

# City of Philadelphia



*Philadelphia, February 3, 2022*

CERTIFICATION: This is to certify that Bill No. 210922 was presented to the Mayor on the twentieth day of January, 2022, and was not returned to the Council with his signature at a meeting held February 3, 2022 (being more than ten days after it had been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

A handwritten signature in cursive script that reads "Michael A. Decker".

Michael A. Decker  
Chief Clerk of the City Council

(Bill No. 210922)

## AN ORDINANCE

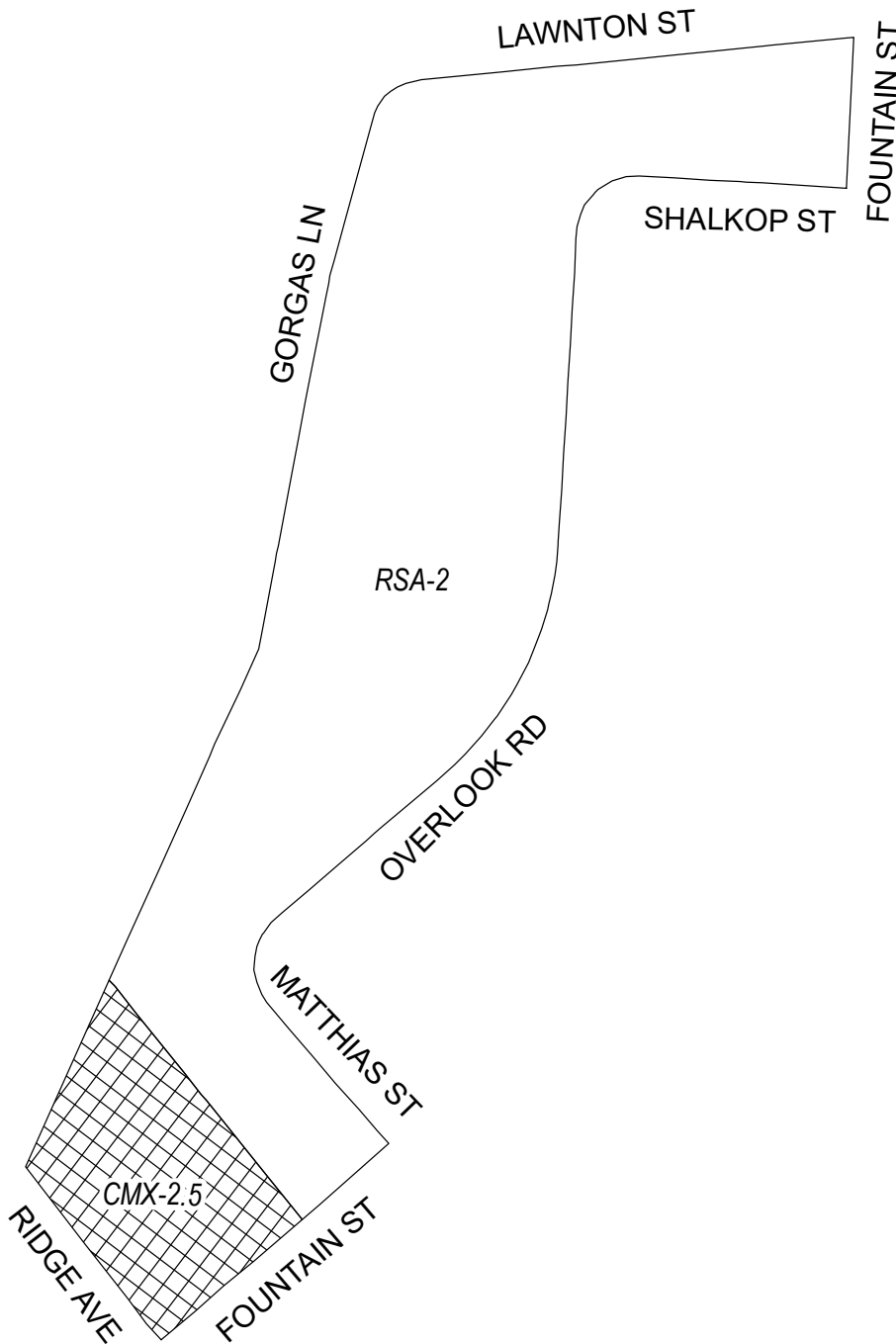
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fountain Street, Umbria Street, Paoli Avenue, Ridge Avenue, Livezey Street, Valley Avenue, and Henry Avenue.

### *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 Fountain Street, Umbria Street, Paoli Avenue, Ridge Avenue, Livezey Street, Valley Avenue, and Henry Avenue from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," and "A6" set forth below, to the zoning designations indicated on Maps "B1," "B2," and "B3," "B4," "B5," and "B6" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

# Map A1 Existing Zoning

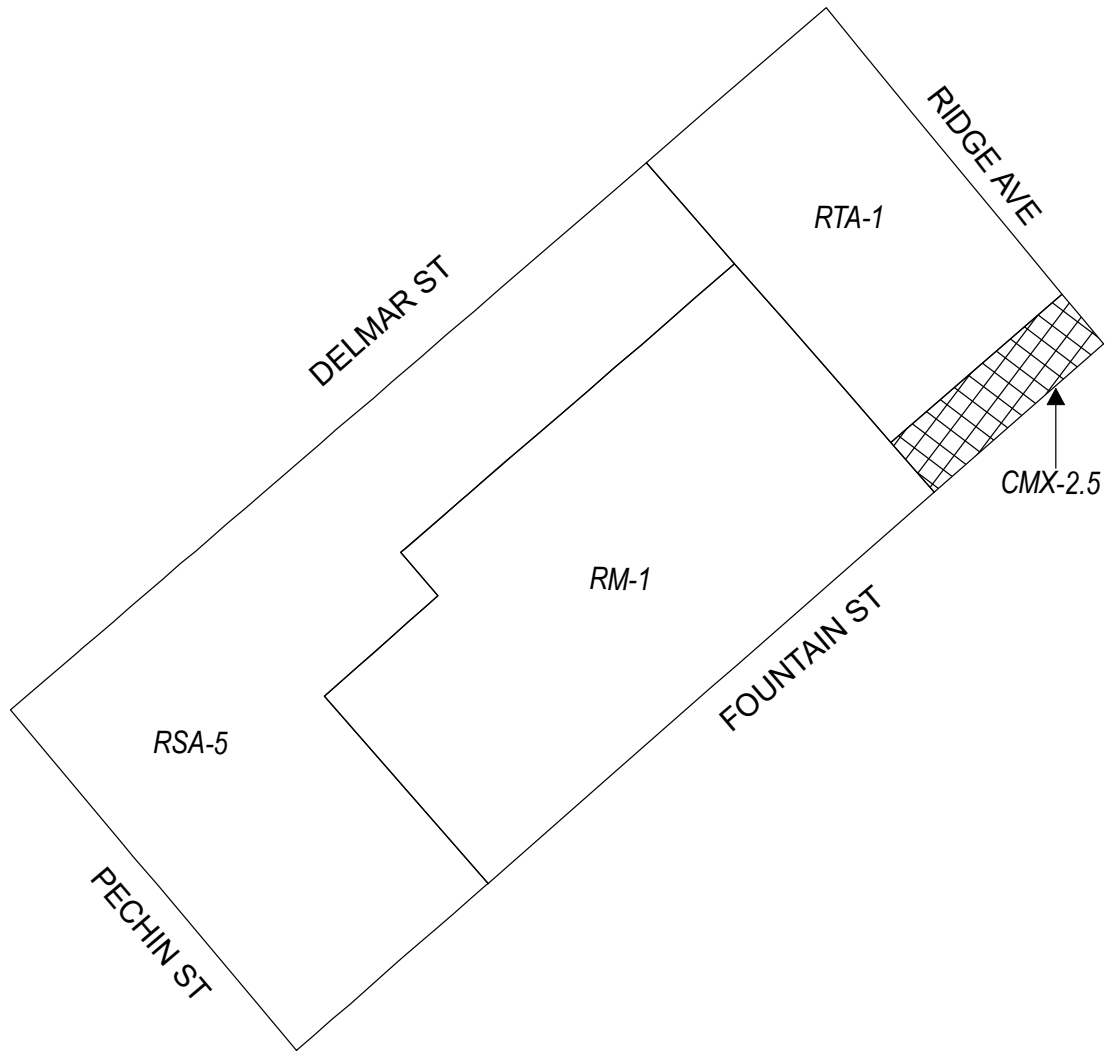


## Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RSA-2, Residential Single-Family Attached



# Map A2 Existing Zoning

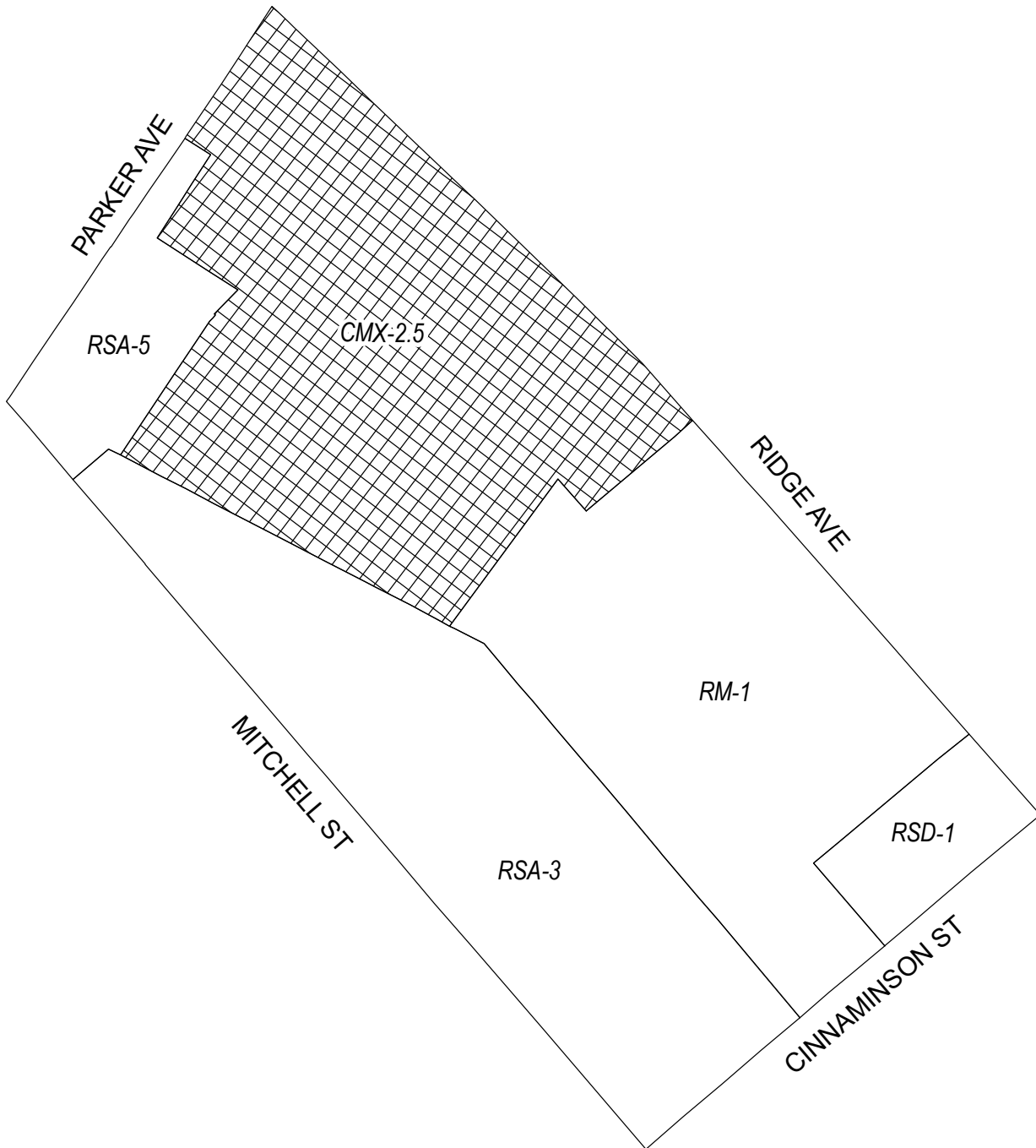


## Zoning Districts



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



# Map A3 Existing Zoning

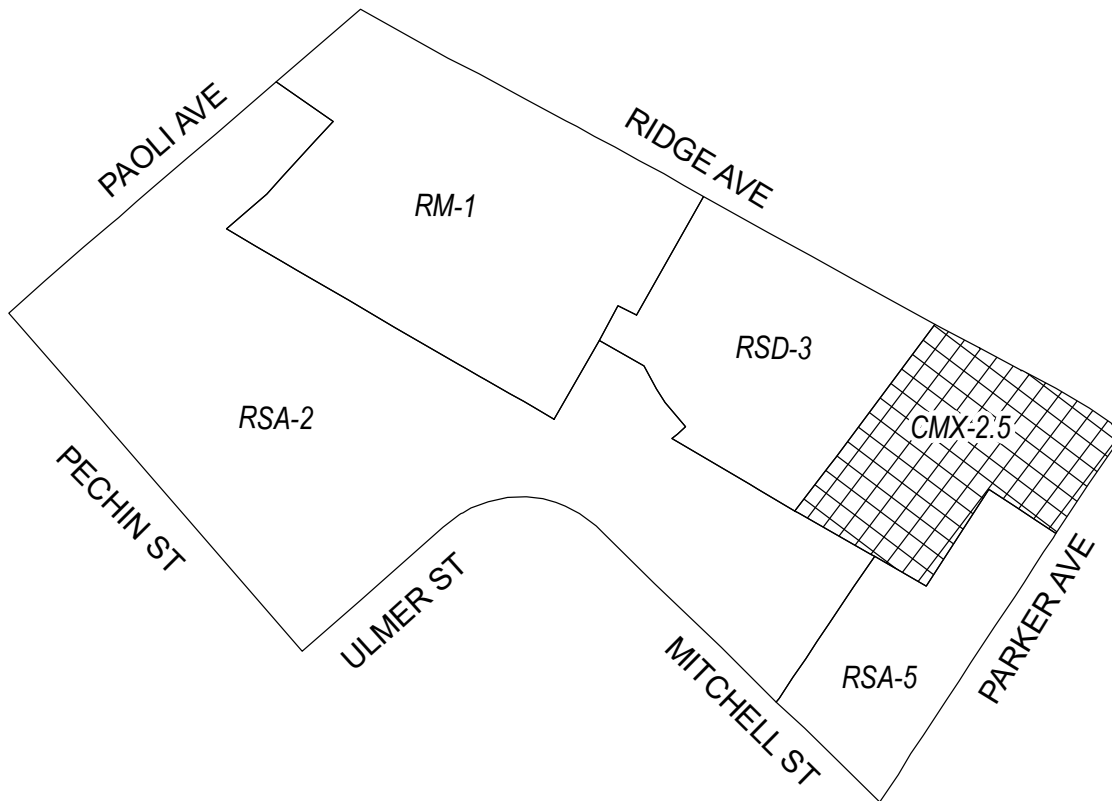


## Zoning Districts



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



# Map A4 Existing Zoning

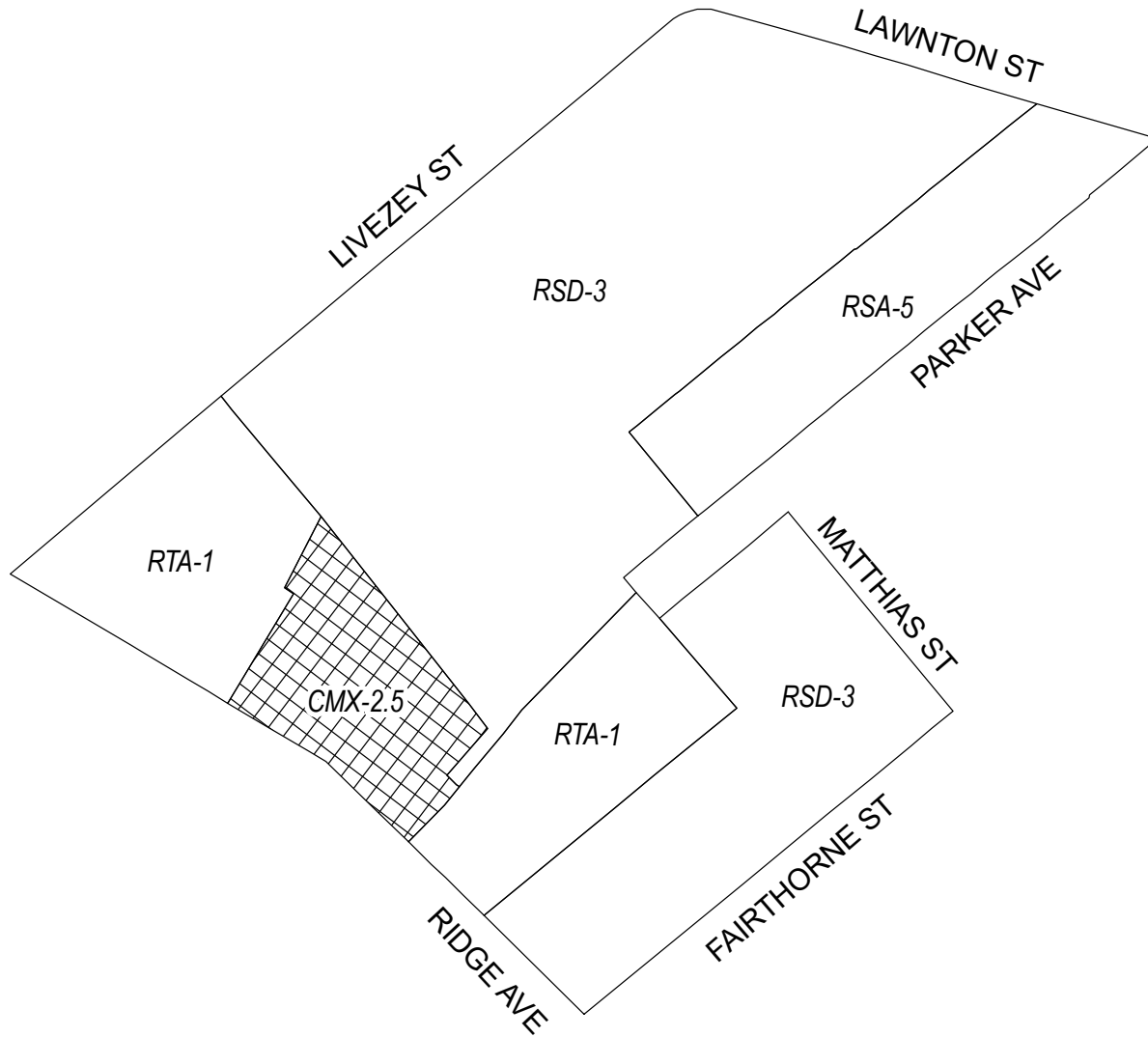


## Zoning Districts


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



# Map A5 Existing Zoning

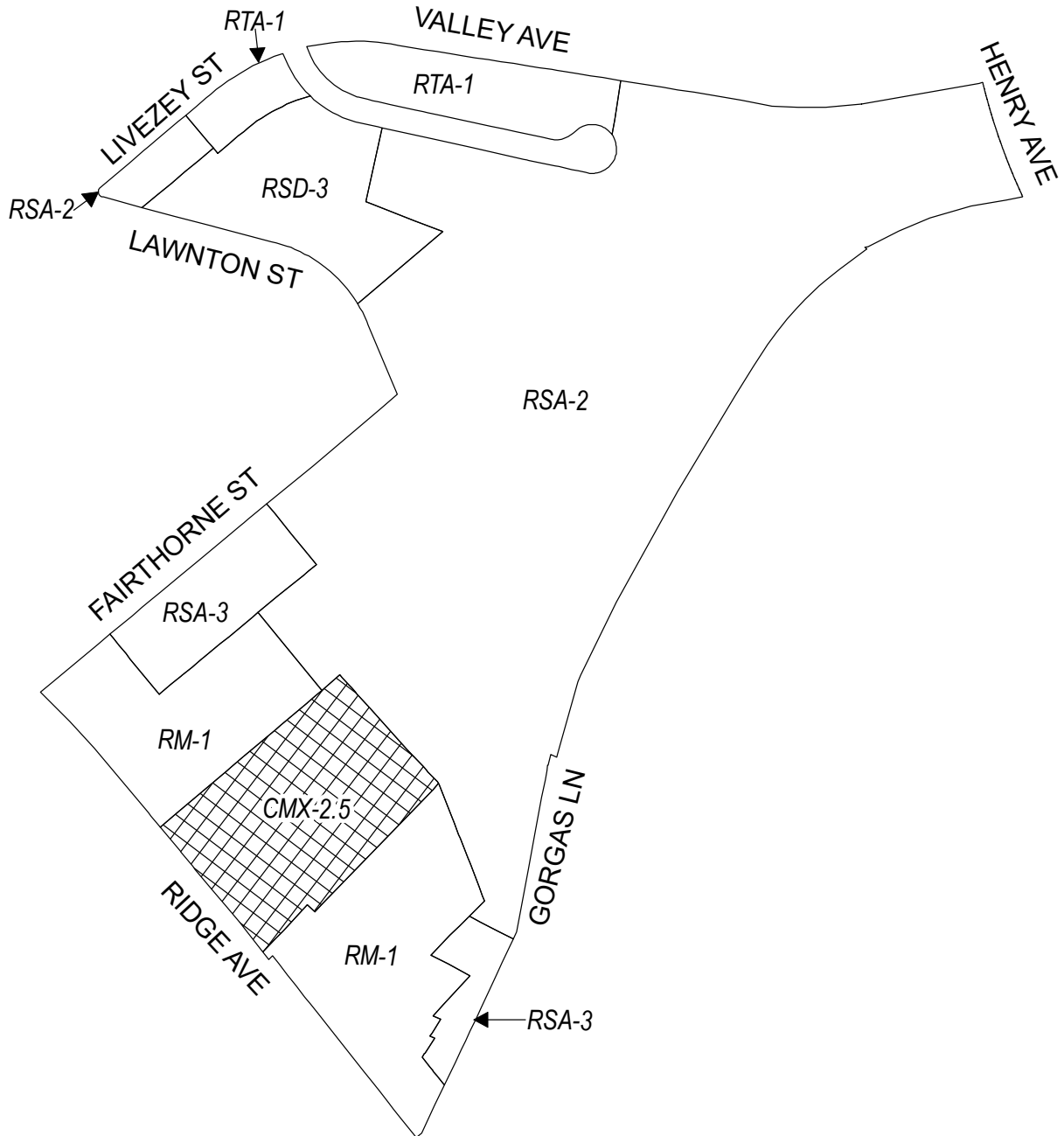


## Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached; RSD-3, Residential Single-Family Detached



# Map A6 Existing Zoning

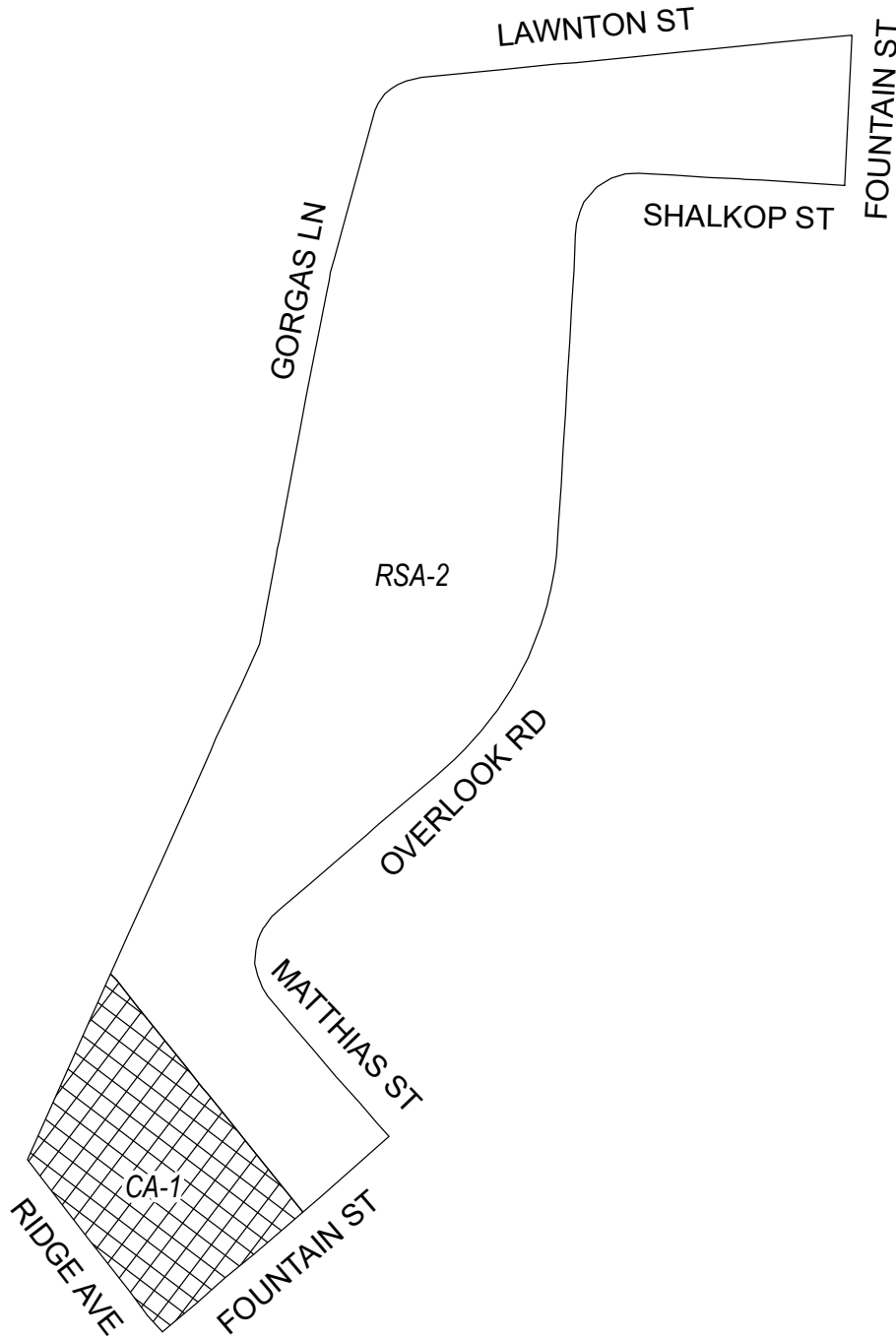


## Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached; RSD-3, Residential Single-Family Detached



# Map B1 Proposed Zoning



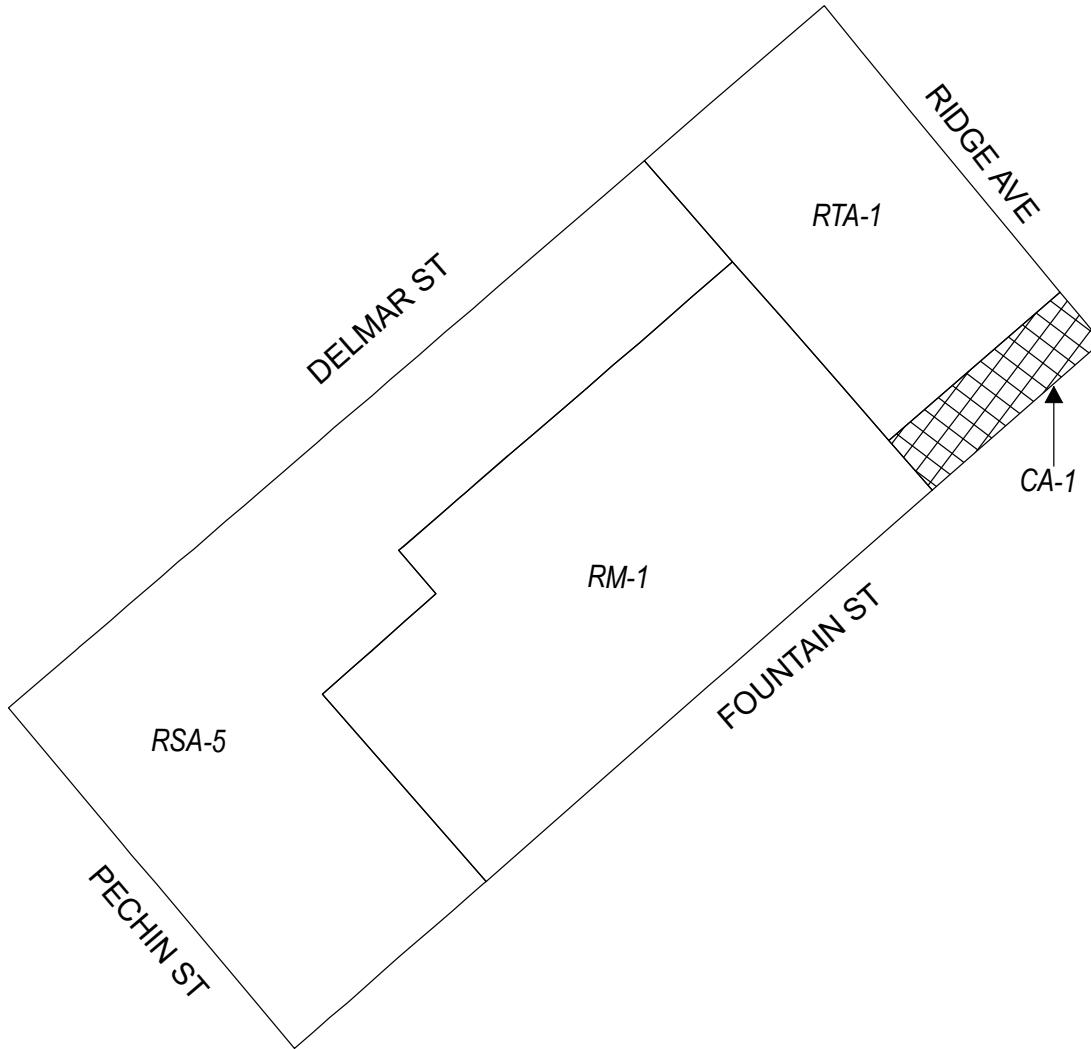
## Zoning Districts

-  CA-1, Auto Oriented Commercial
-  RSA-2, Residential Single-Family Attached





# Map B2 Proposed Zoning



## Zoning Districts



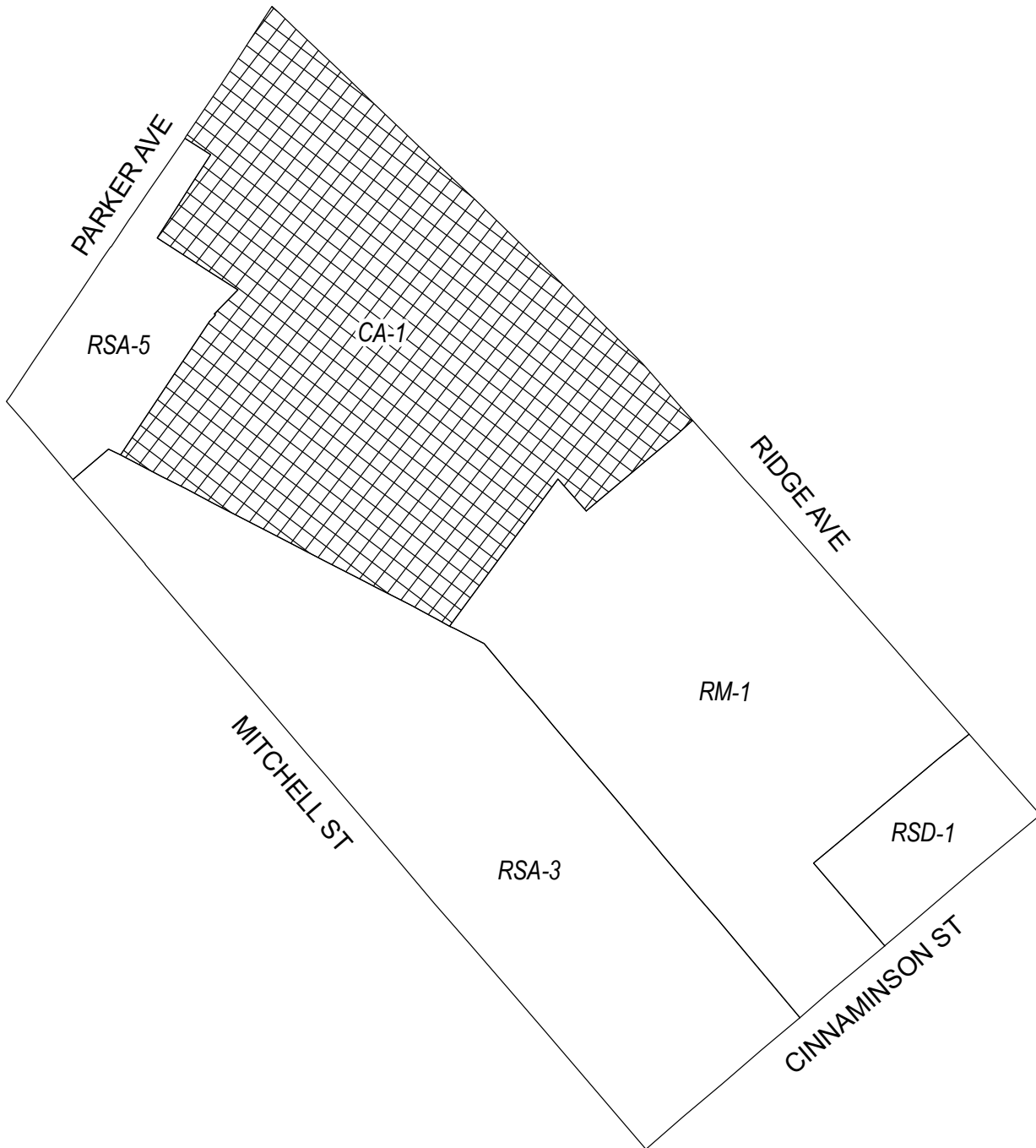
CA-1, Auto-Oriented Commercial





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



# Map B3 Proposed Zoning

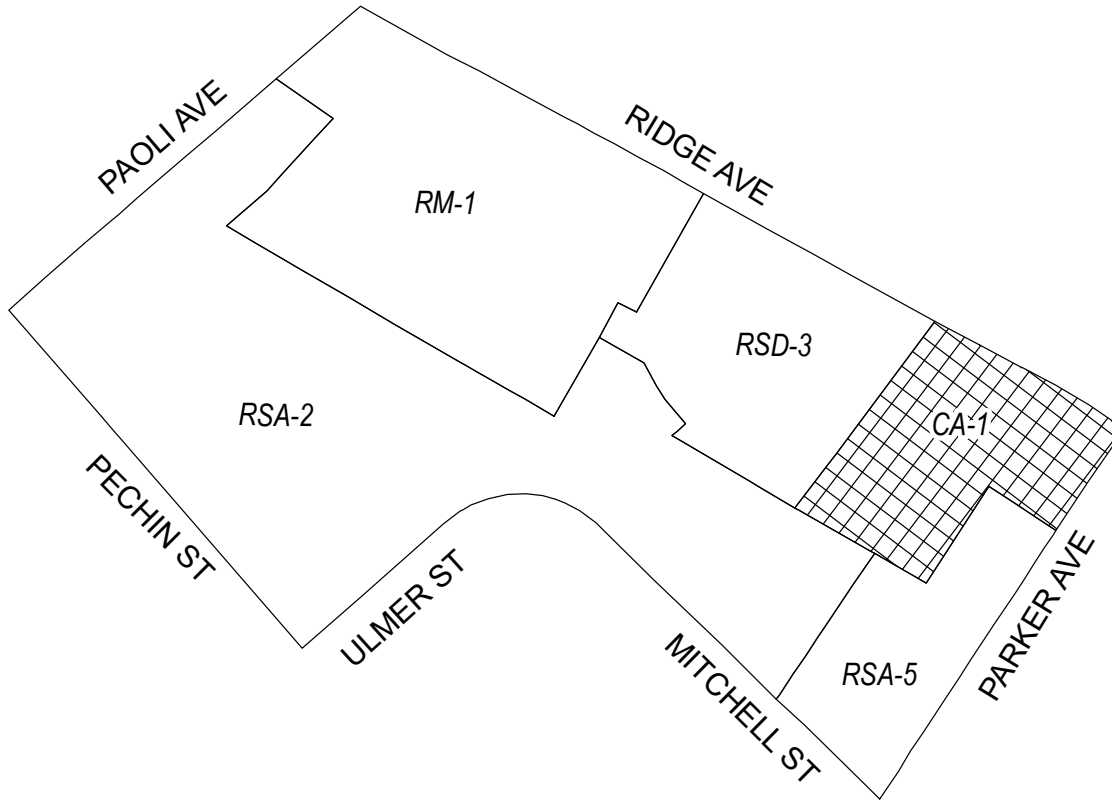


## Zoning Districts



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



# Map B4 Proposed Zoning

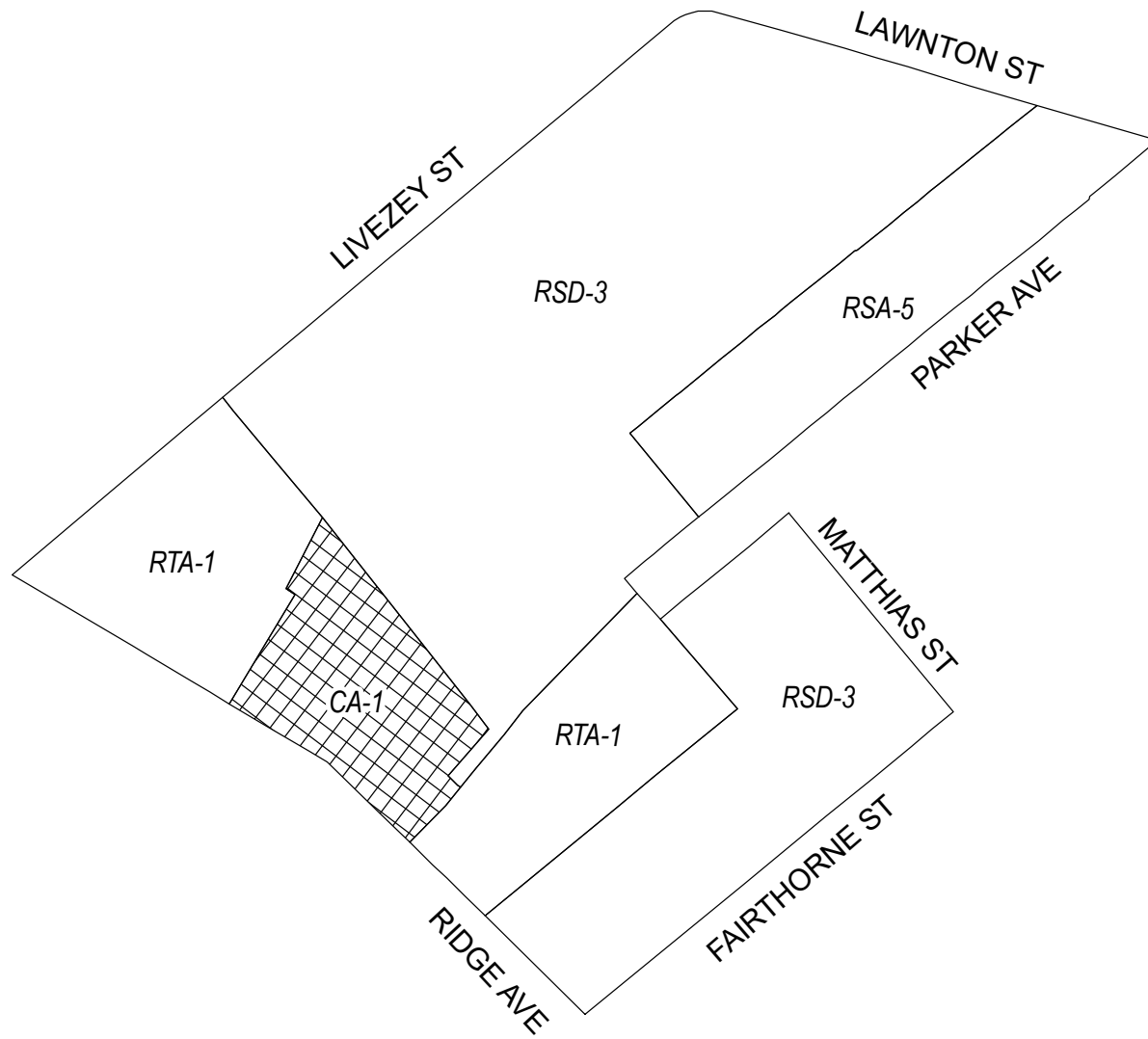


## Zoning Districts

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



# Map B5 Proposed Zoning



## Zoning Districts



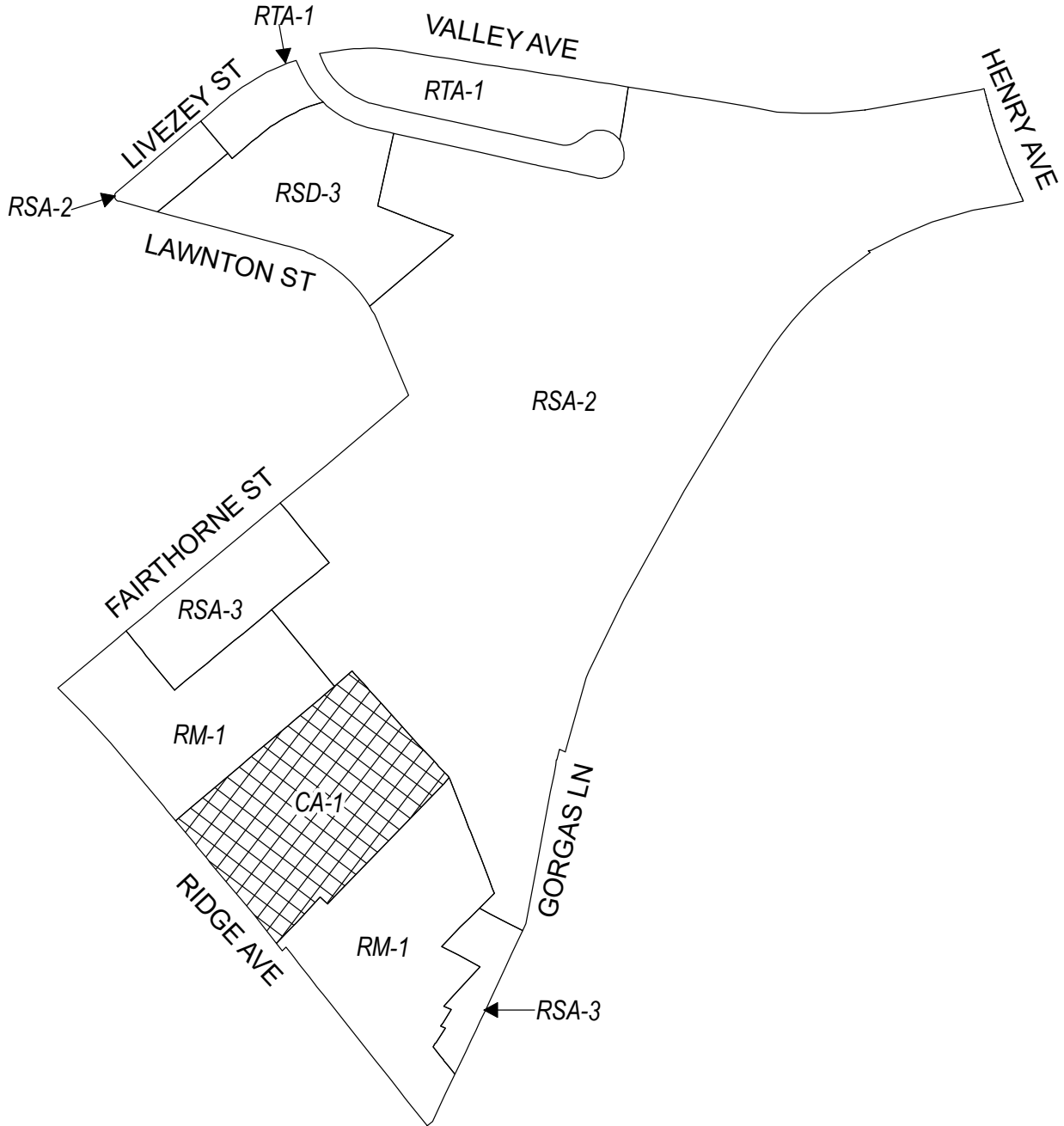
CA-1, Auto Oriented Commercial





RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached;  
RSD-3, Residential Single-Family Detached



# Map B6 Proposed Zoning



## Zoning Districts

-  CA-1, Auto Oriented Commercial
-  RM-1, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached; RSD-3, Residential Single-Family Detached



# City of Philadelphia

*BILL NO. 210922 continued*

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