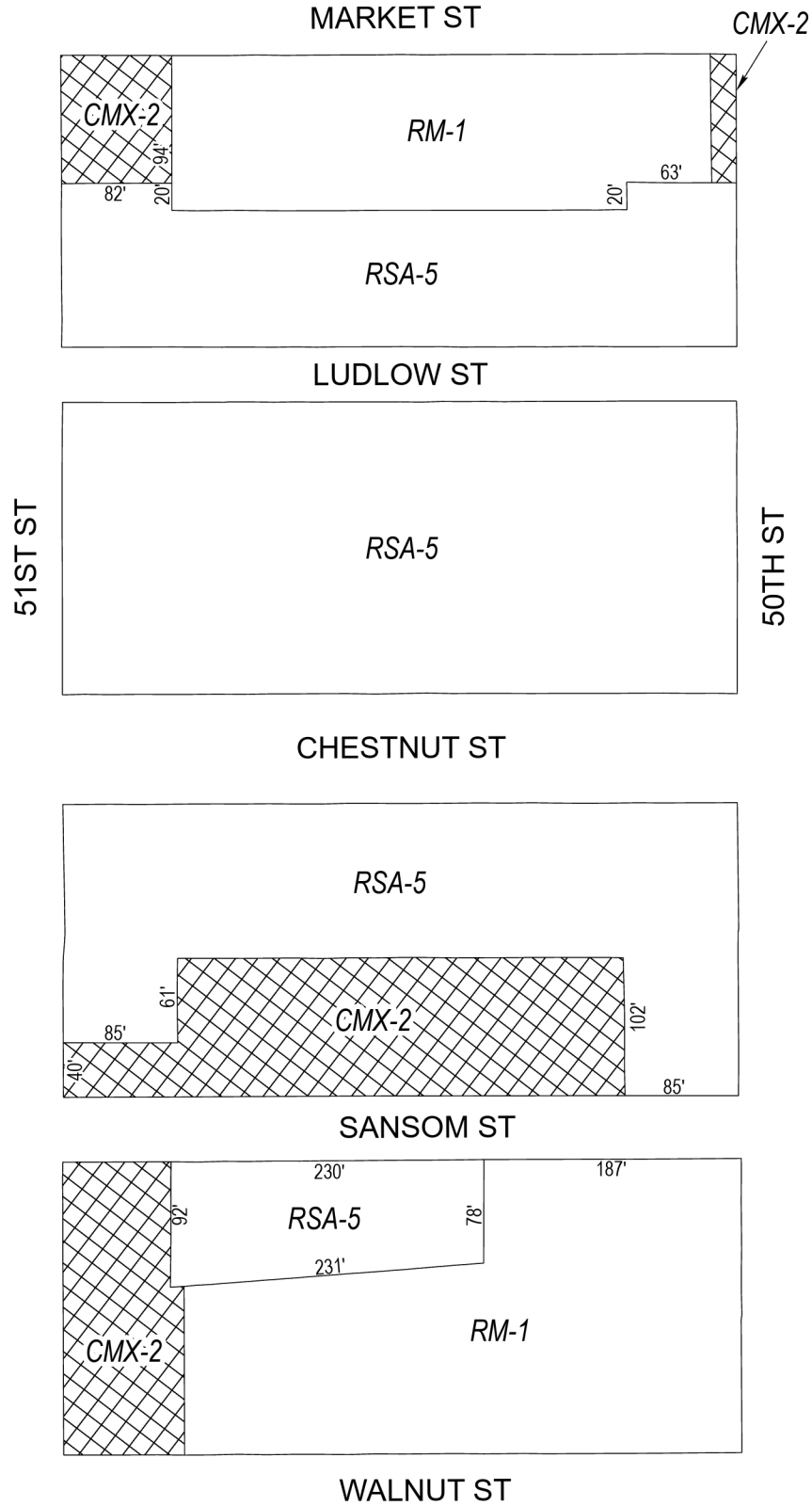


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



City of Philadelphia



City of Philadelphia Map B3 Proposed Zoning



Zoning Districts

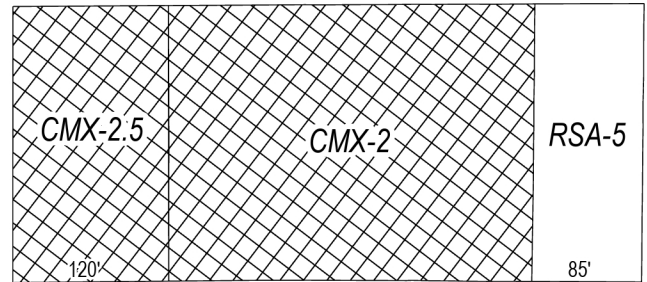
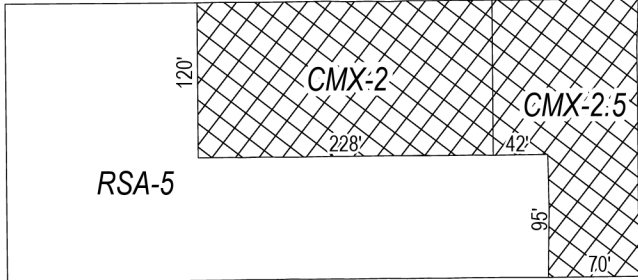
-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



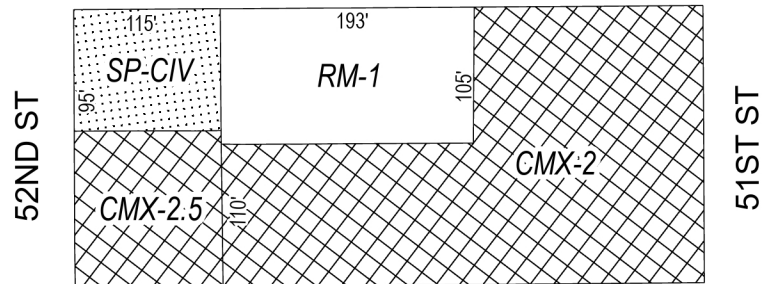
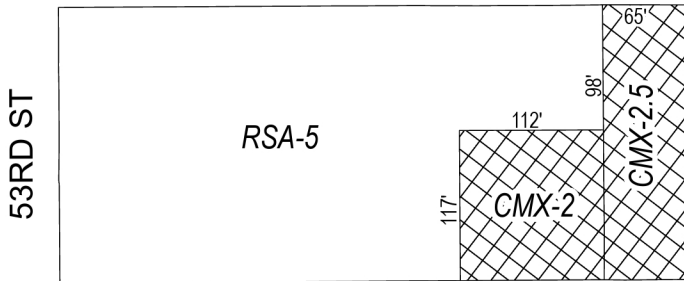
City of Philadelphia

Map B4 Proposed Zoning

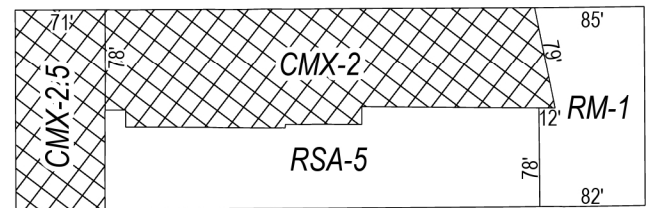
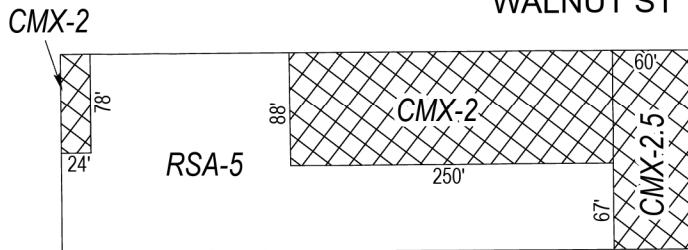
CHESTNUT ST



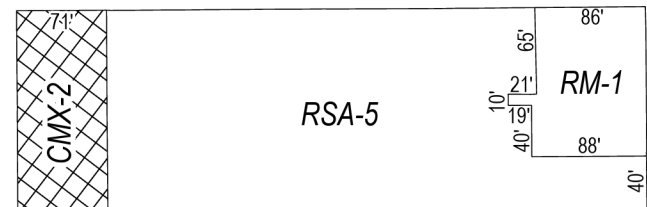
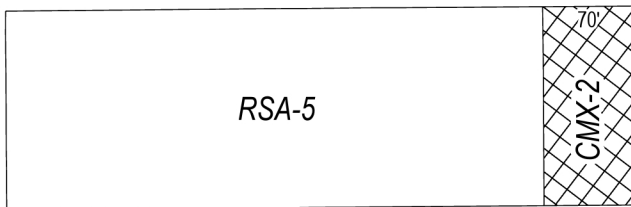
SANSOM ST



WALNUT ST






CHANCELLOR ST



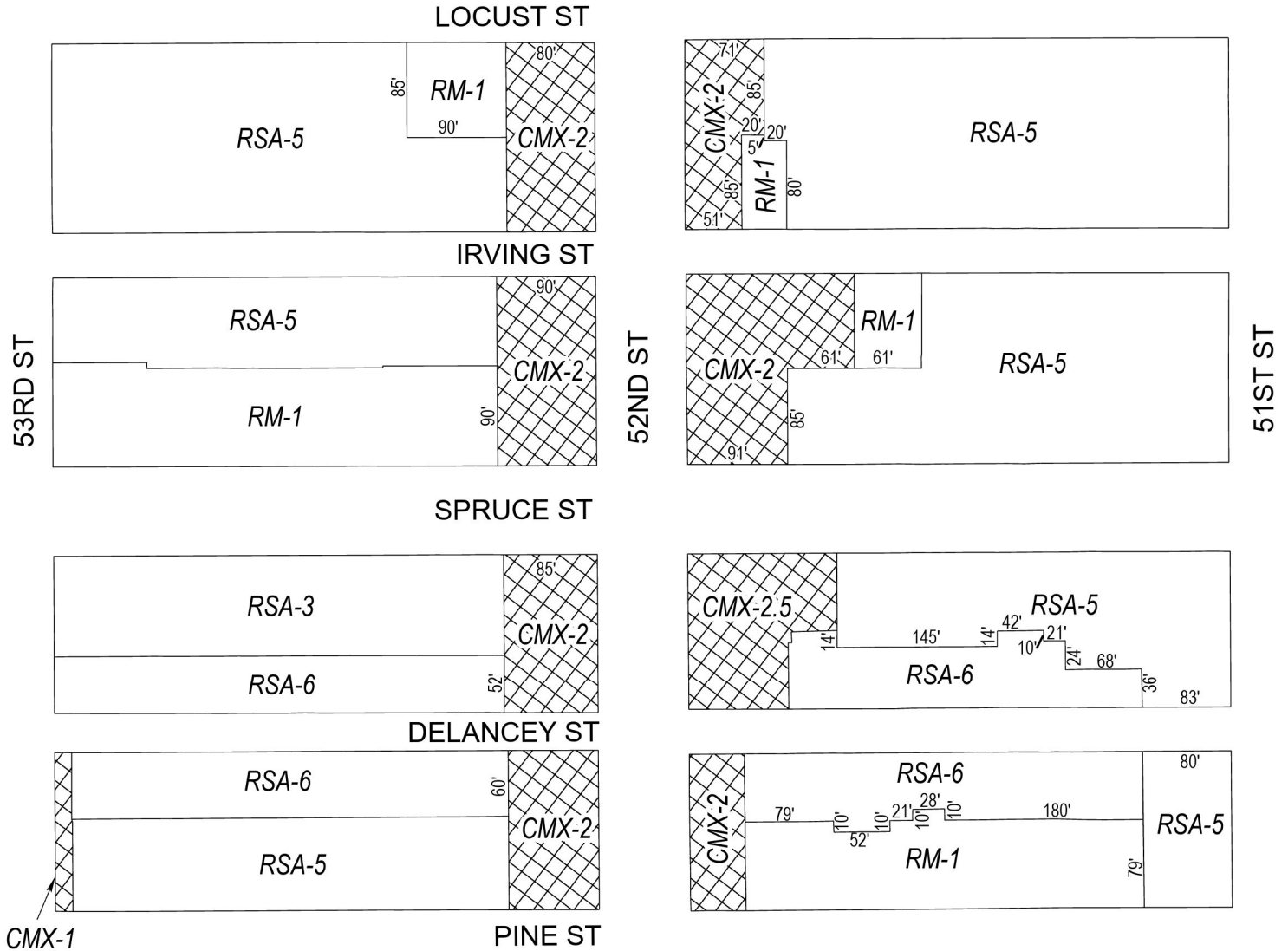
LOCUST ST

Zoning Districts



-  CMX-2/CMX-2.5, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
 -  SP-CIV, Civic, Educational, and Medical
- City of Philadelphia



City of Philadelphia Map B5 Proposed Zoning



Zoning Districts

-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-3/RSA-5/RSA-6, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia

BILL NO. 220451, as amended continued