

City of Philadelphia



Philadelphia, May 13, 2021

CERTIFICATION: This is to certify that Bill No. 210207 was presented to the Mayor on the twenty ninth day of April, 2021, and was not returned to the Council with his signature at a meeting held May 13, 2021 (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 as 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. 210207)

AN ORDINANCE

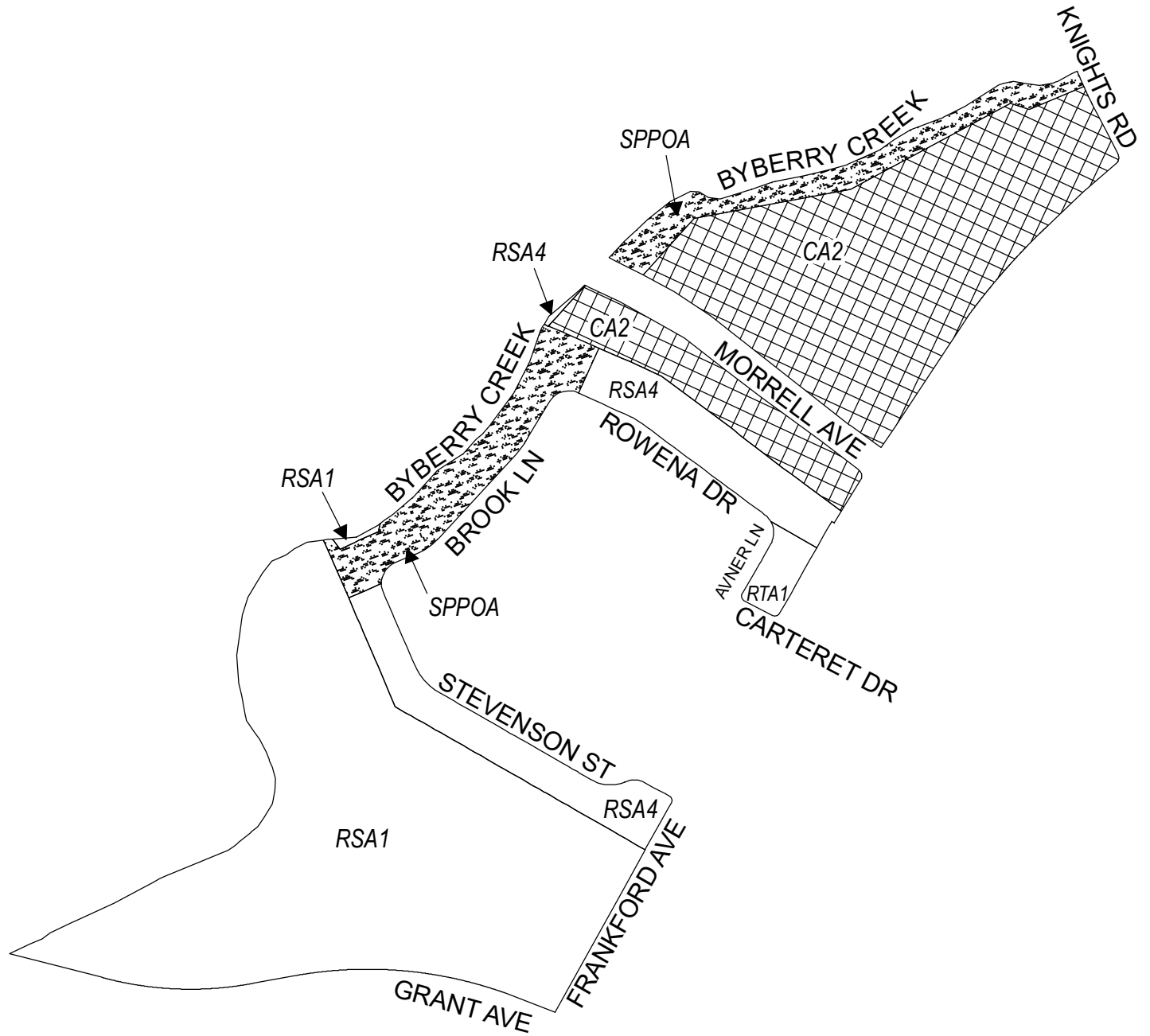
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard.

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 Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard from the existing zoning designations indicated on Maps "A1" through "A14," set forth below, to the zoning designations indicated on Maps "B1" through "B14," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning

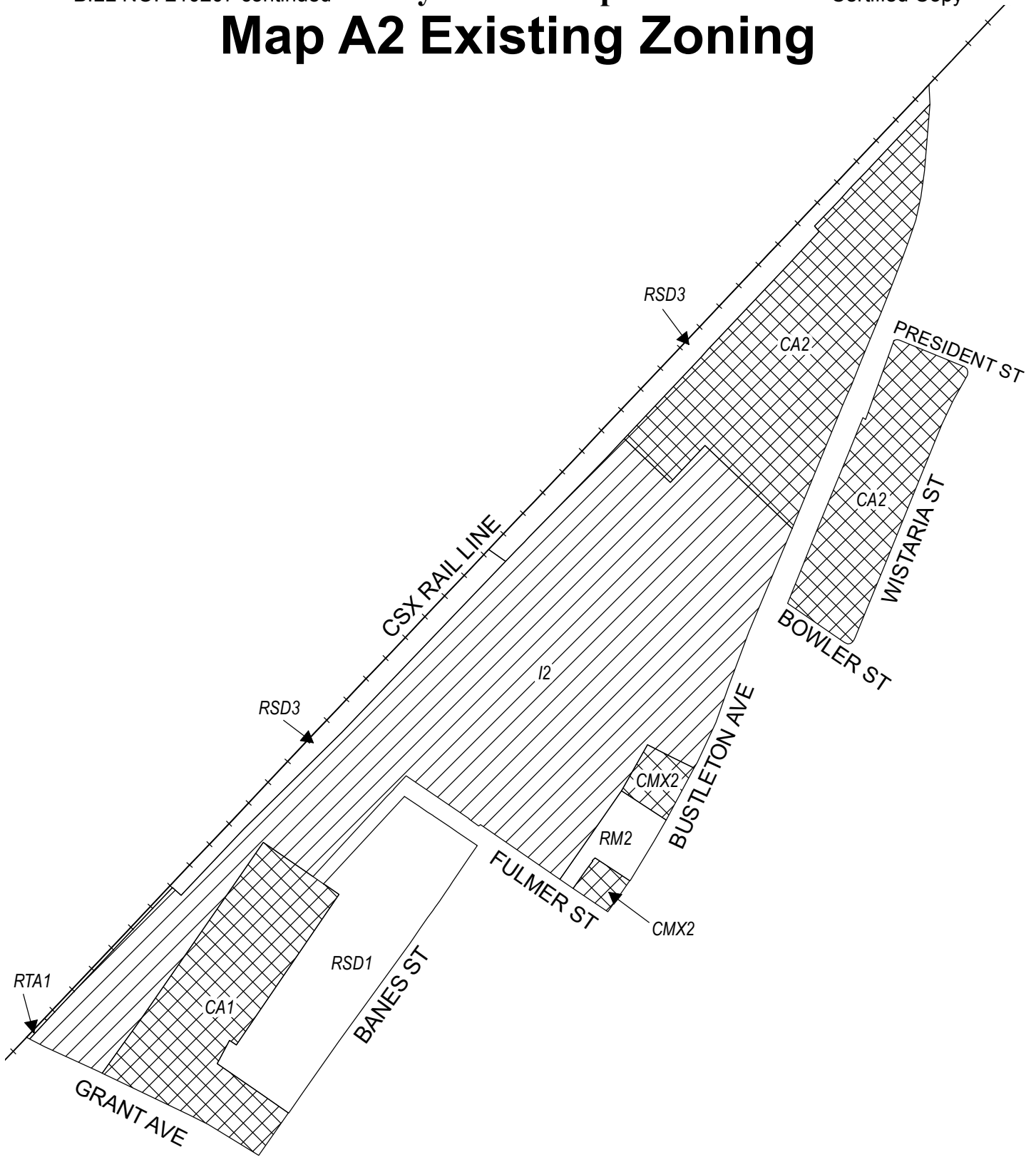


Zoning Districts





-  CA-2, Auto-Oriented Commercial
 -  RSA-1/RSA-4, Residential Single-Family Attached;
RTA-1, Residential Two-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map A2 Existing Zoning

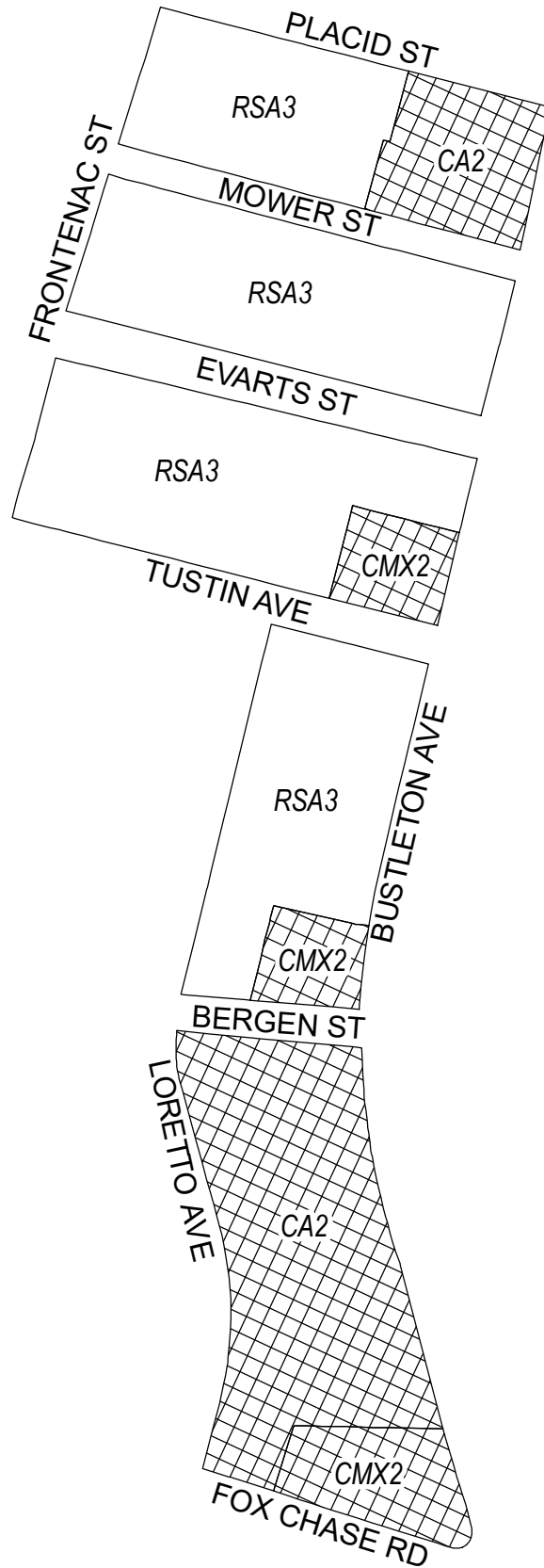


Zoning Districts


-  CA-1/CA-2, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-2, Residential Multi-Family; RTA-1, Residential Two-Family Attached;
 -  RSD-1/RSD-3, Residential Single-Family Detached
- City of Philadelphia




Map A3 Existing Zoning



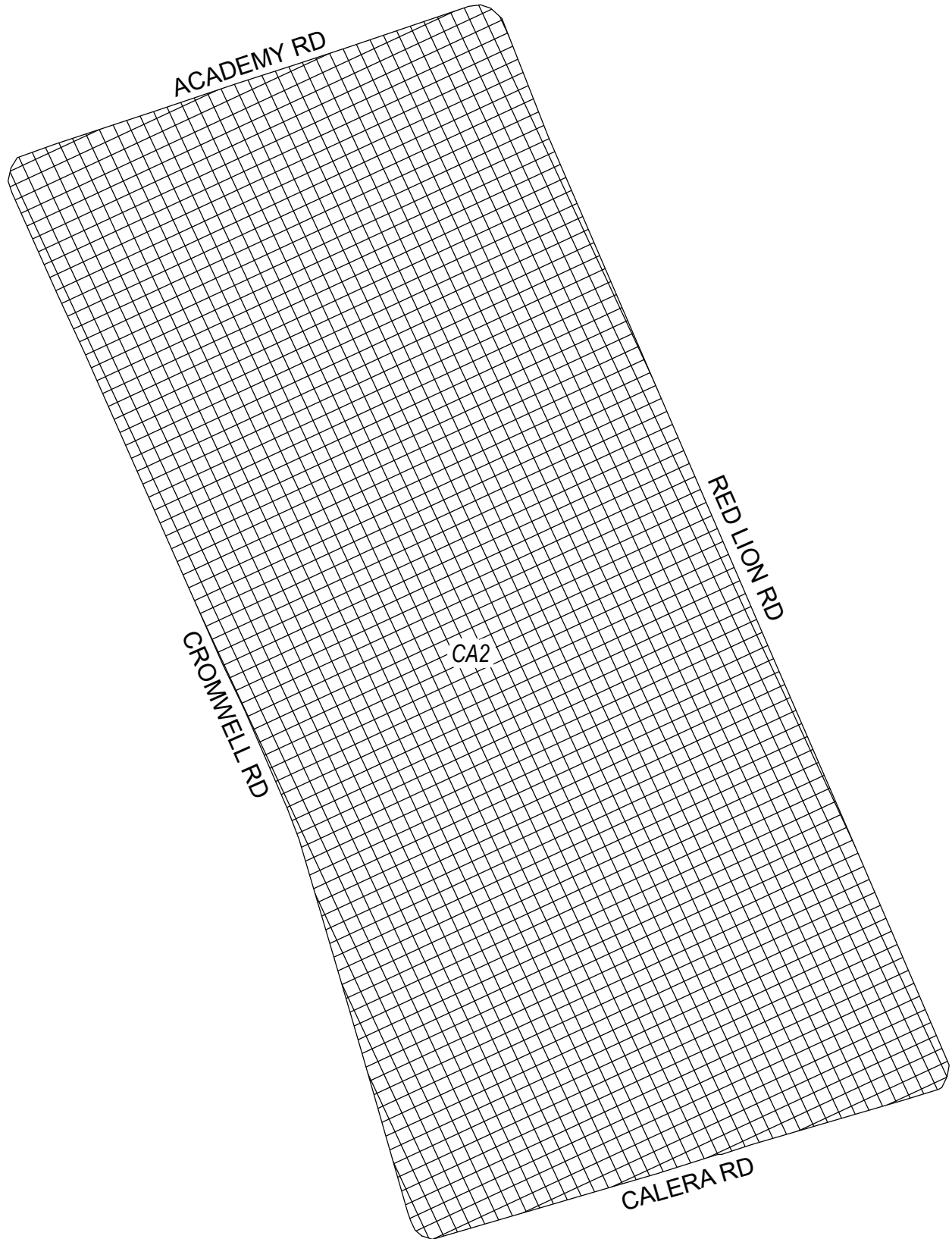
Zoning Districts

 CA-2, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use

 RSA-3, Residential Single-Family Attached
City of Philadelphia



Map A4 Existing Zoning

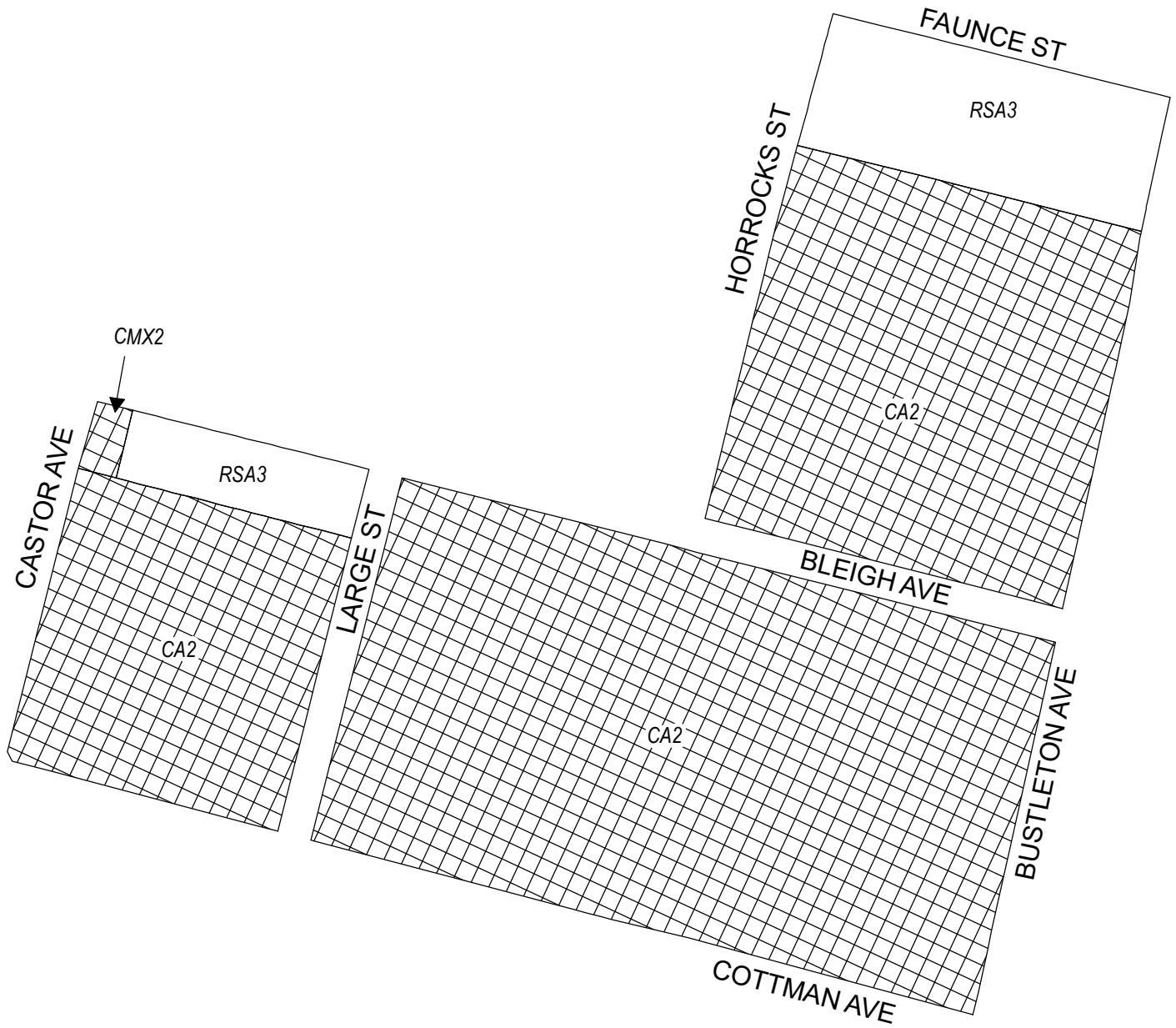


Zoning Districts


 CA-2, Auto-Oriented Commercial
City of Philadelphia




Map A5 Existing Zoning



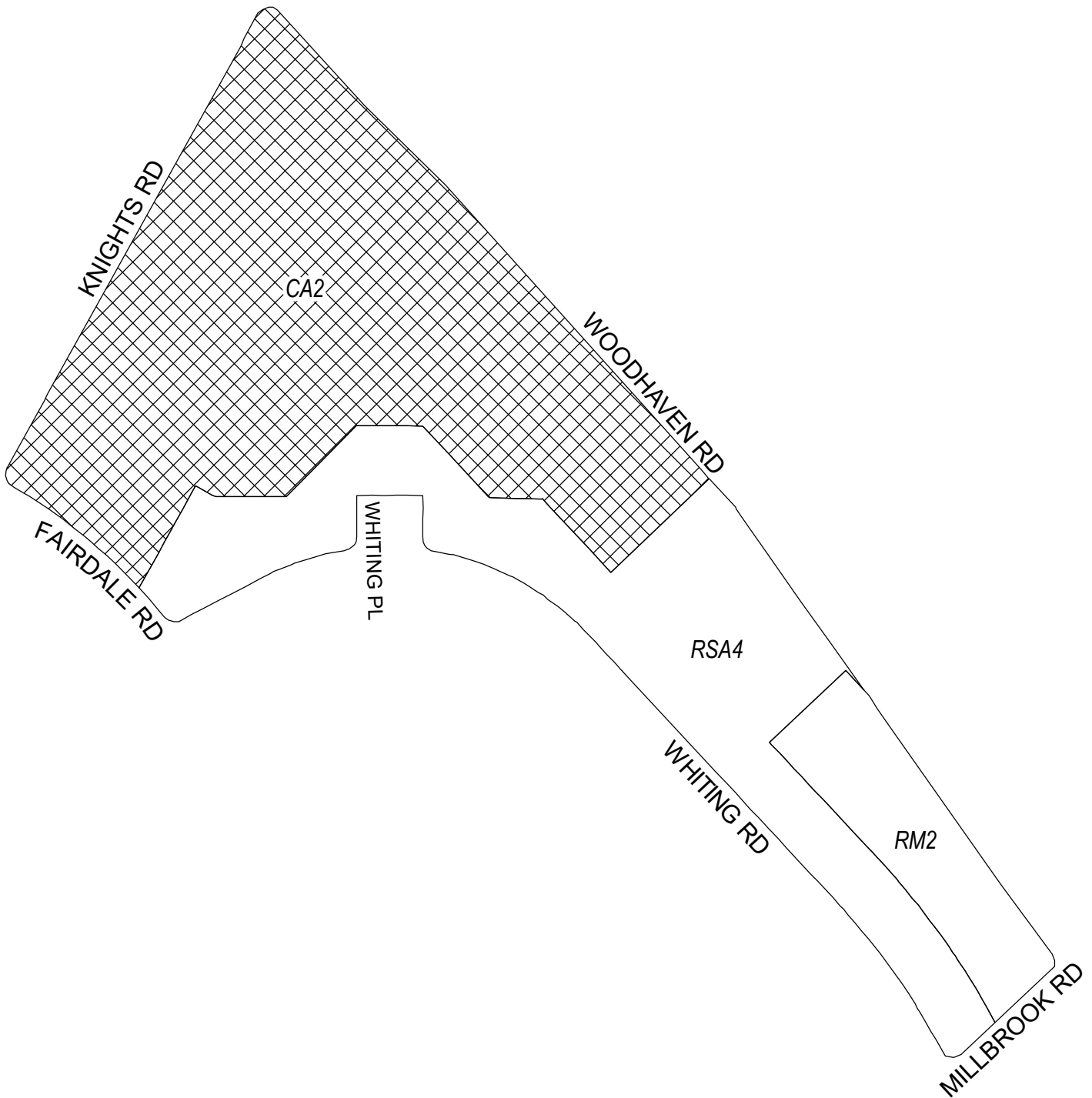
Zoning Districts

 CA-2, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use

 RSA-3, Residential Single-Family Attached
City of Philadelphia



Map A6 Existing Zoning



Zoning Districts



CA-2, Auto-Oriented Commercial

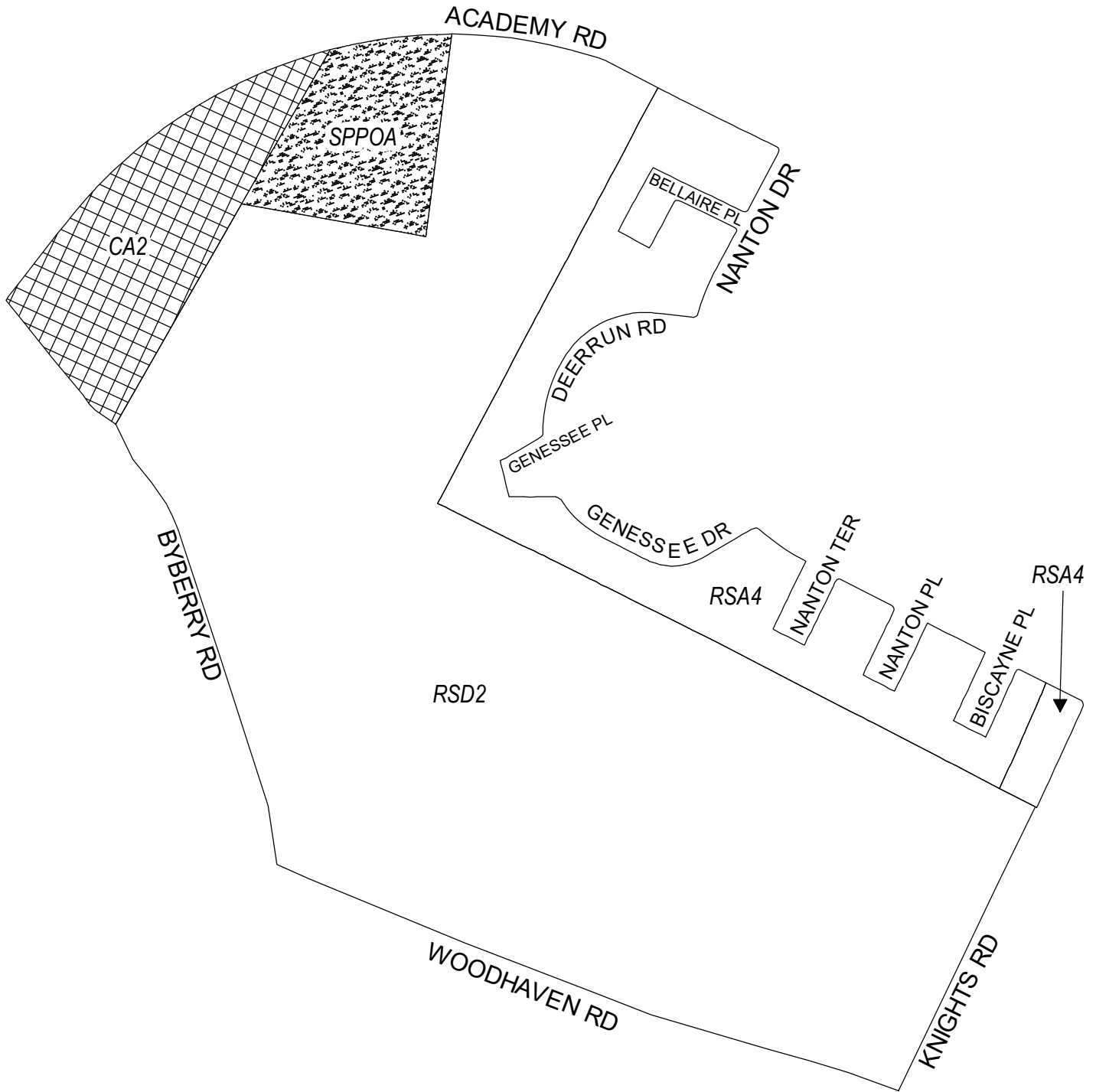


RM-2, Residential Multi-Family; RSA-4, Residential Single-Family Attached

City of Philadelphia



Map A7 Existing Zoning



Zoning Districts



CA-2, Auto-Oriented Commercial



RSA-4, Residential Single-Family Attached; RSD-2, Residential Single-Family Detached

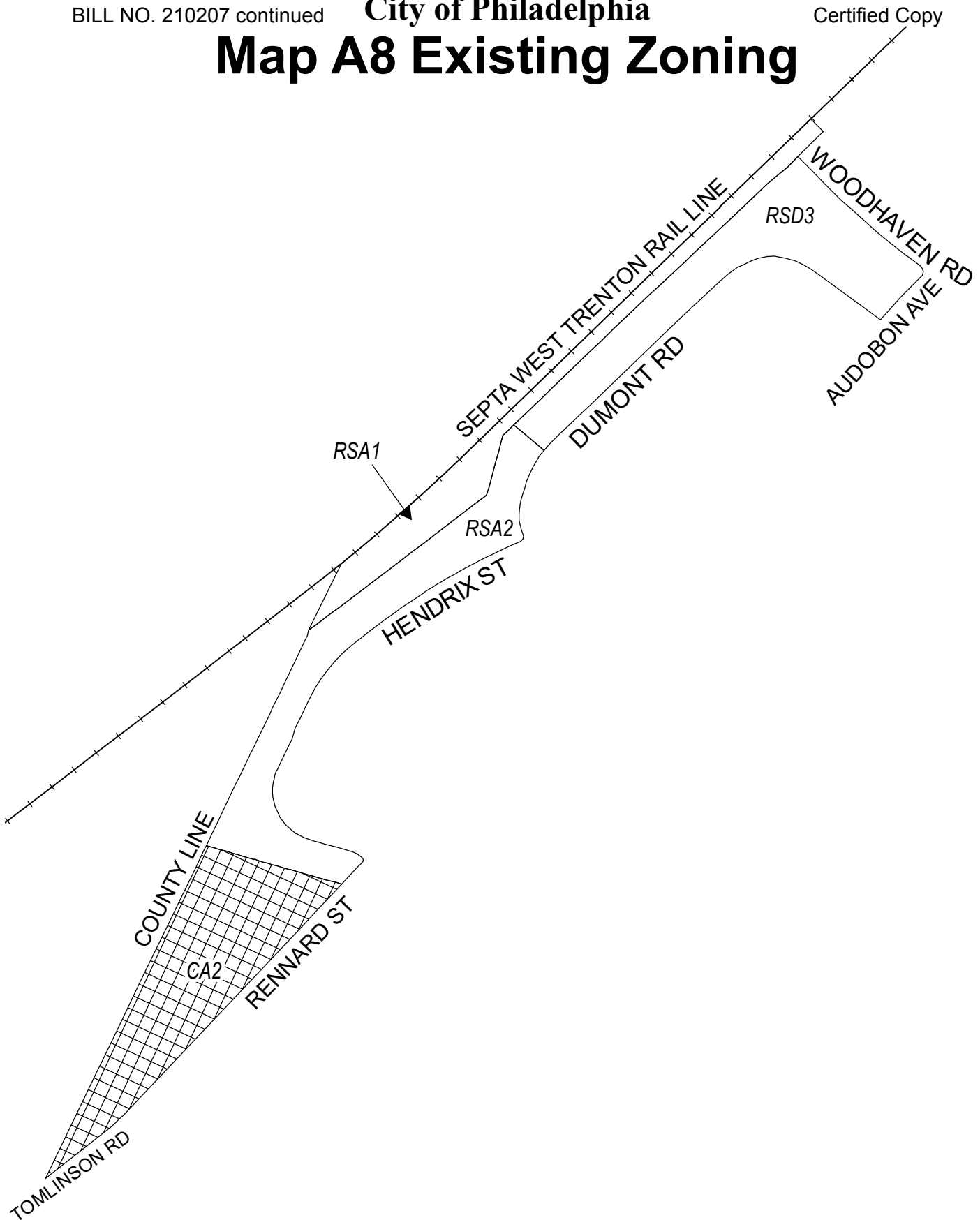


SP-PO-A, Parks and Open Space



City of Philadelphia



Map A8 Existing Zoning

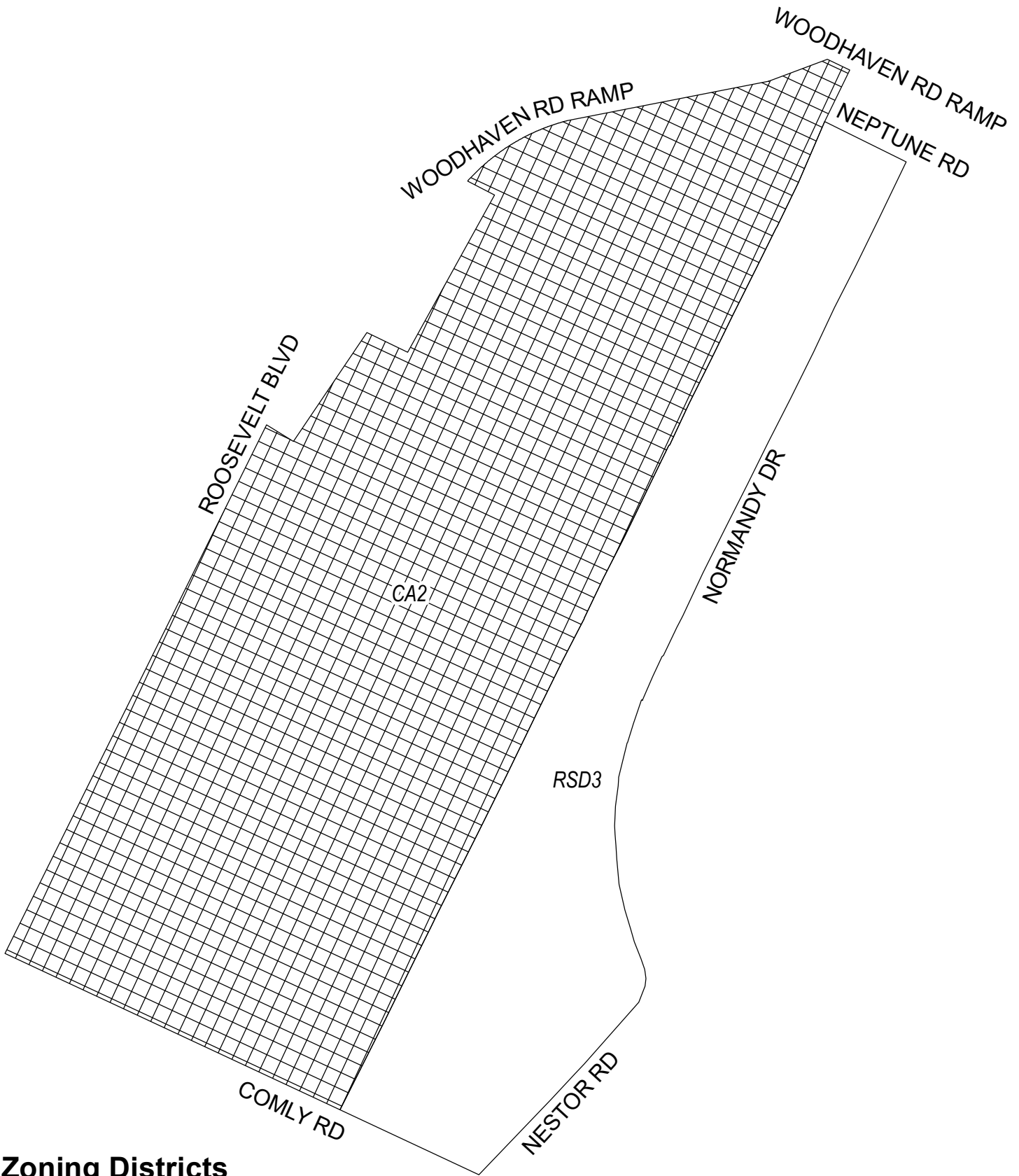


Zoning Districts

-  CA-2, Auto-Oriented Commercial
 -  RSA-1/RSA-2, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached
- City of Philadelphia



Map A9 Existing Zoning



Zoning Districts



CA-2, Auto-Oriented Commercial

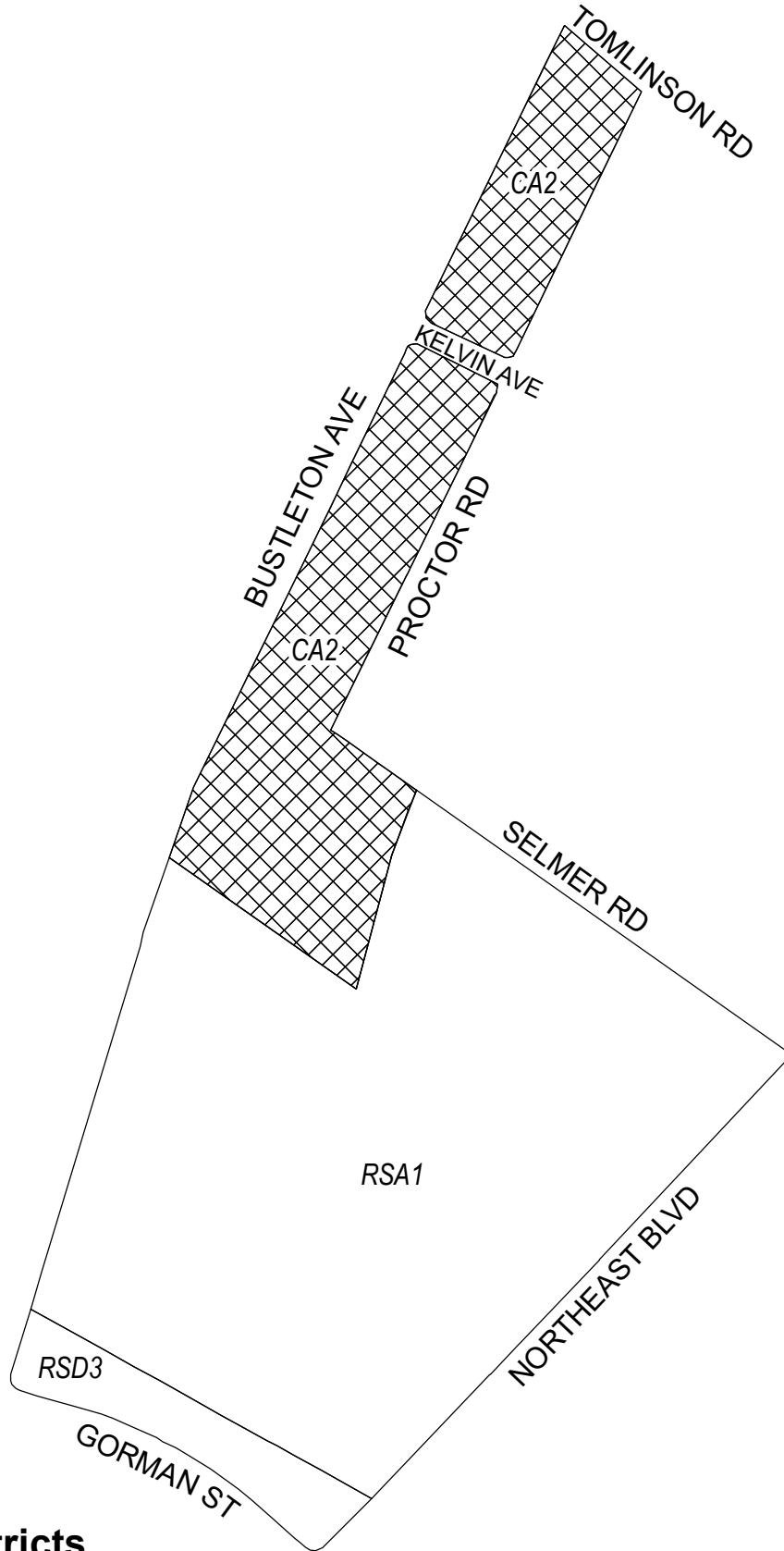


RSD-3, Residential Single-Family Detached

City of Philadelphia



Map A10 Existing Zoning



Zoning Districts



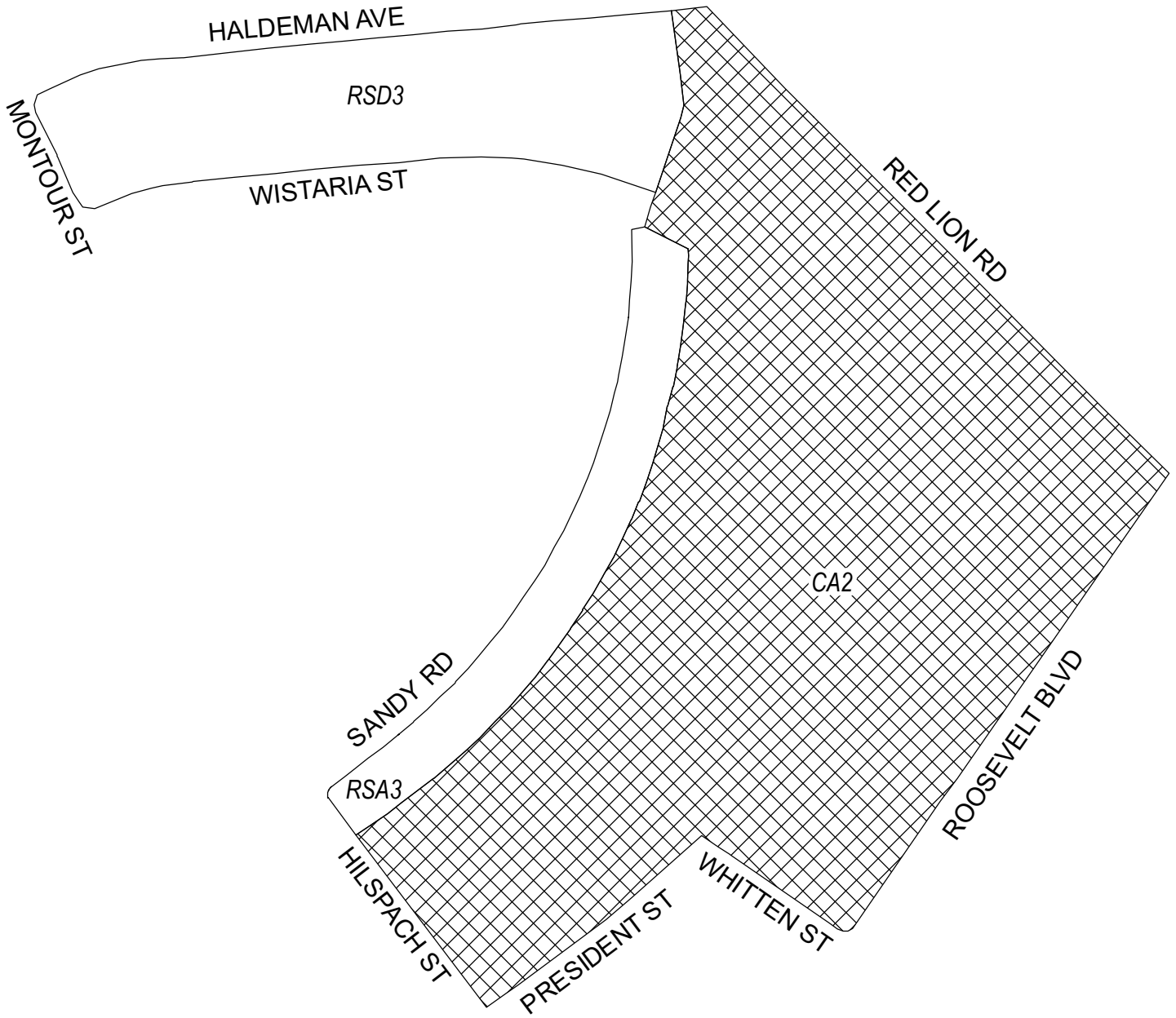
CA-2, Auto-Oriented Commercial



RSA-1, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
City of Philadelphia



Map A11 Existing Zoning



Zoning Districts



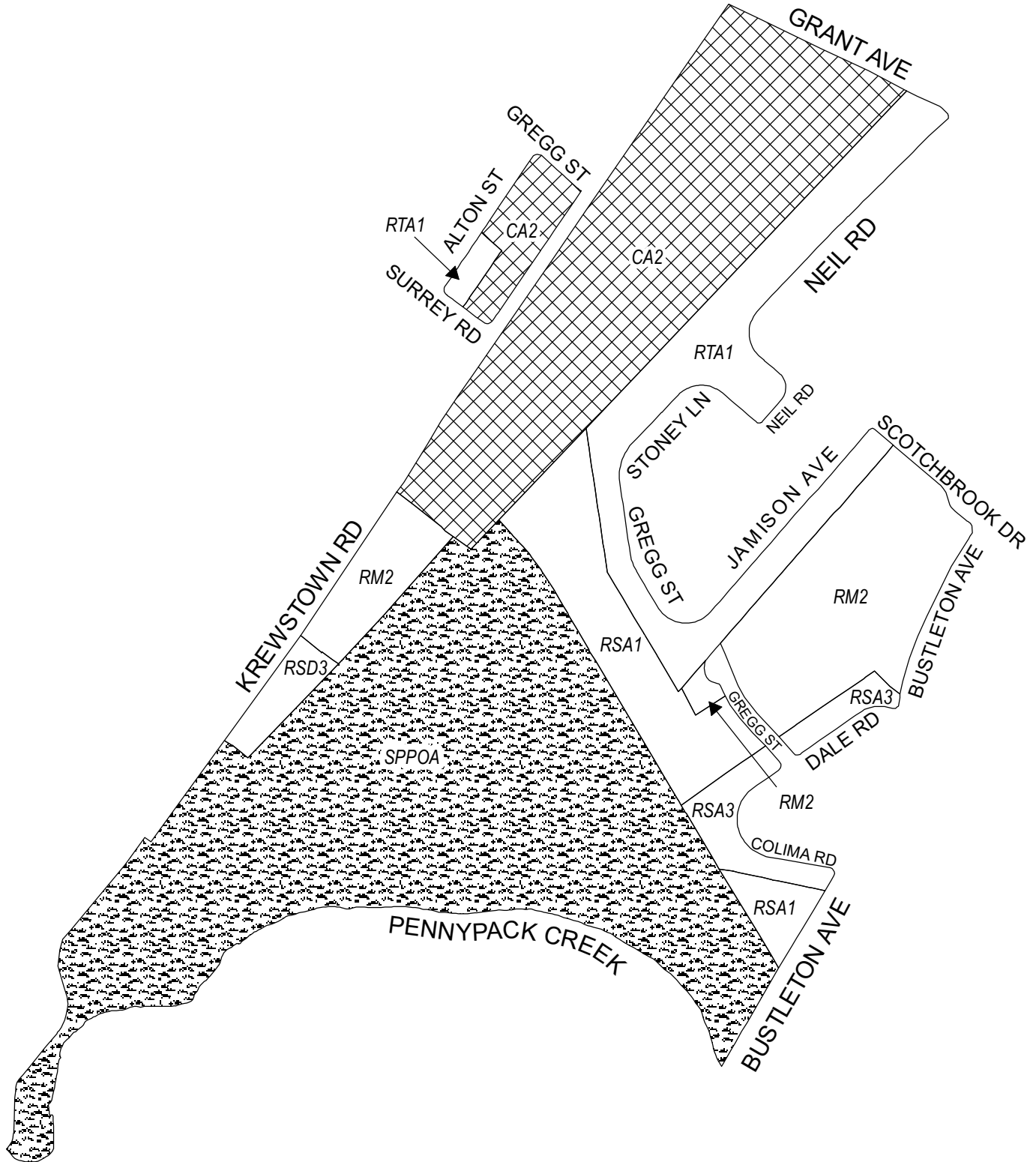
CA-2, Auto-Oriented Commercial






RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
City of Philadelphia



Map A12 Existing Zoning

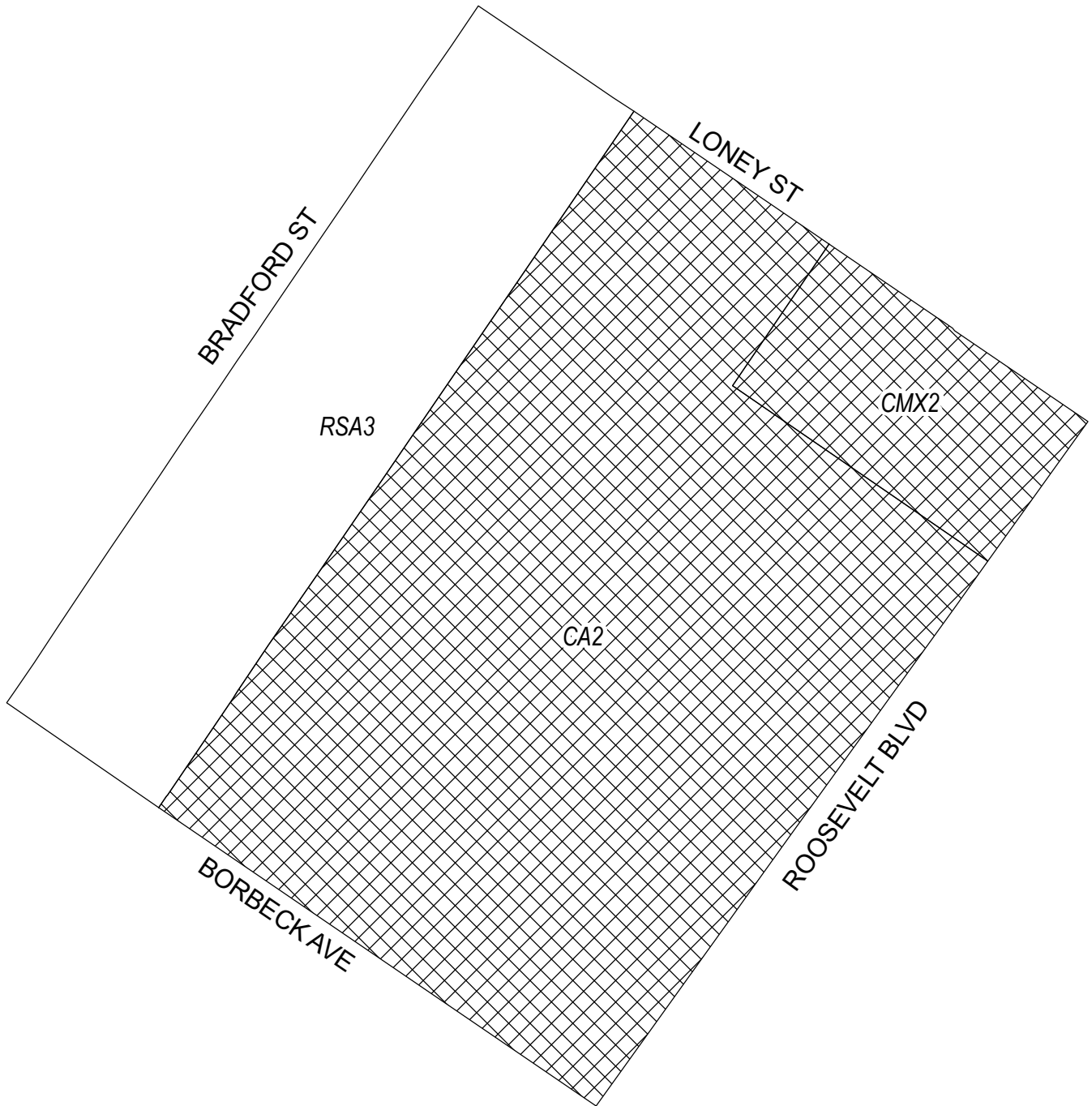


Zoning Districts


-  CA-2, Auto-Oriented Commercial
 -  RM-2, Residential Multi-Family; RSA-1/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached-1; RSD-3, Residential Single-Family Detached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia




Map A13 Existing Zoning



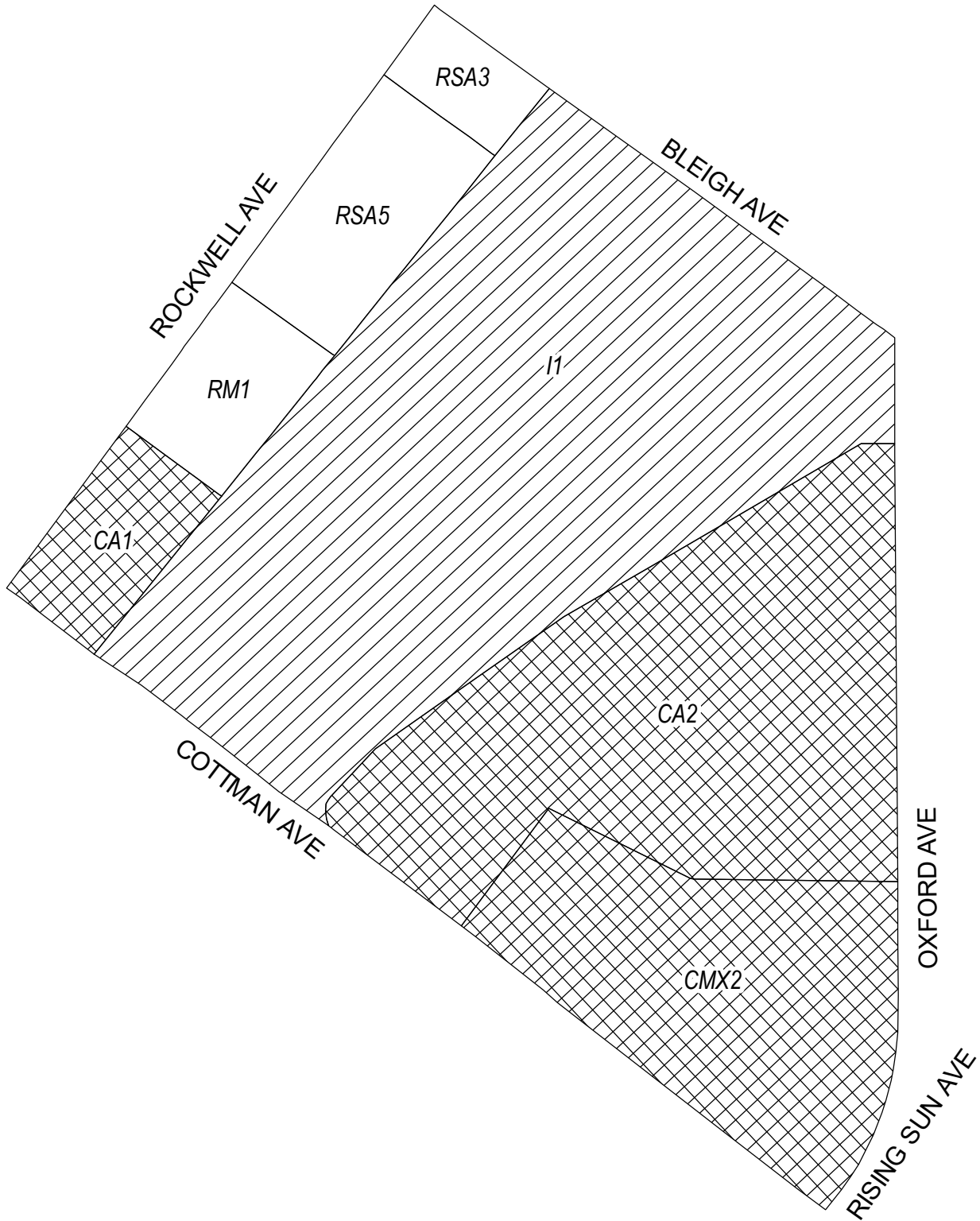
Zoning Districts

 CA-2, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use




 RSA-3, Residential Single-Family Attached
City of Philadelphia



Map A14 Existing Zoning

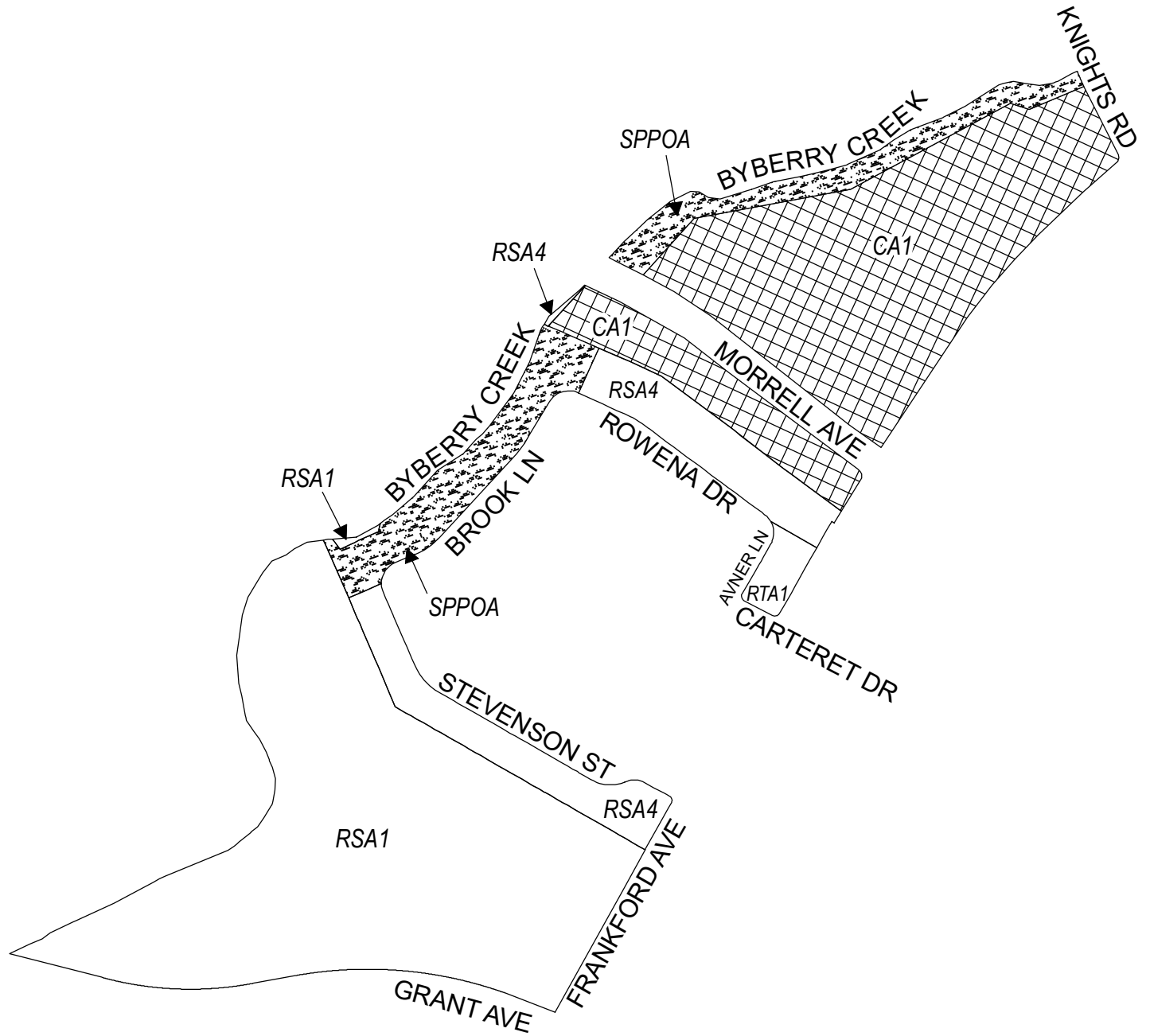


Zoning Districts




-  CA-1/CA-2, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
-  I-1, Light Industrial
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



Map B1 Proposed Zoning

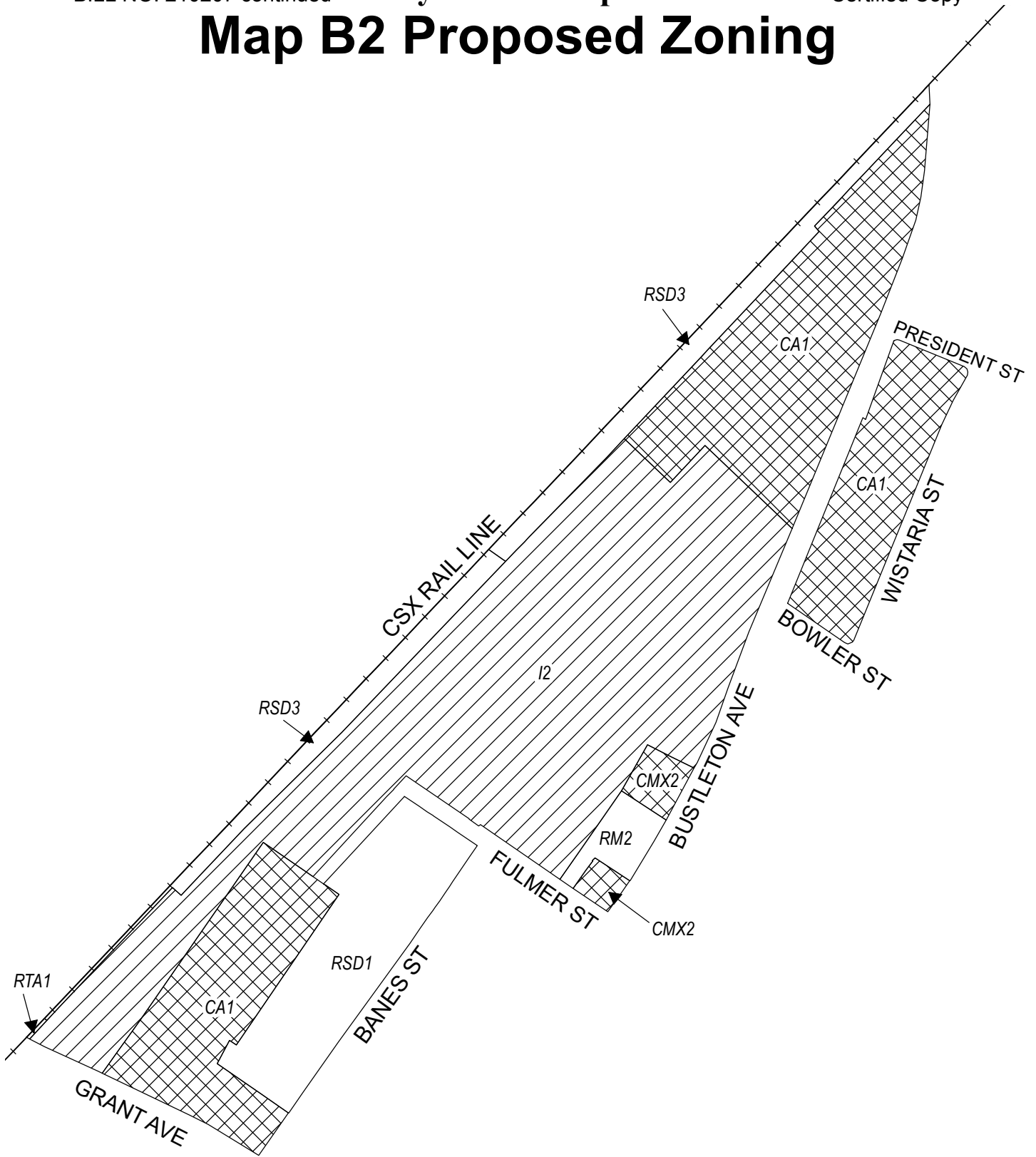


Zoning Districts





-  CA-1, Auto-Oriented Commercial
 -  RSA-1/RSA-4, Residential Single-Family Attached;
RTA-1, Residential Two-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map B2 Proposed Zoning

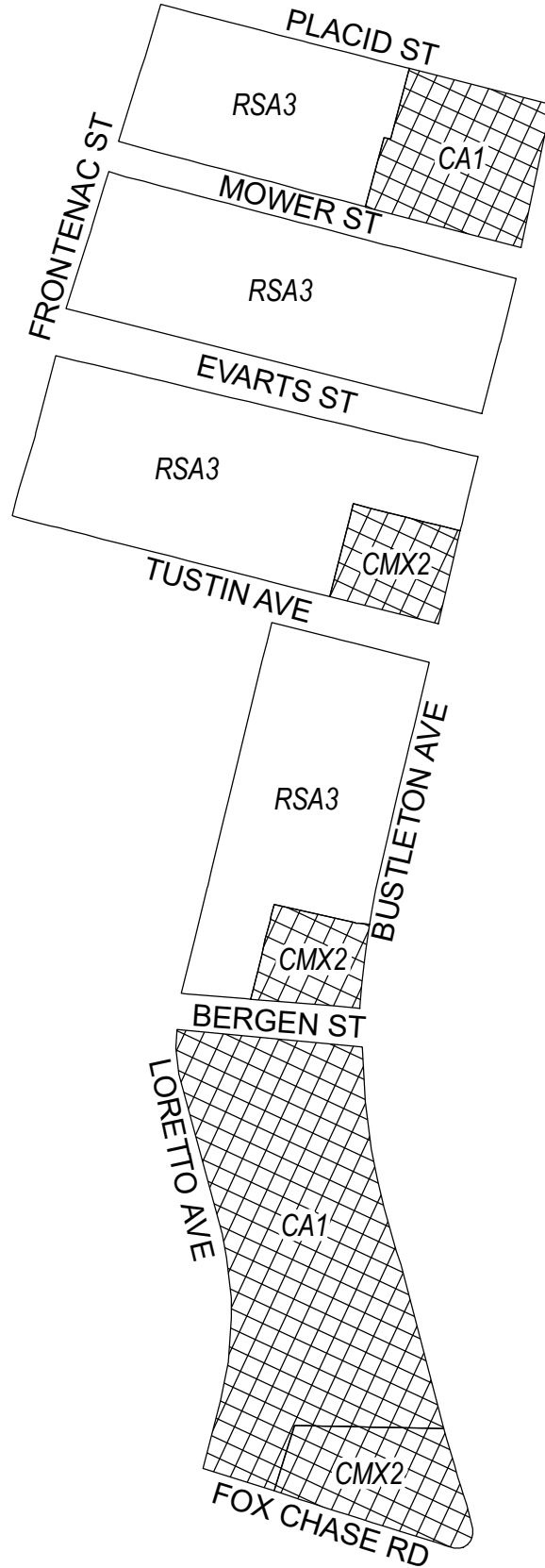


Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-2, Residential Multi-Family; RTA-1, Residential Two-Family Attached;
-  RSD-1/RSD-3, Residential Single-Family Detached




Map B3 Proposed Zoning



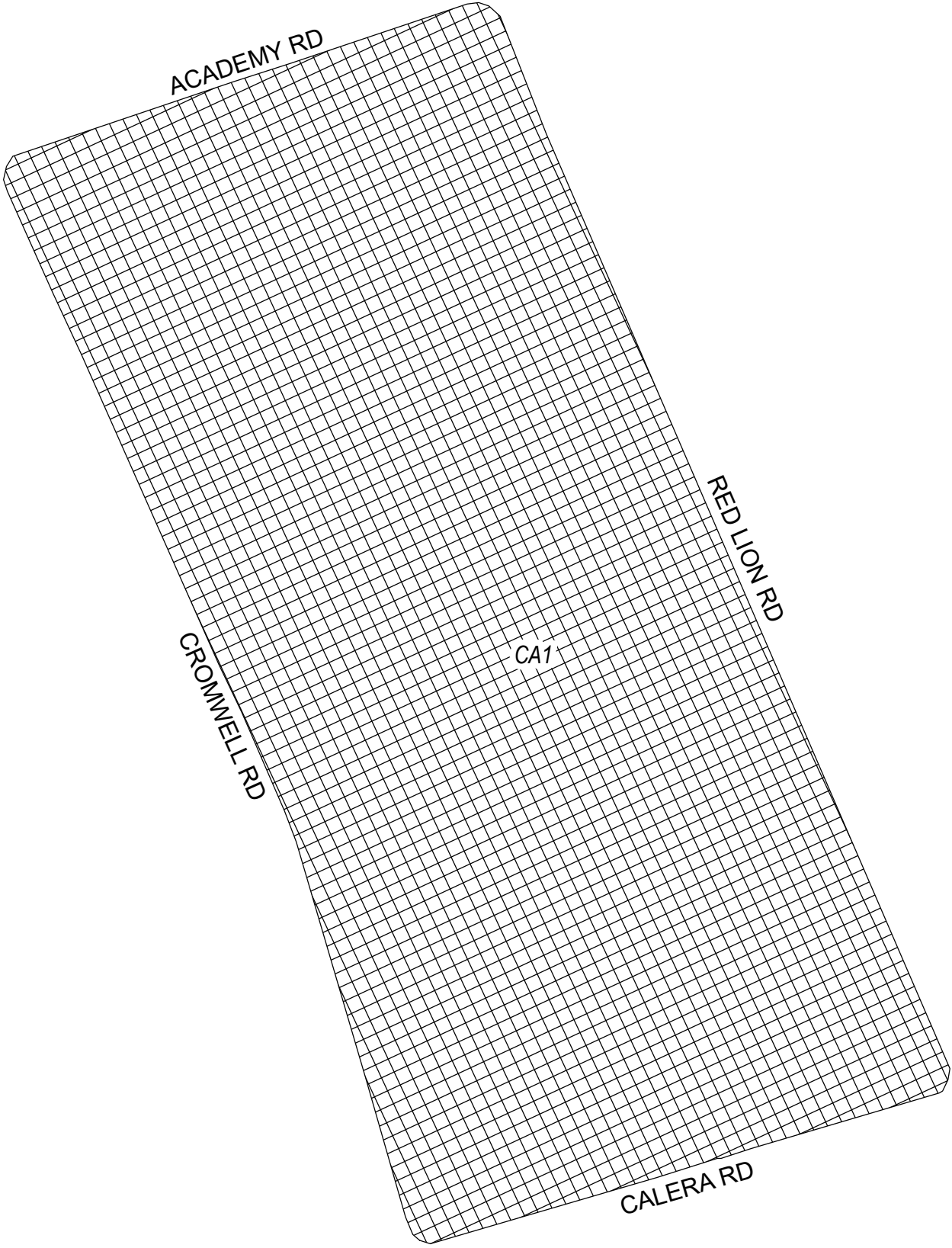
Zoning Districts

 CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use

 RSA-3, Residential Single-Family Attached
 City of Philadelphia



Map B4 Proposed Zoning



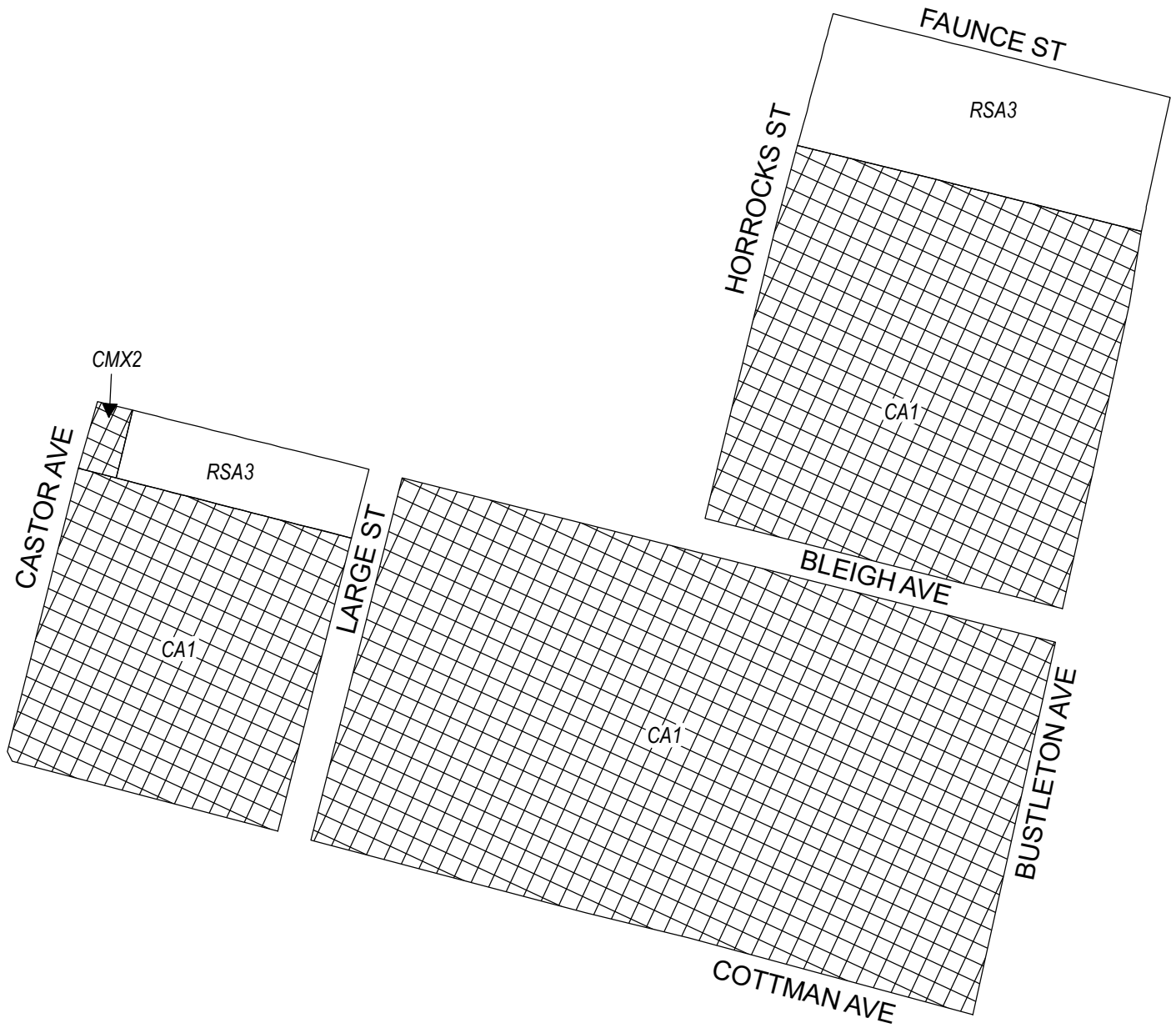
Zoning Districts




CA-1, Auto-Oriented Commercial
City of Philadelphia




Map B5 Proposed Zoning



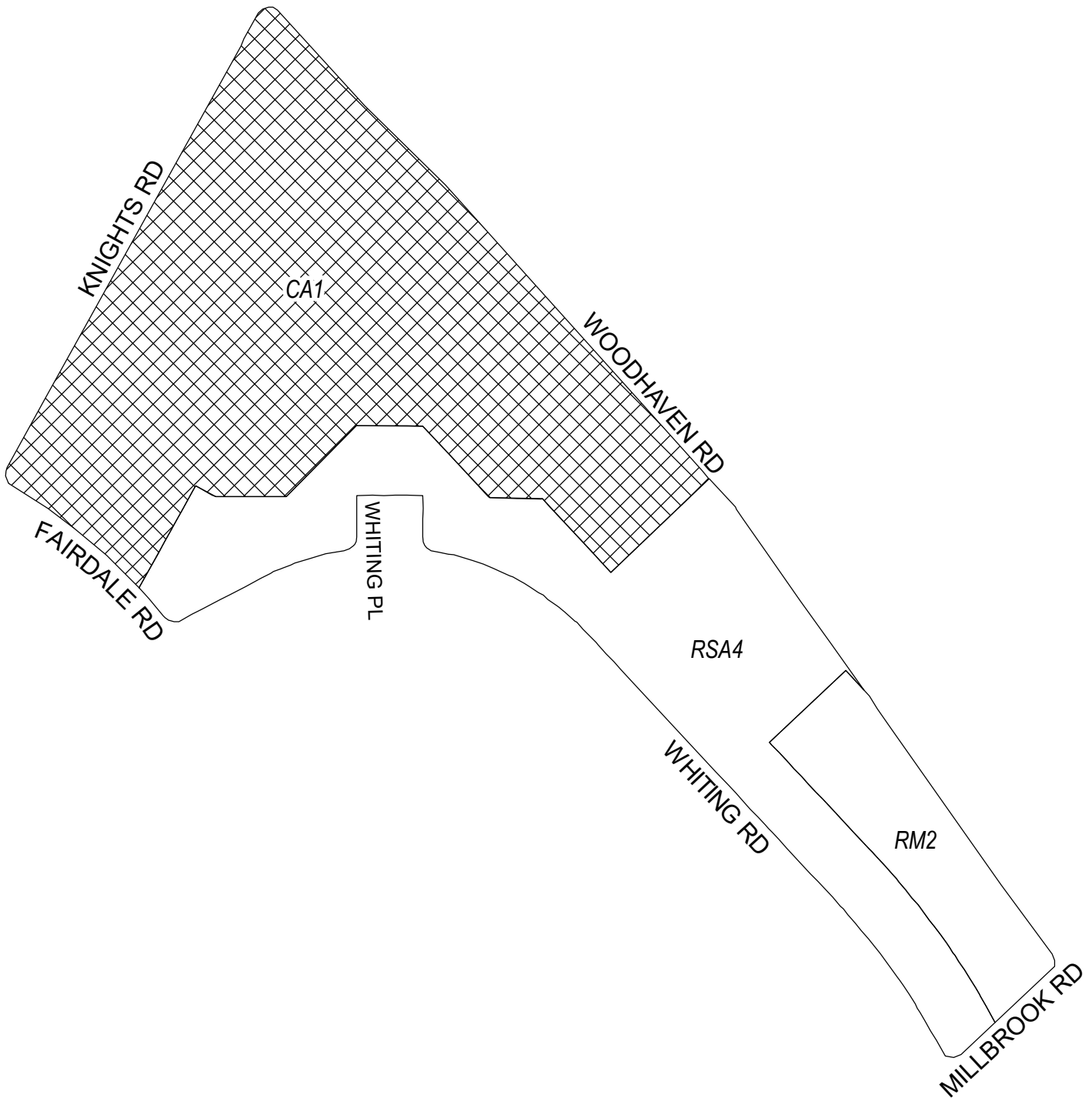
Zoning Districts

 CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use

 RSA-3, Residential Single-Family Attached
City of Philadelphia



Map B6 Proposed Zoning



Zoning Districts



CA-1, Auto-Oriented Commercial

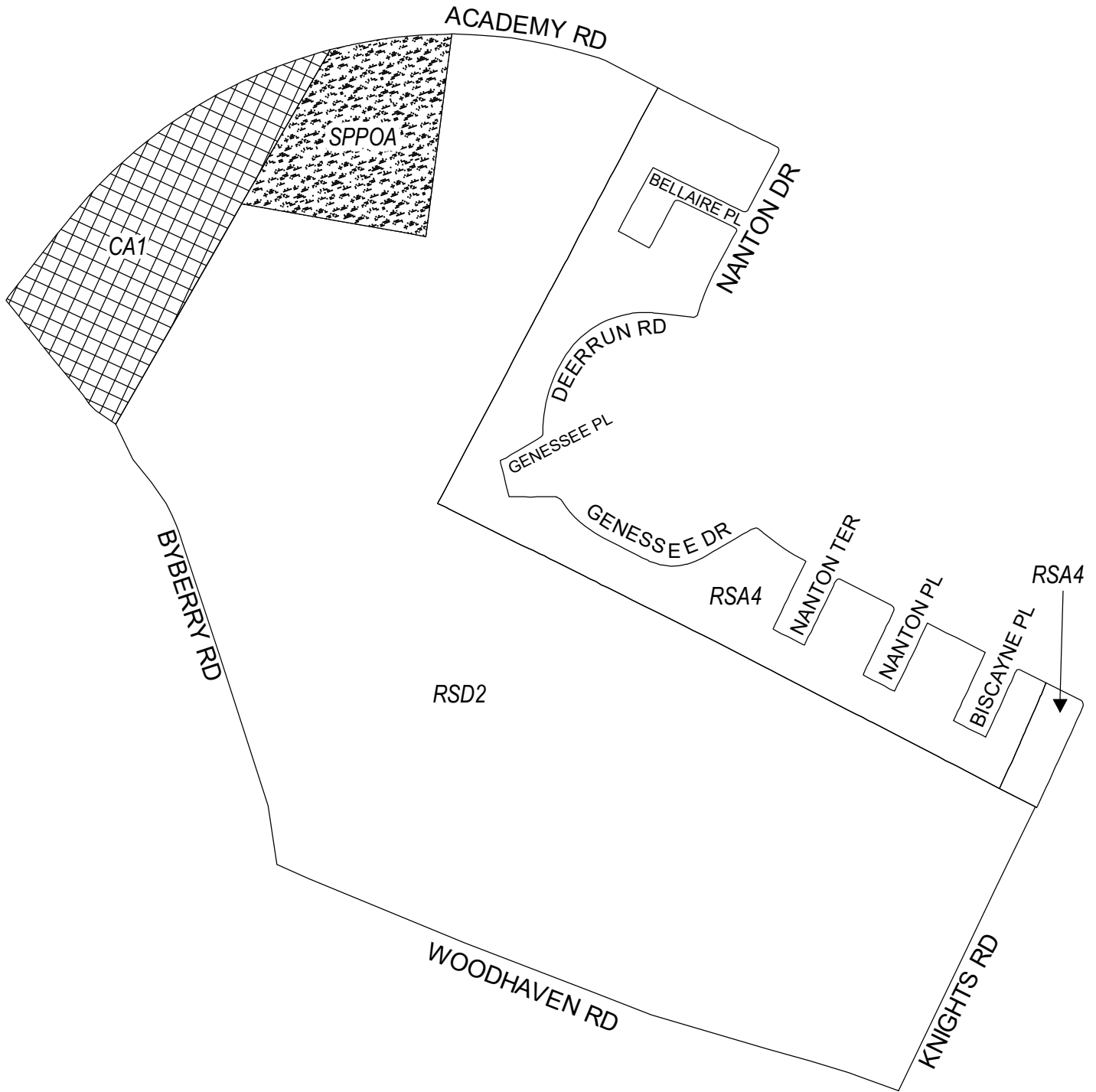


RM-2, Residential Multi-Family; RSA-4, Residential Single-Family Attached

City of Philadelphia



Map B7 Proposed Zoning



Zoning Districts



CA-1, Auto-Oriented Commercial



RSA-4, Residential Single-Family Attached; RSD-2, Residential Single-Family Detached

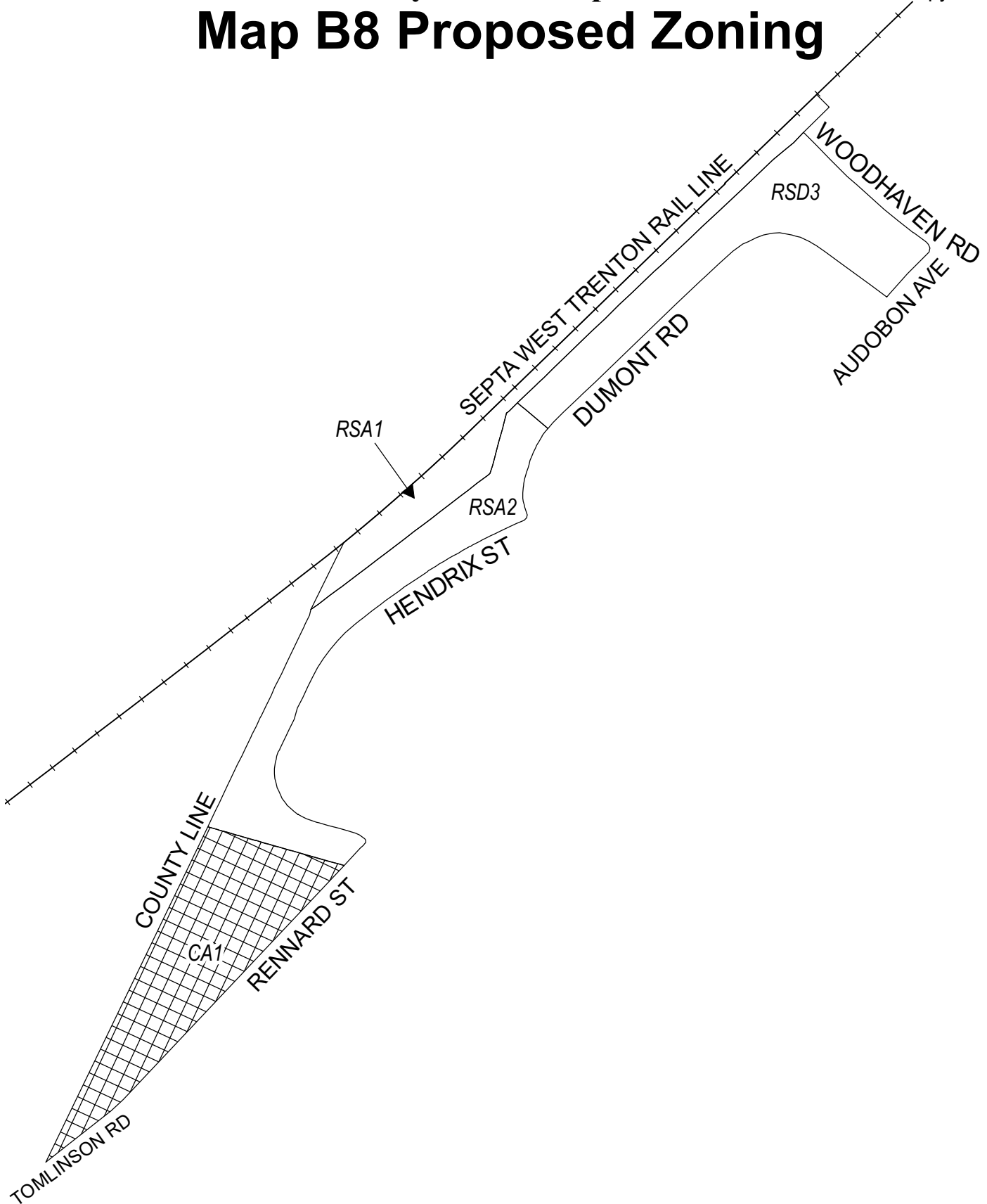


SP-PO-A, Parks and Open Space



City of Philadelphia



Map B8 Proposed Zoning

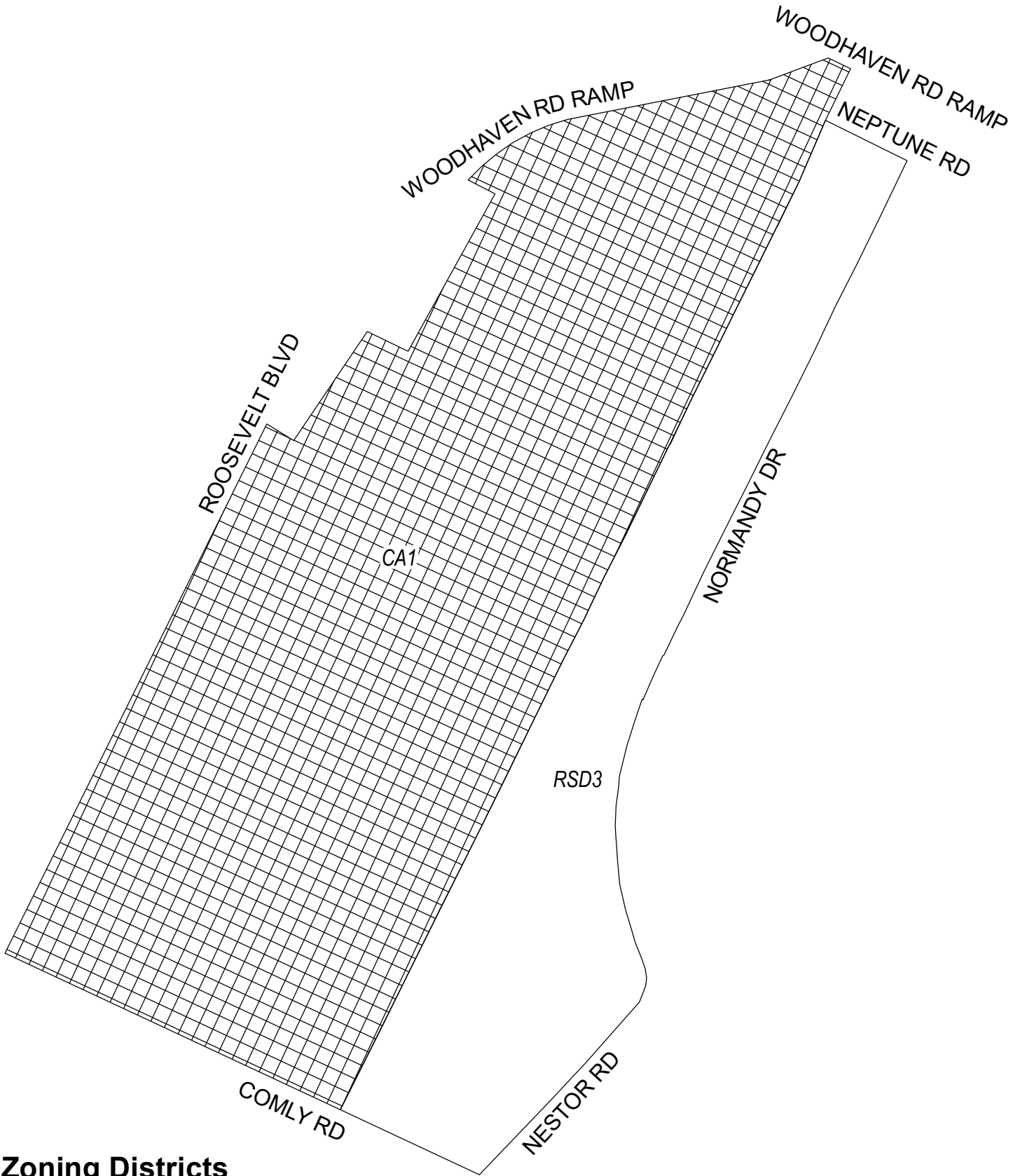


Zoning Districts

-  CA-1, Auto-Oriented Commercial
 -  RSA-1/RSA-2, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached
- City of Philadelphia




Map B9 Proposed Zoning



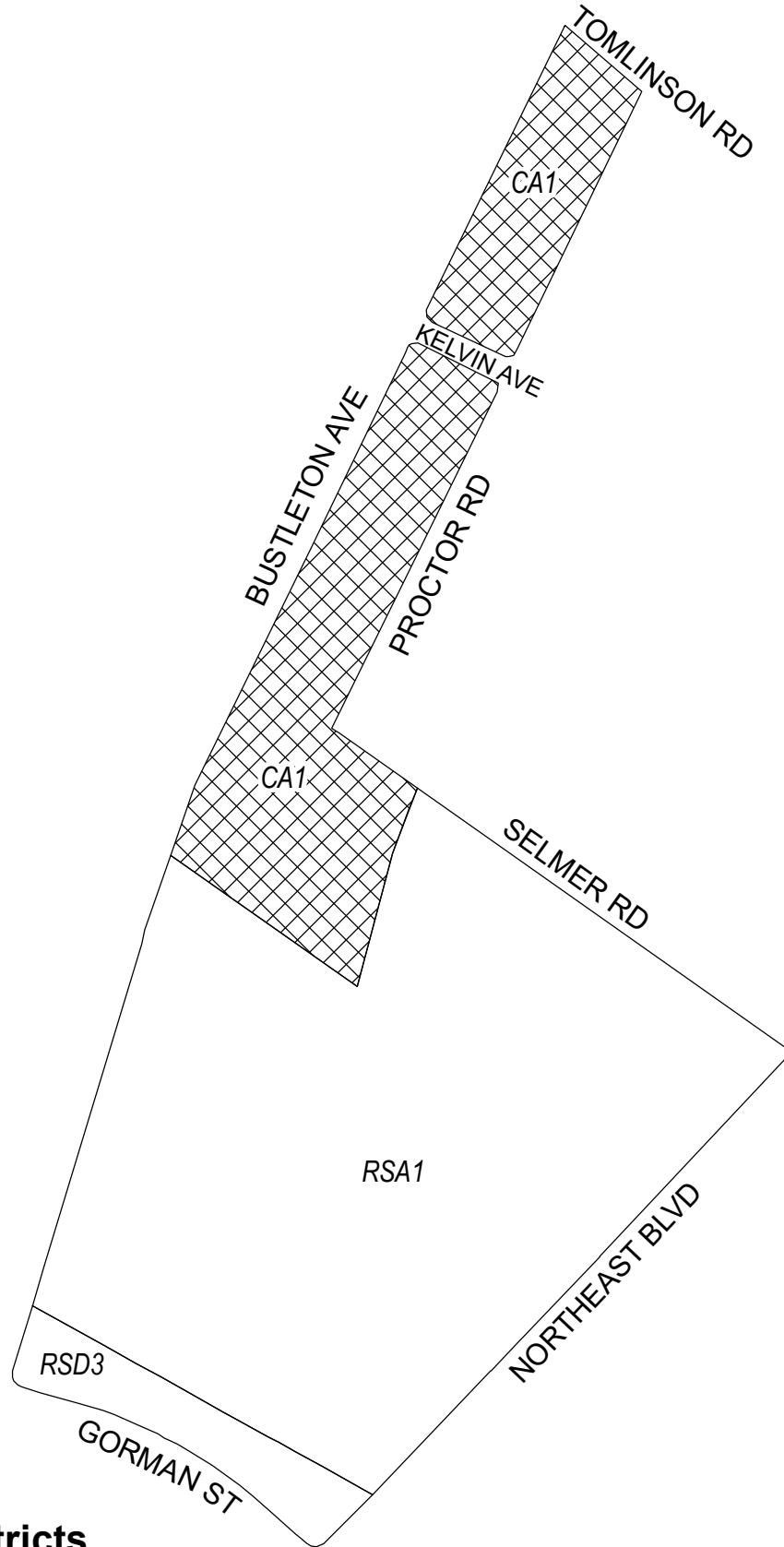
Zoning Districts

 CA-1, Auto-Oriented Commercial

 RSD-3, Residential Single-Family Detached
City of Philadelphia



Map B10 Proposed Zoning



Zoning Districts



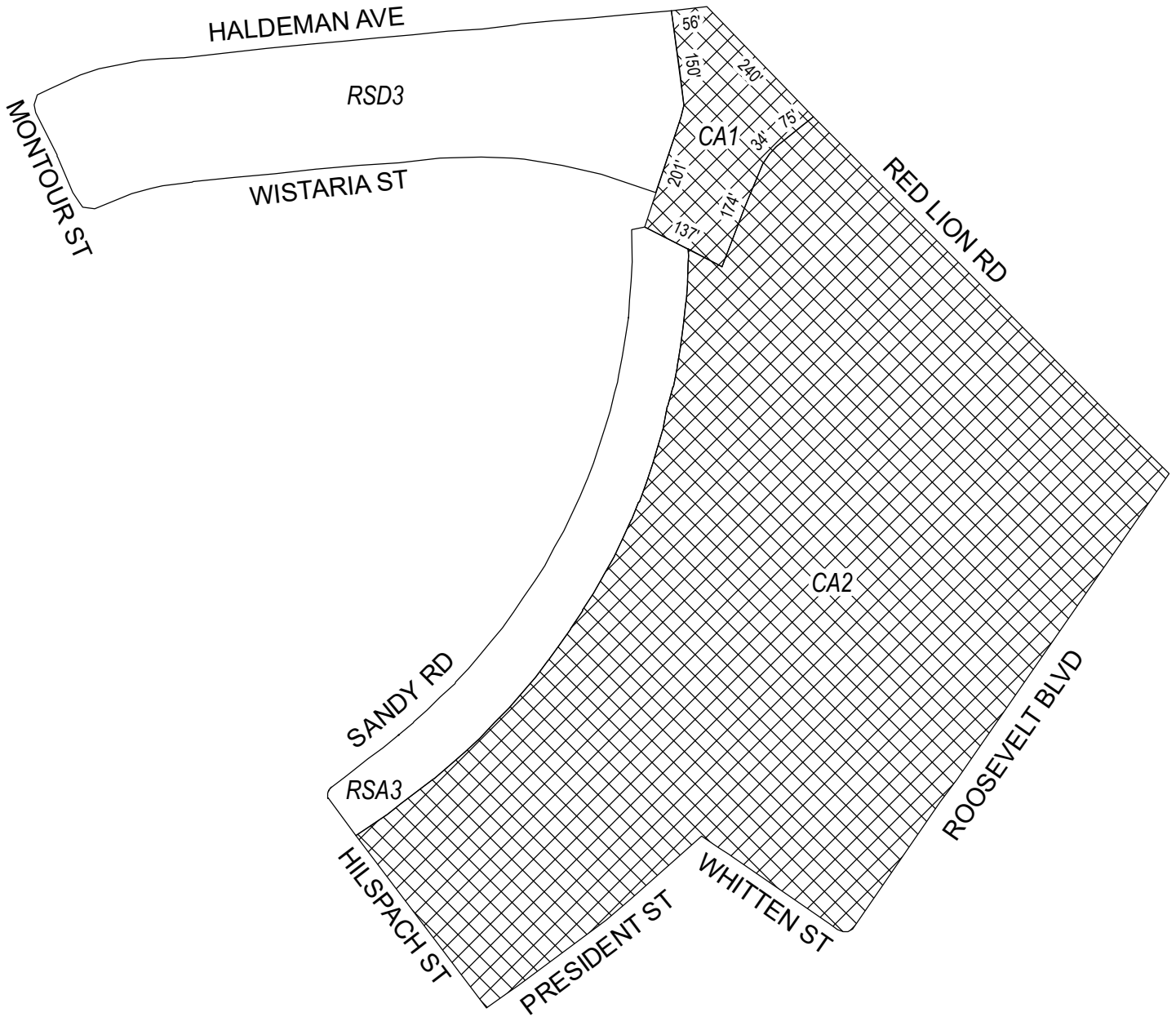
CA-1, Auto-Oriented Commercial



RSA-1, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
City of Philadelphia



Map B11 Proposed Zoning



Zoning Districts



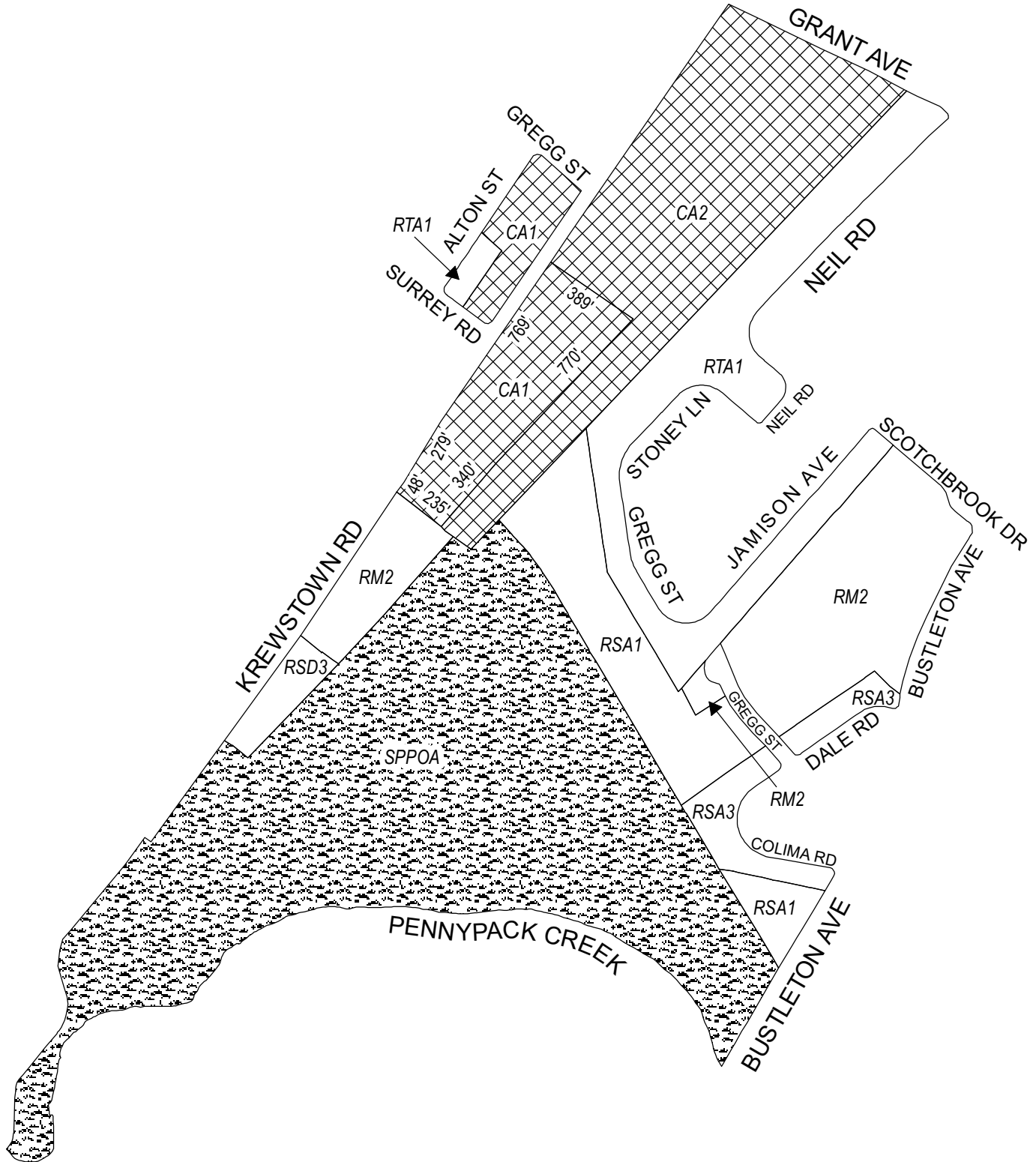
CA-1/CA-2, Auto-Oriented Commercial






RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
City of Philadelphia



Map B12 Proposed Zoning

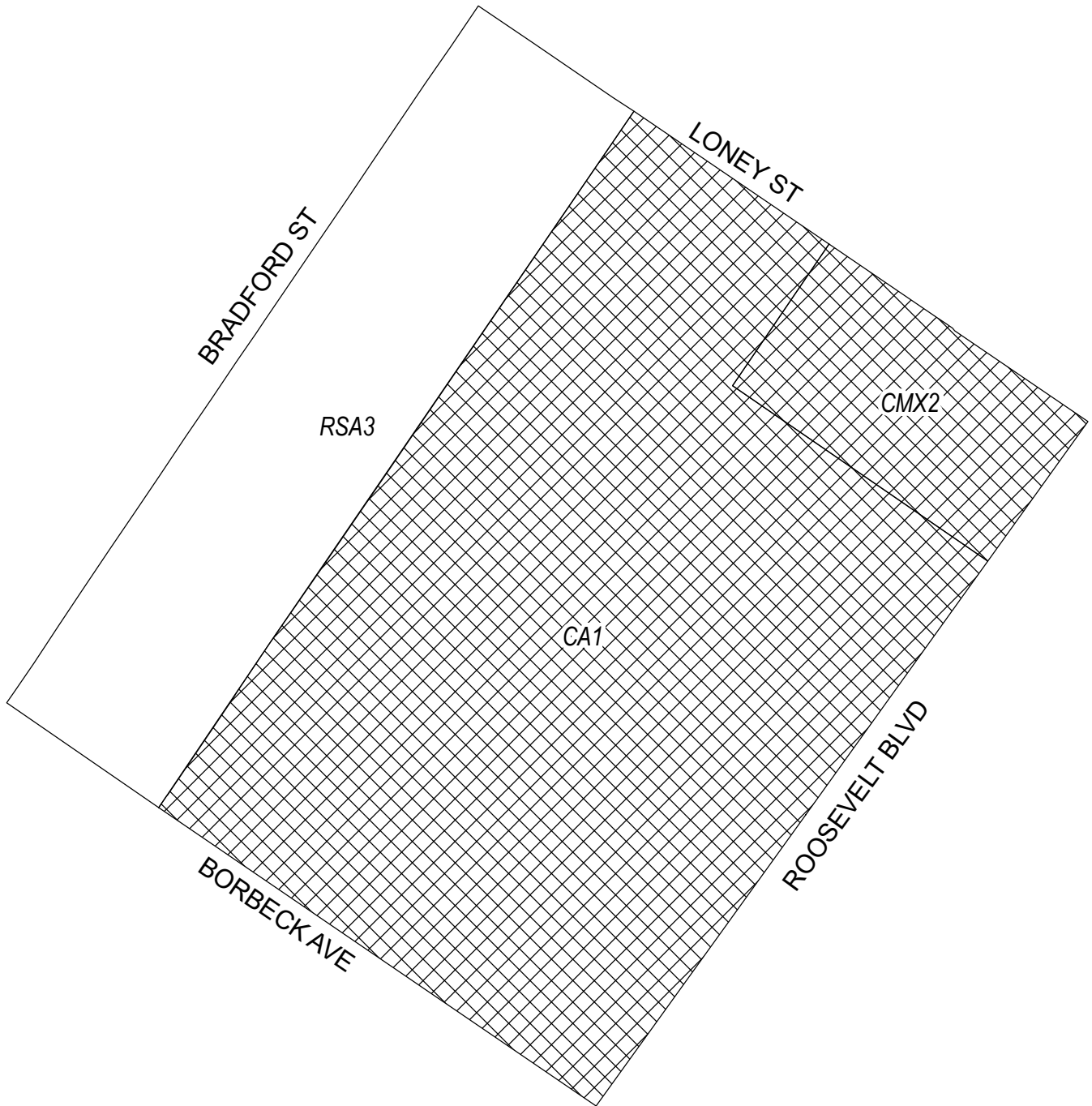


Zoning Districts


-  CA-1, Auto-Oriented Commercial
 -  RM-2, Residential Multi-Family; RSA-1/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached-1; RSD-3, Residential Single-Family Detached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia




Map B13 Proposed Zoning



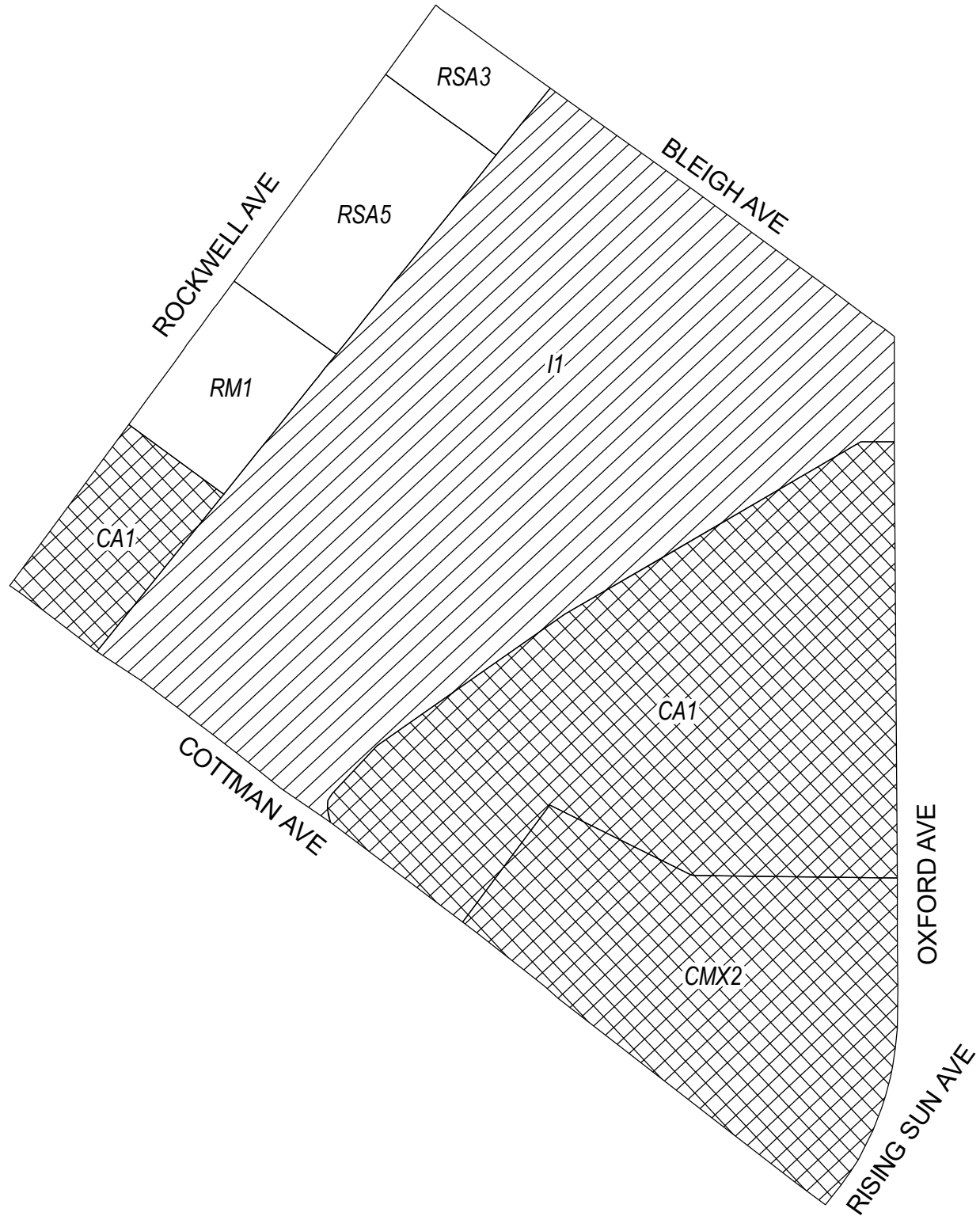
Zoning Districts

 CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use




 RSA-3, Residential Single-Family Attached
City of Philadelphia



Map B14 Proposed Zoning



Zoning Districts

-  CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use
 -  I-1, Light Industrial
 -  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia

BILL NO. 210207 continued

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