



City of Philadelphia

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

BILL NO. 260238
(As Amended in Committee, 5-13-26)

Introduced March 19, 2026

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 Ludlow Street, South 41st Street, West Girard Avenue, and North 48th Street.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

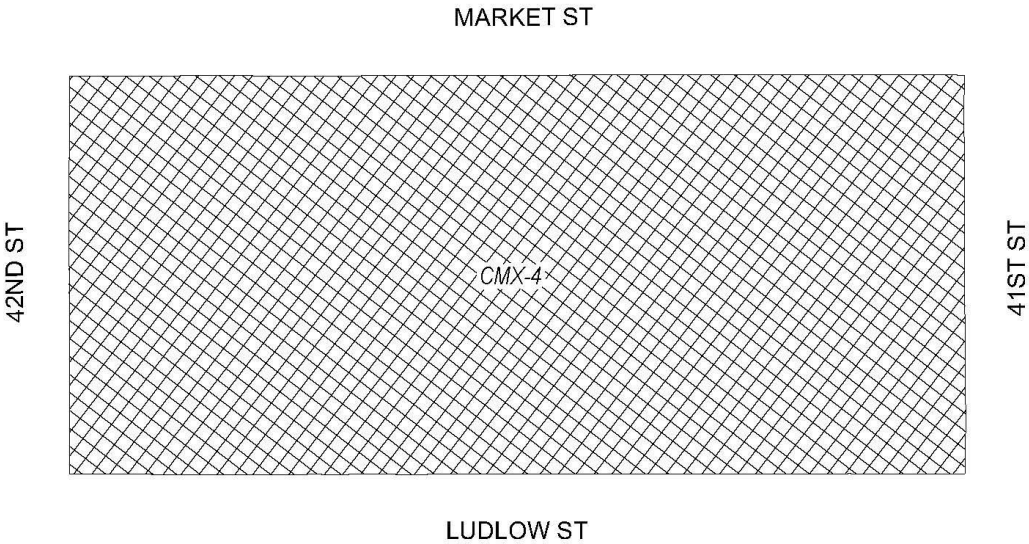
SECTION 1. Pursuant to Section 14-106 of the Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Ludlow Street, 41st Street, Girard Avenue, and 48th Street, from the existing zoning designations indicated on Maps "A1" through "A4," set forth below, to the zoning designations indicated on Maps "B1" and "B4," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

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Map A1 Existing Zoning



Zoning Districts

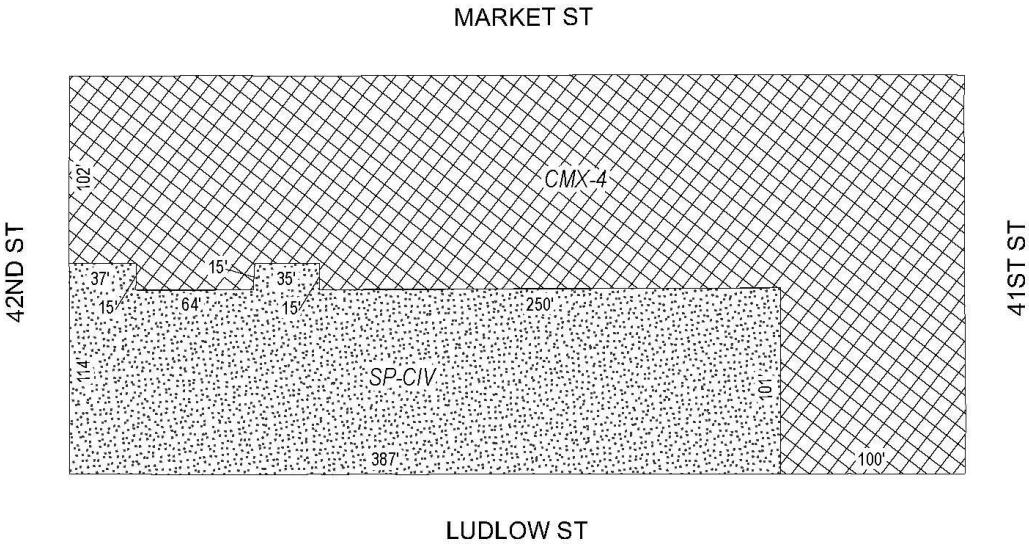
 CMX-4, Commercial Mixed-Use



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Map B1 Proposed Zoning



Zoning Districts

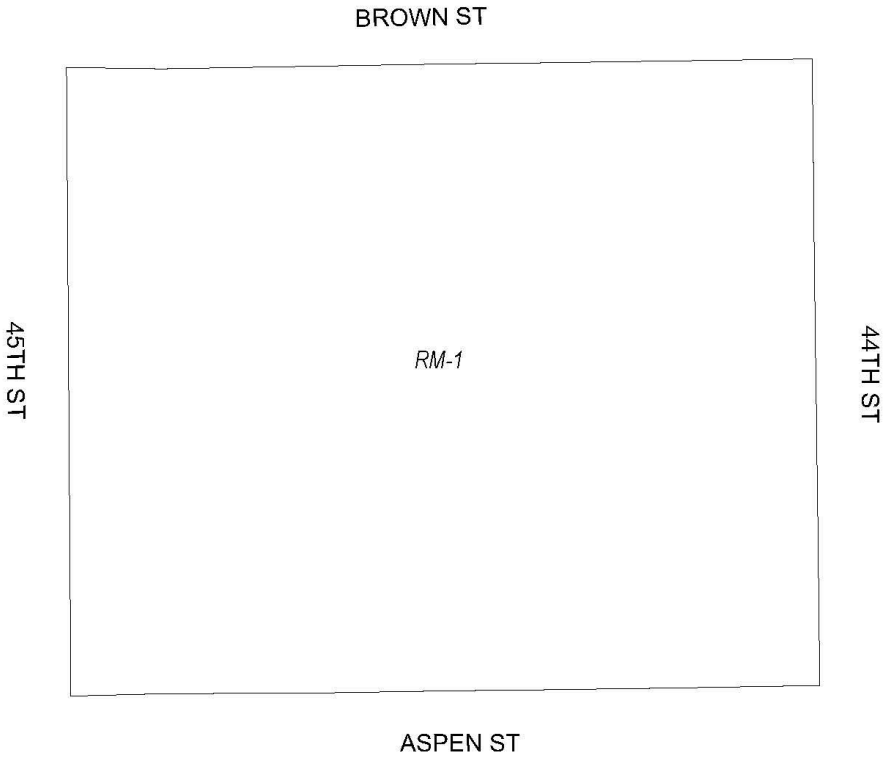
- CMX-4, Commercial Mixed-Use
- SP-CIV, Civic, Educational, and Medical



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Map A2 Existing Zoning



Zoning Districts

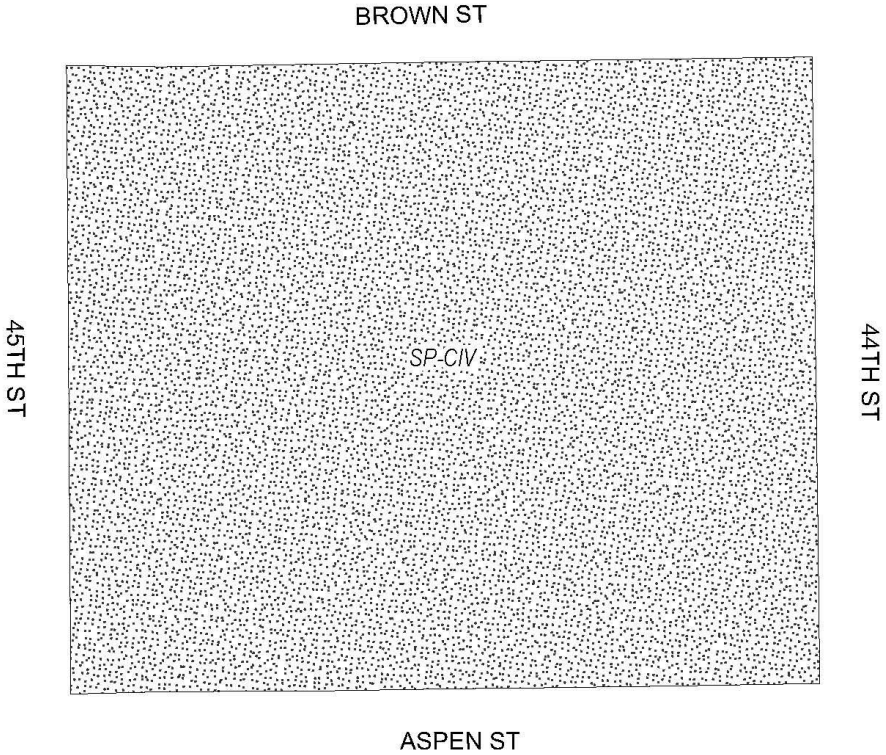
RM-1, Residential Multi-Family



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Map B2 Proposed Zoning



Zoning Districts

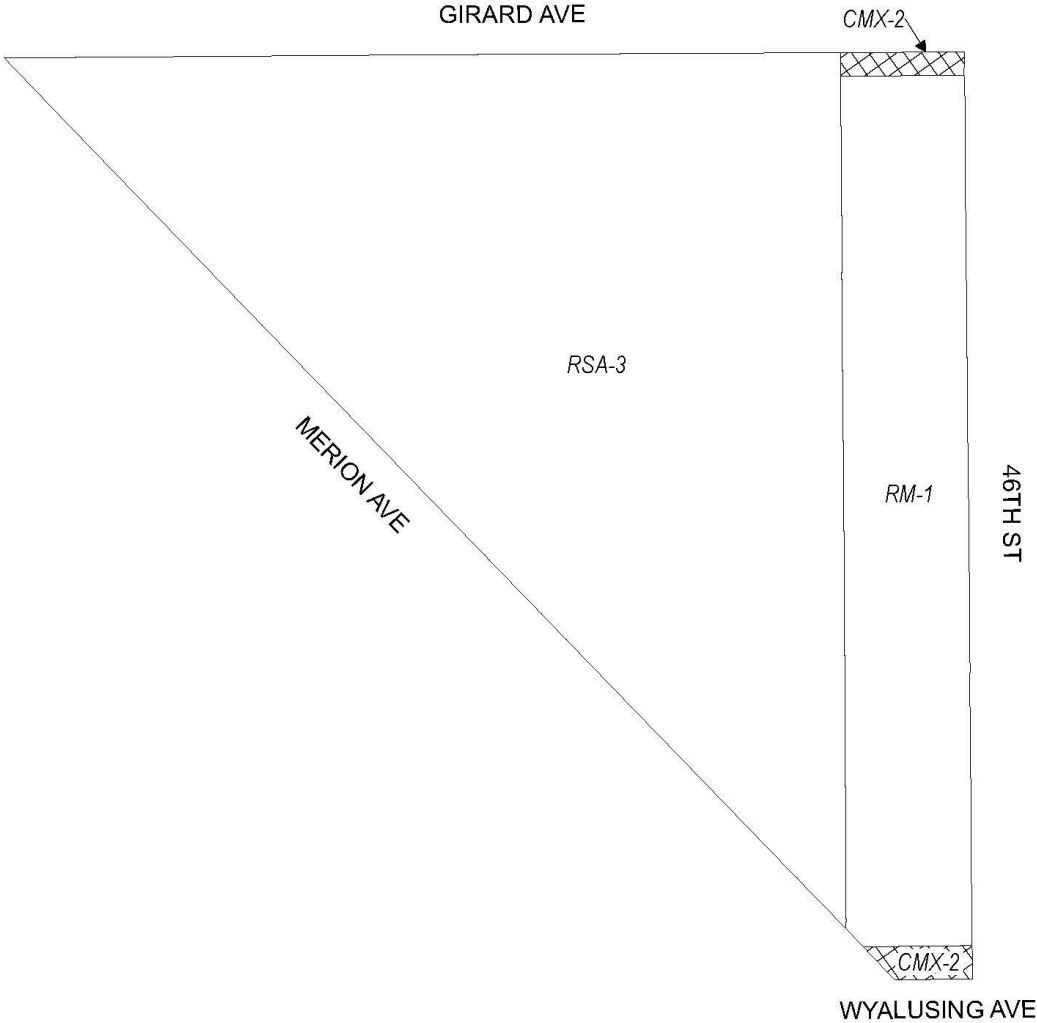
 SP-CIV, Civic, Educational, and Medical



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Map A3 Existing Zoning



Zoning Districts

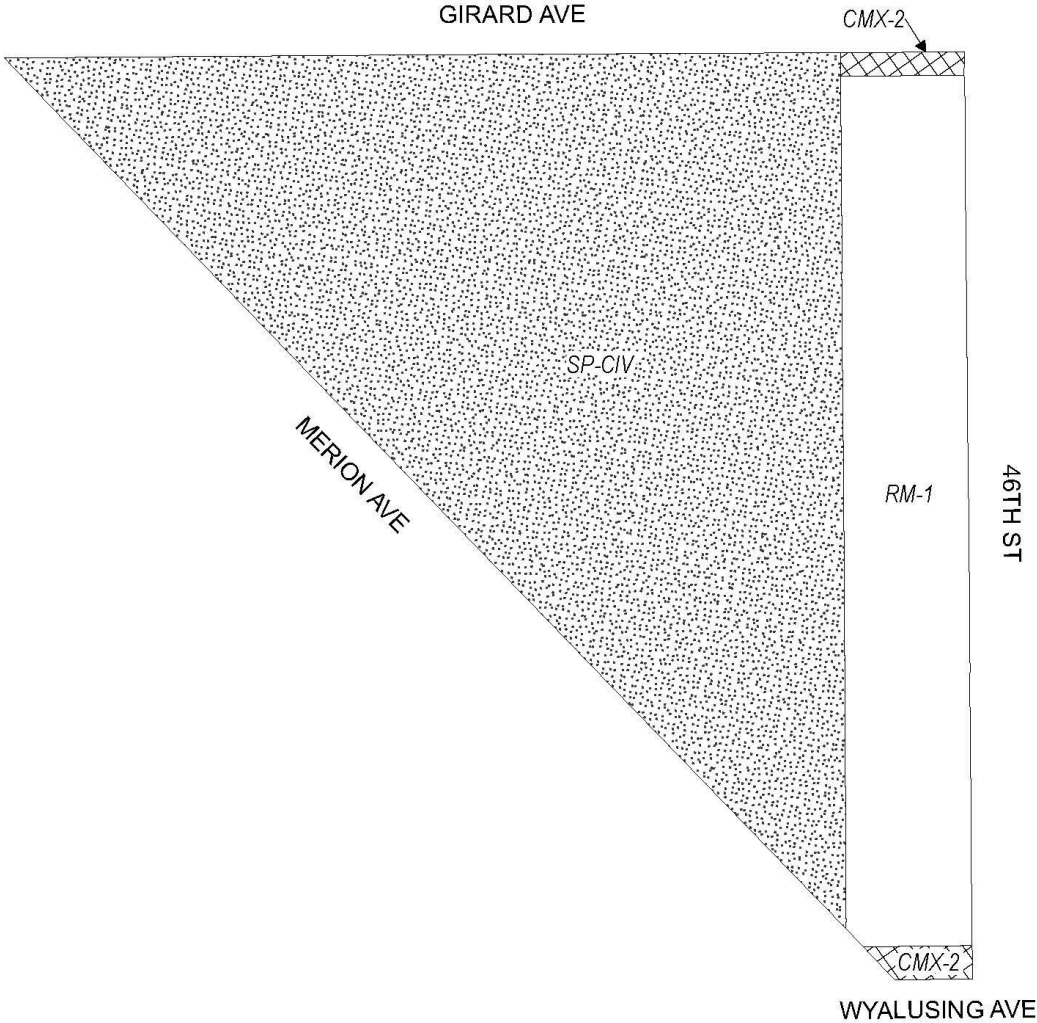
- ☒ CMX-2, Commercial Mixed-Use
- ☐ RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached






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Map B3 Proposed Zoning



Zoning Districts

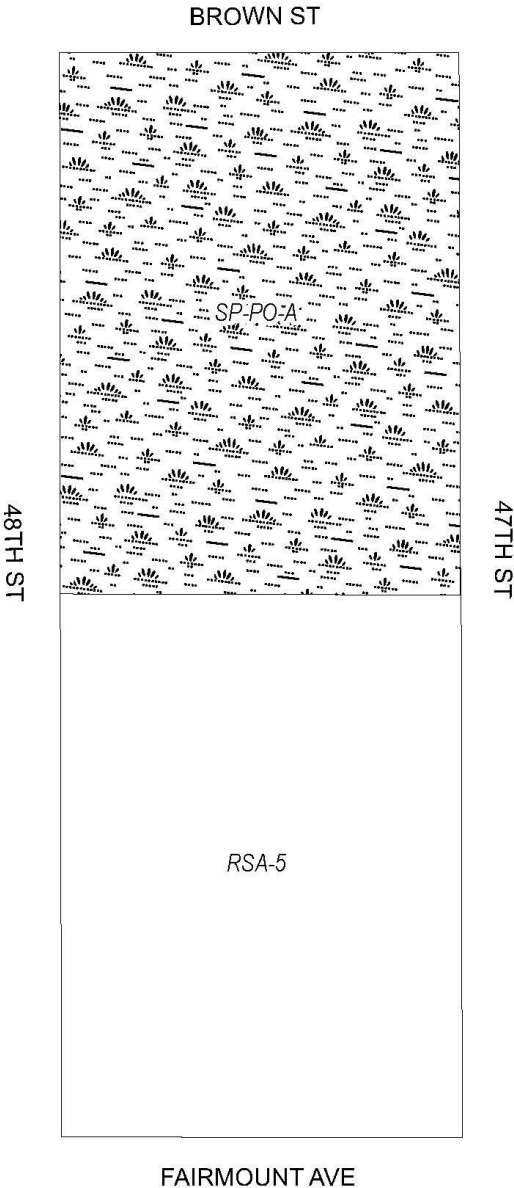
-  CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family
-  SP-CIV, Civic, Educational, and Medical





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Map A4 Existing Zoning



Zoning Districts

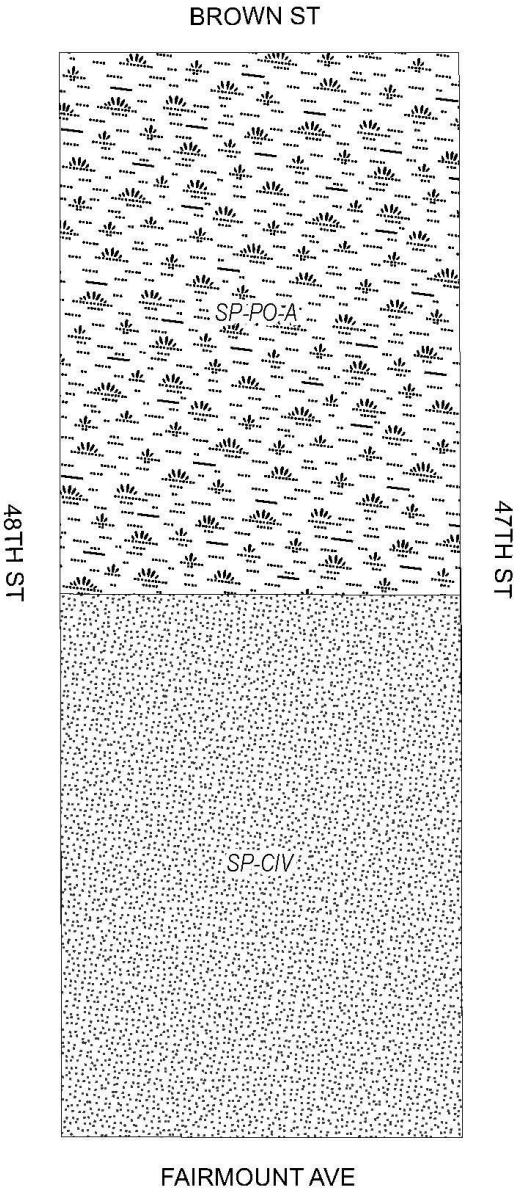
-  RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space





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Map B4 Proposed Zoning



Zoning Districts

-  SP-CIV, Civic, Educational, and Medical
-  SP-PO-A, Parks and Open Space



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