

City of Philadelphia



(Bill No. 250985)

AN ORDINANCE

Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within the area bounded by Bryn Mawr Avenue, Wynnefield Avenue, Nevada Street and the SEPTA Railroad Right of Way.

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 Bryn Mawr Avenue, Wynnefield Avenue, Nevada Street and the SEPTA Railroad Right of Way from the existing zoning designations indicated on Map “A,” set forth below, to the zoning designations indicated on Map “B,” set forth below.

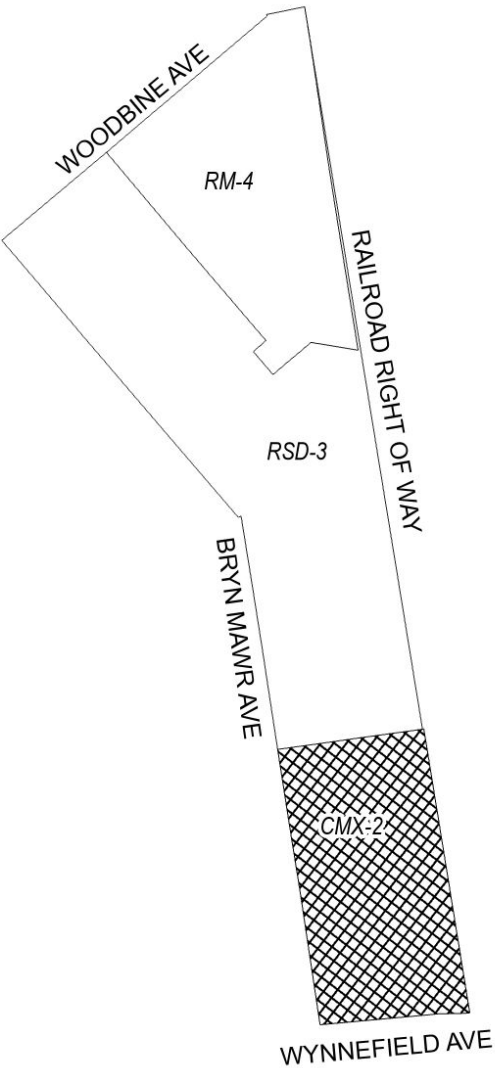
SECTION 2. This ordinance shall become effective immediately.

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Map A Existing Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RM-4, Residential Multi-Family; RSD-3, Residential Single-Family Detached

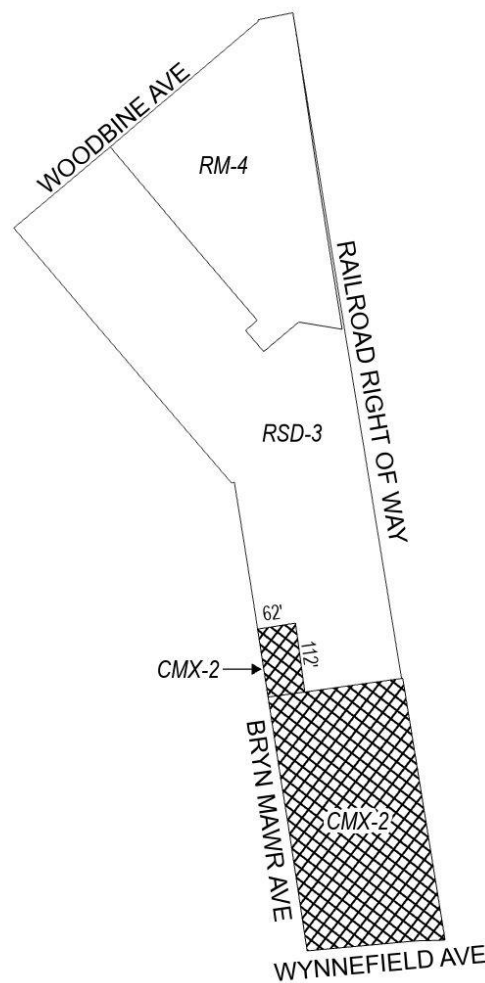


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Map B Proposed Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RM-4, Residential Multi-Family; RSD-3, Residential Single-Family Detached



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 11, 2025. The Bill was Signed by the Mayor on January 7, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council