



City of Philadelphia

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

**BILL NO. 190898
(As Amended, 12/4/19)**

Introduced November 14, 2019

Councilmember Blackwell

**Referred to the
Committee on Rules**

AN ORDINANCE

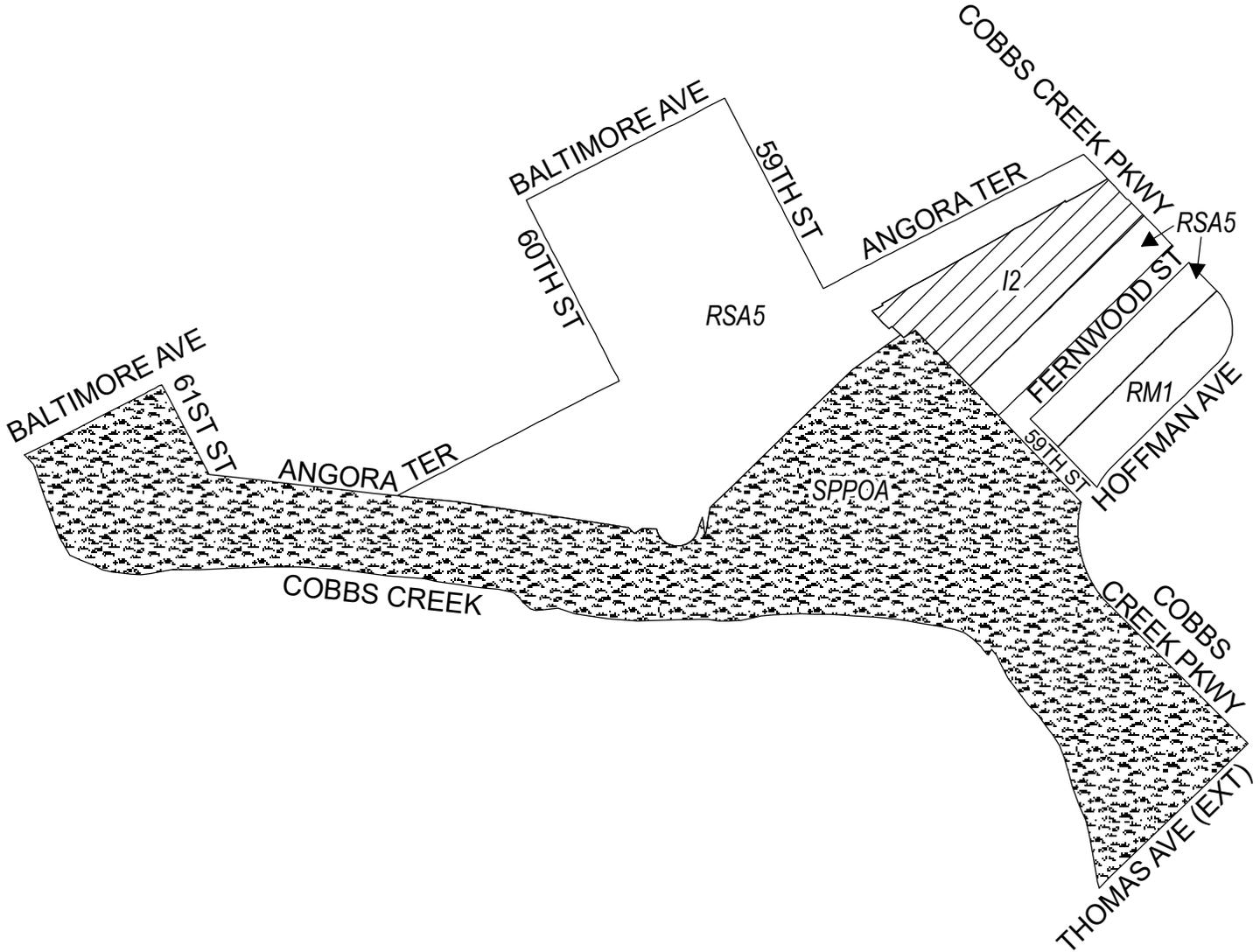
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cobbs Creek, Baltimore Avenue, 49th Street, Grays Avenue, 58th Street, Springfield Avenue, and Cobbs Creek Parkway.

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 Cobbs Creek, Baltimore Avenue, 49th Street, Grays Avenue, 58th Street, Springfield Avenue, and Cobbs Creek Parkway, from the existing zoning designations indicated on Maps "A1" through "A27," set forth below, to the zoning designations indicated on Maps "B1" through "B27," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

City of Philadelphia Map A1 Existing Zoning

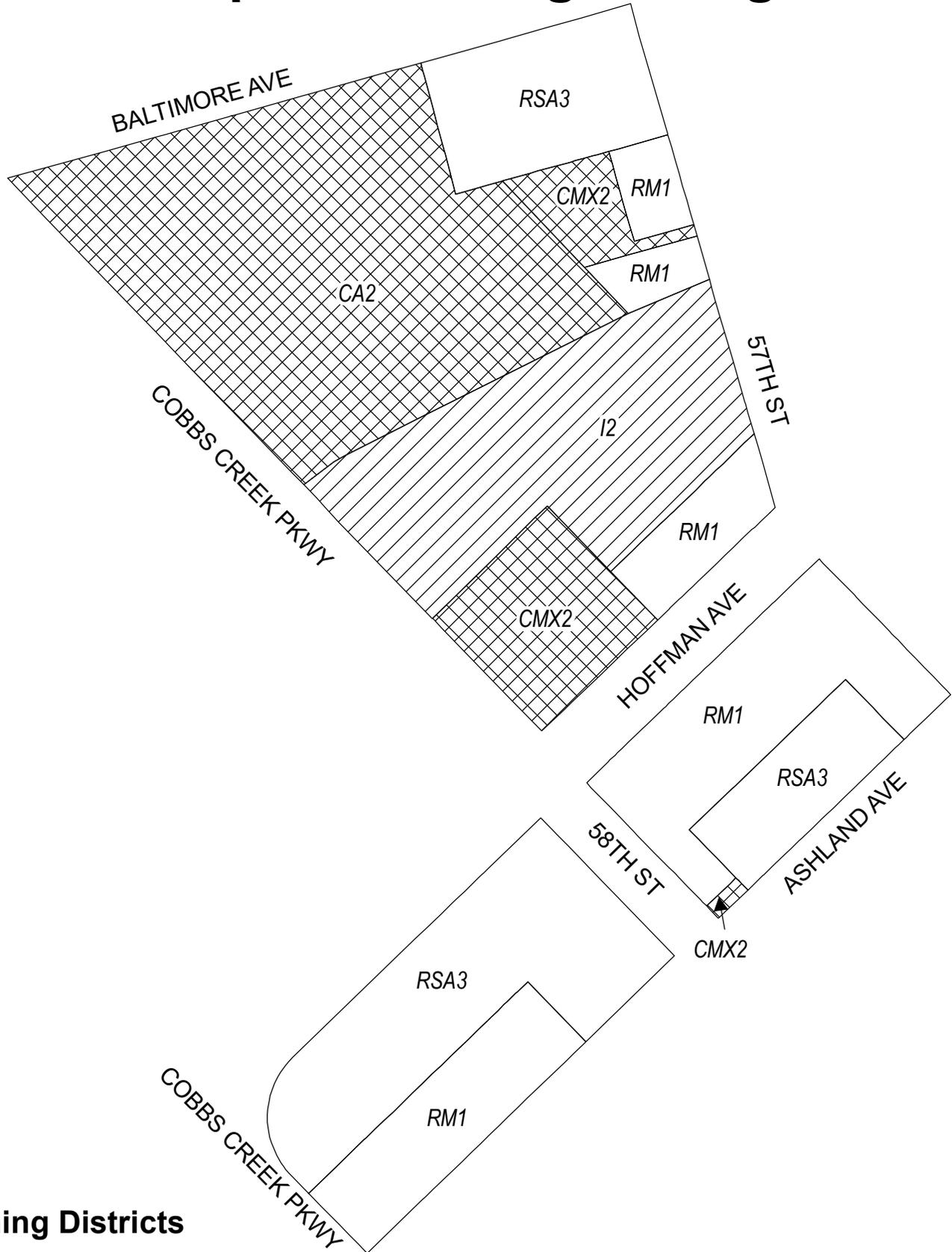


Zoning Districts

-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



City of Philadelphia Map A2 Existing Zoning

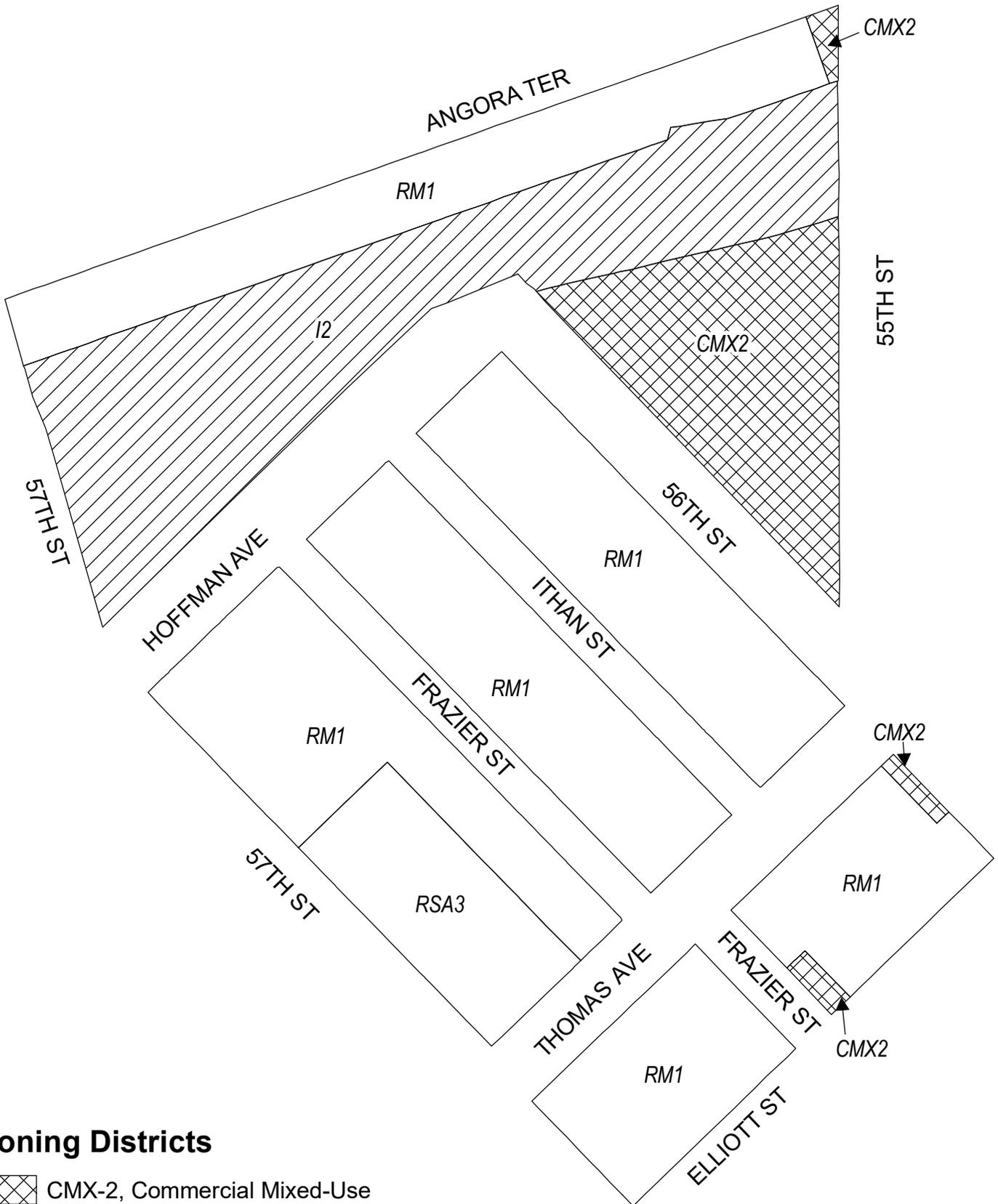


Zoning Districts

-  CA-2, Auto Oriented Commercial; CMX-2, 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 A3 Existing Zoning

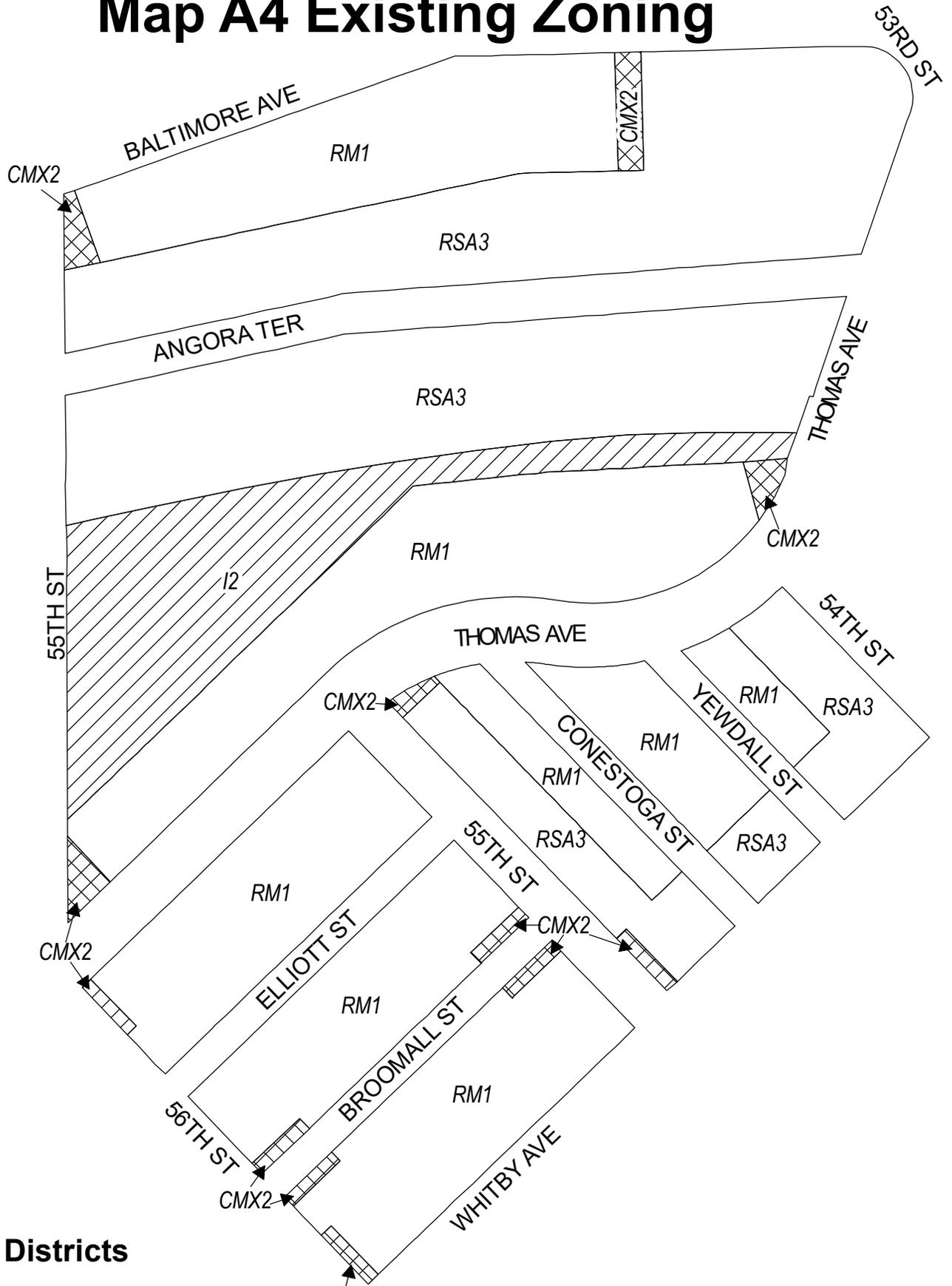


Zoning Districts

-  CMX-2, 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

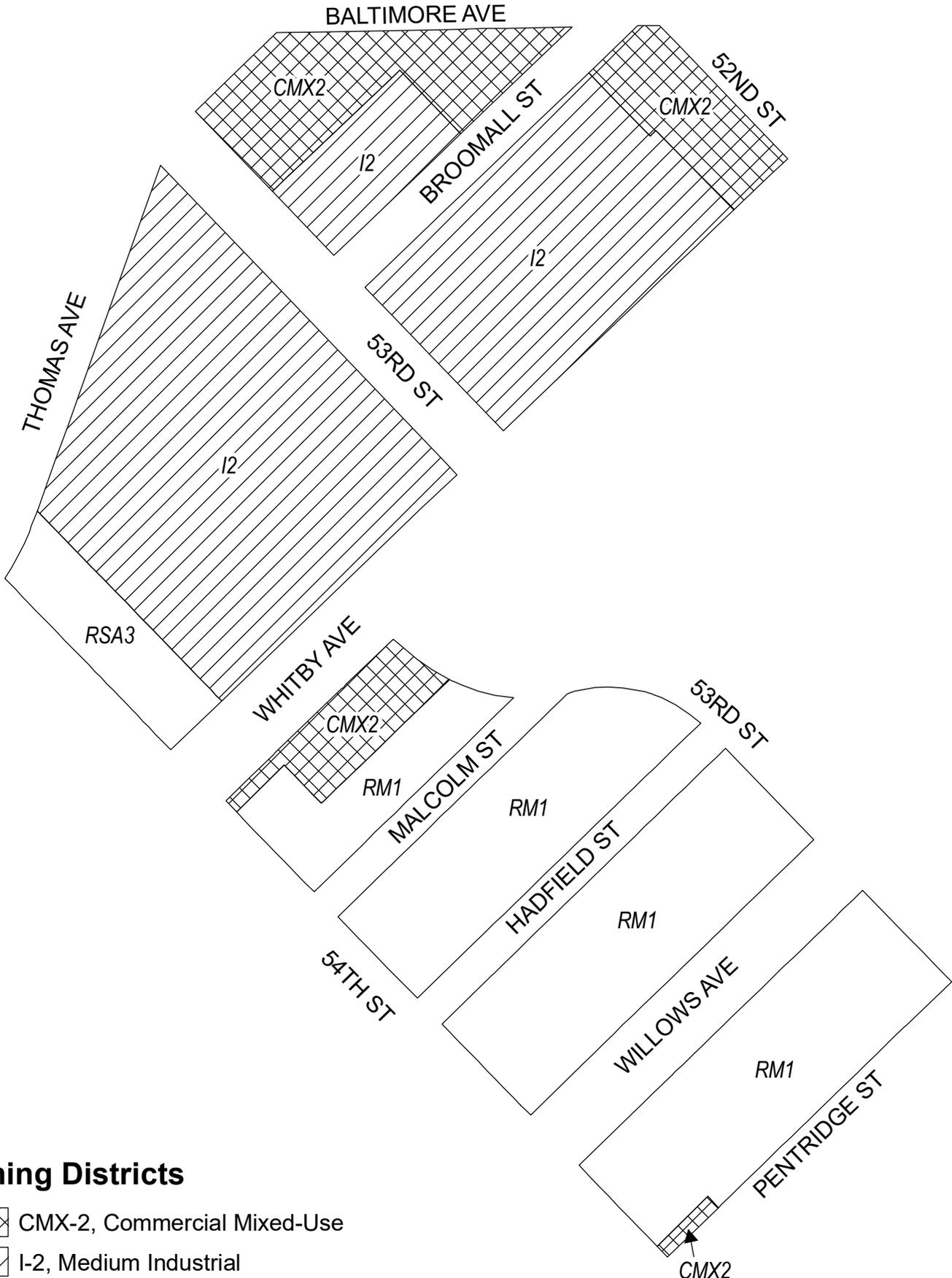


Zoning Districts

-  CMX-2, 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 A5 Existing Zoning

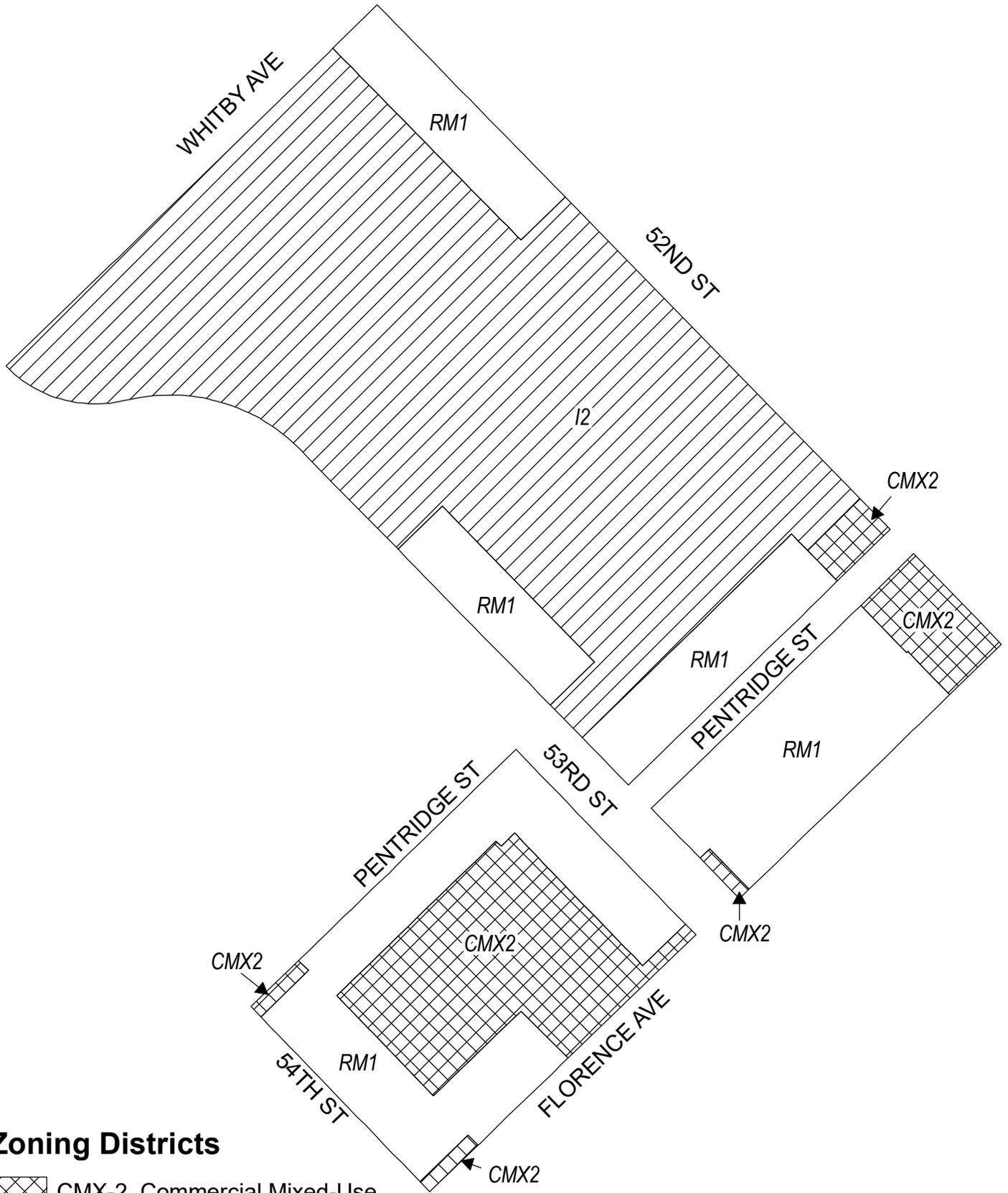


Zoning Districts

-  CMX-2, 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 A6 Existing Zoning

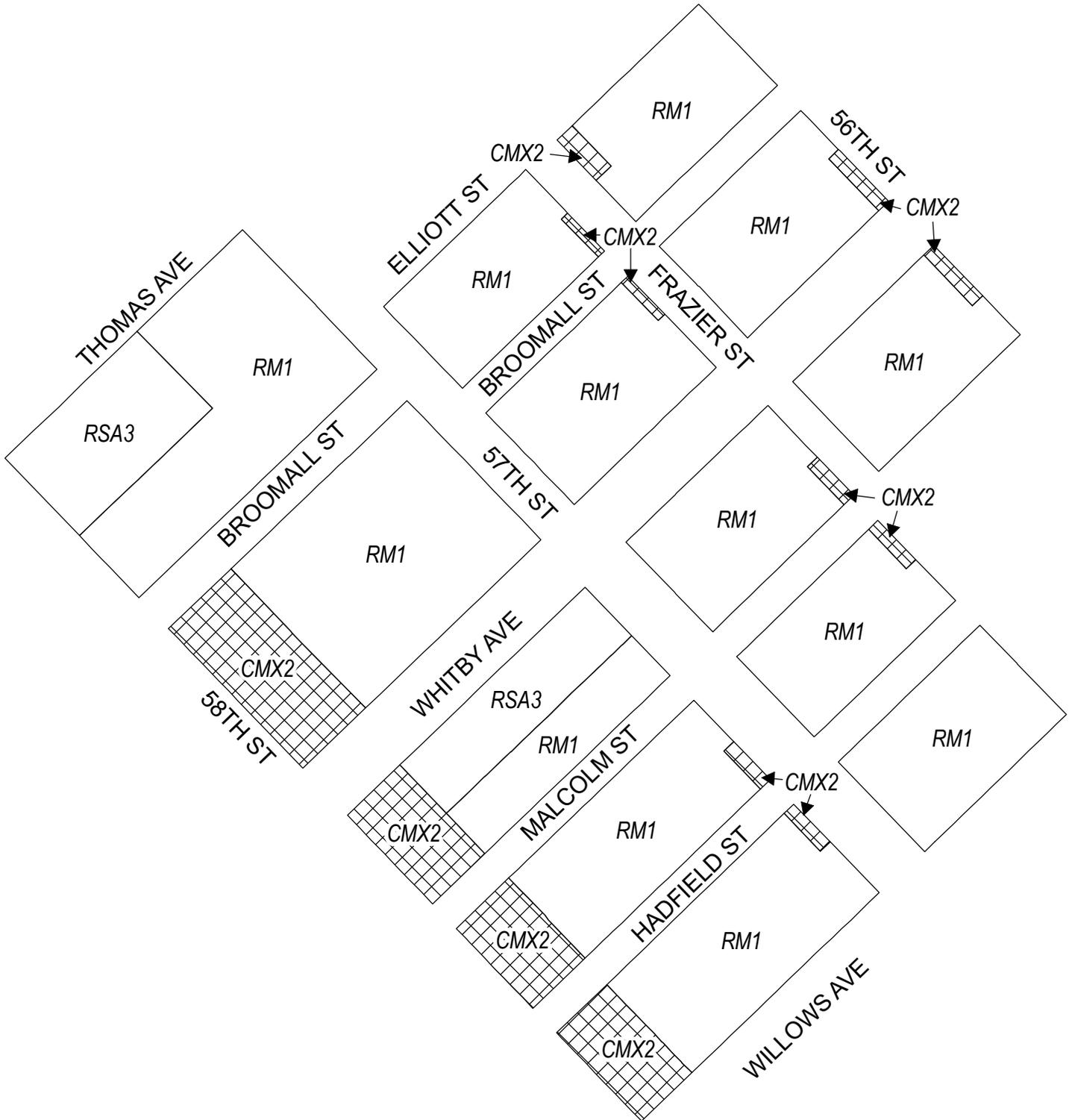


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



City of Philadelphia Map A7 Existing Zoning

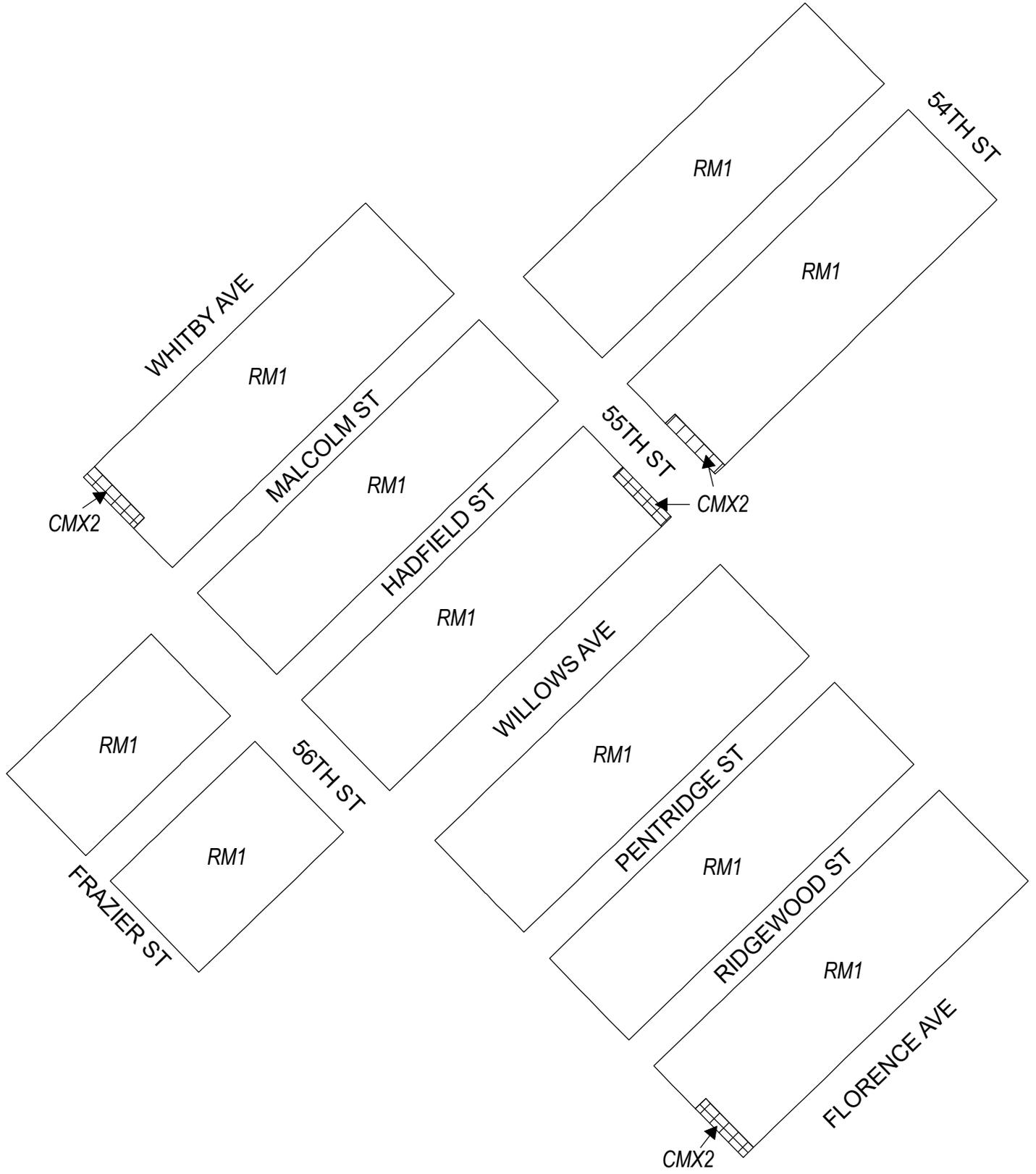


Zoning Districts

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



Map A8 Existing Zoning

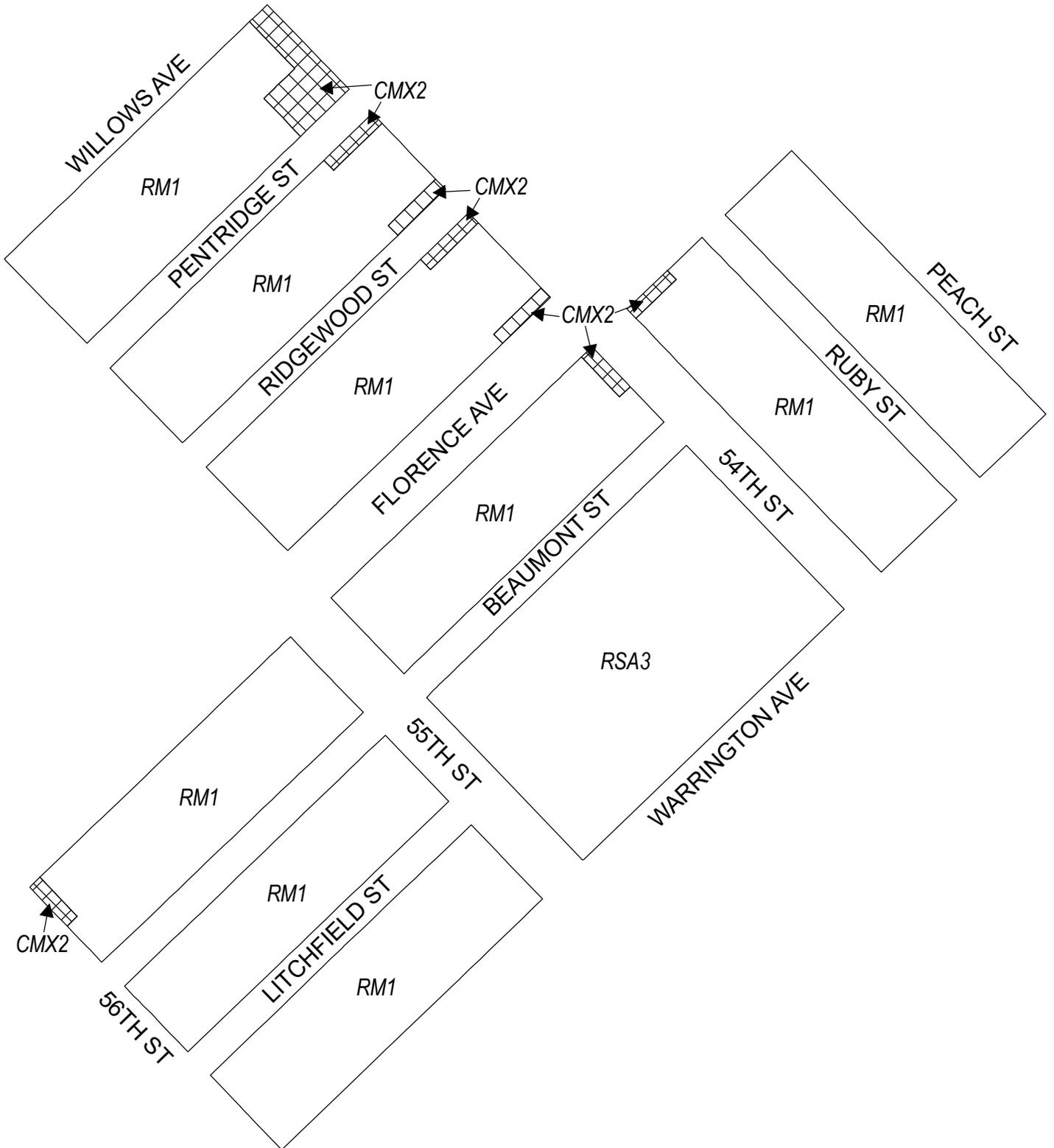


Zoning Districts

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



City of Philadelphia Map A9 Existing Zoning

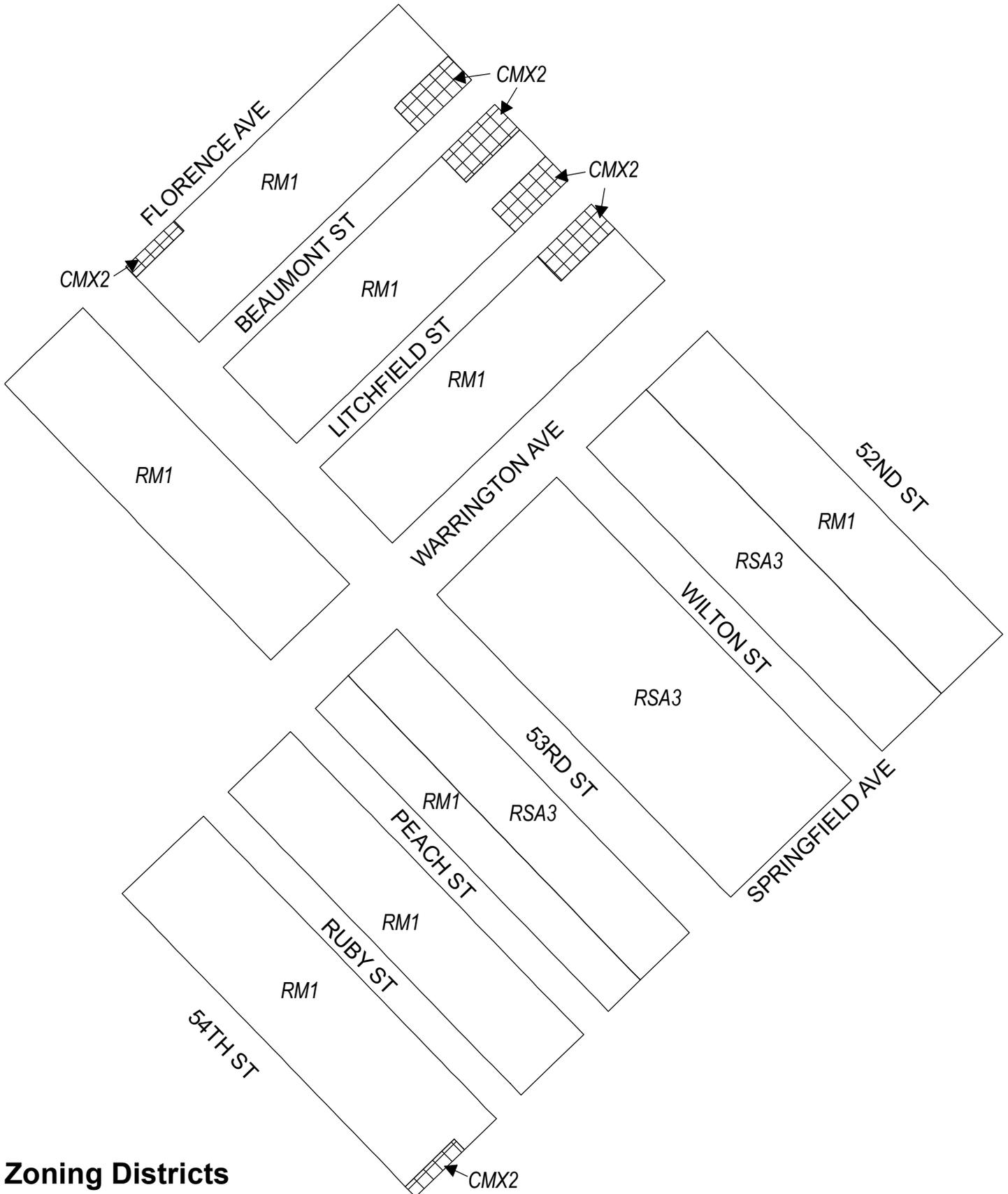


Zoning Districts

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



Map A10 Existing Zoning

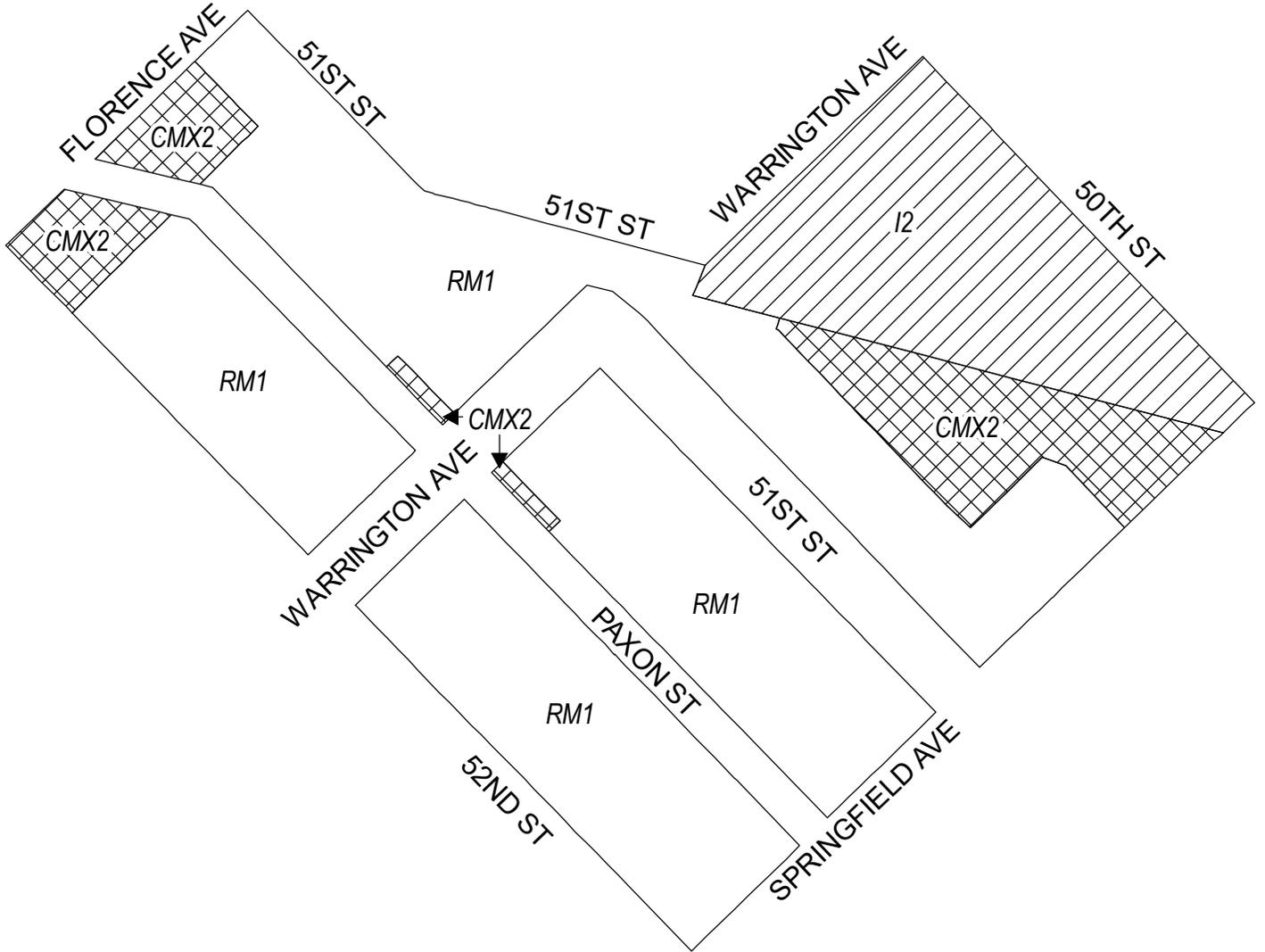


Zoning Districts

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



City of Philadelphia Map A11 Existing Zoning

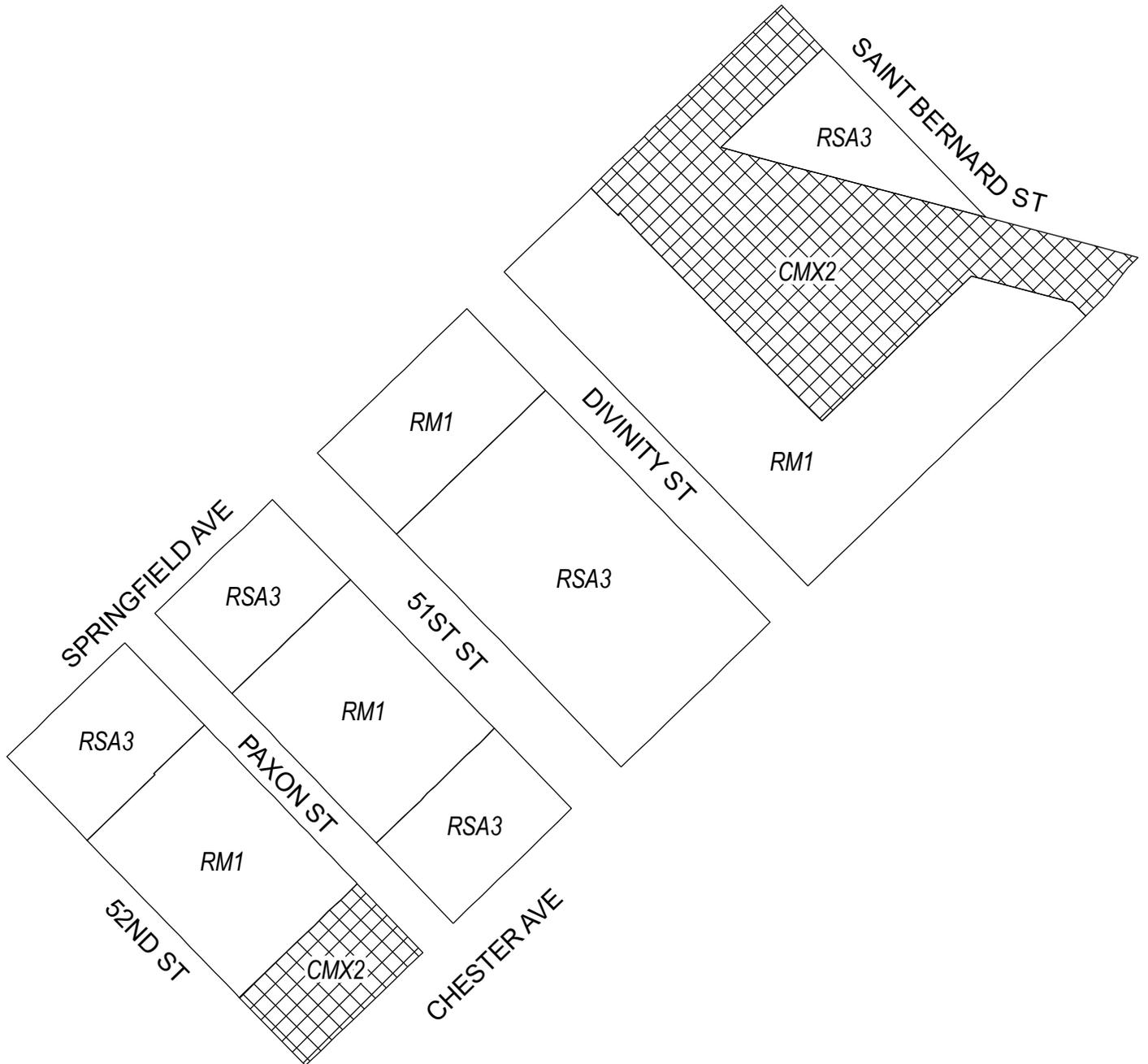


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A12 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

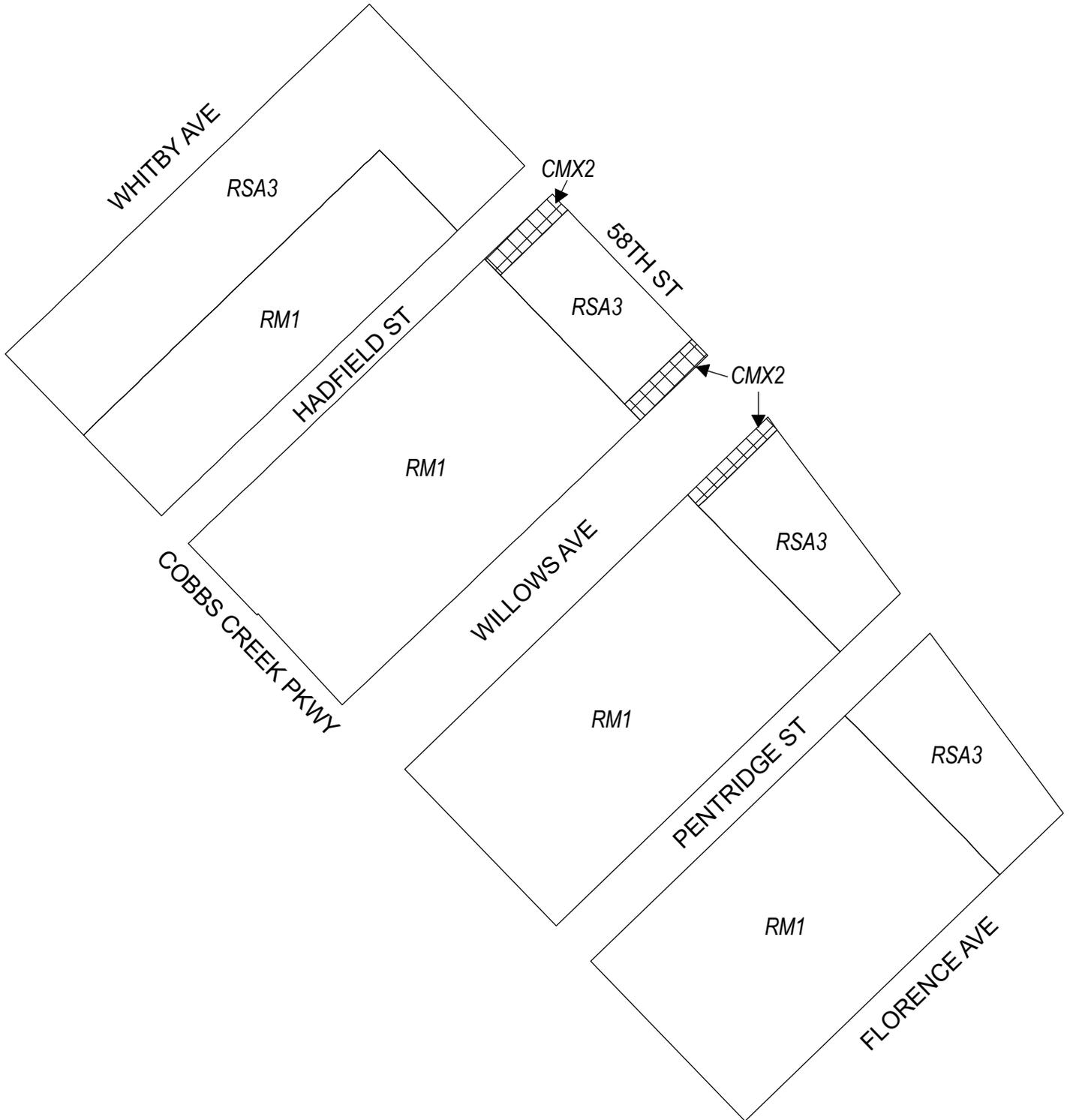


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

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Map A13 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

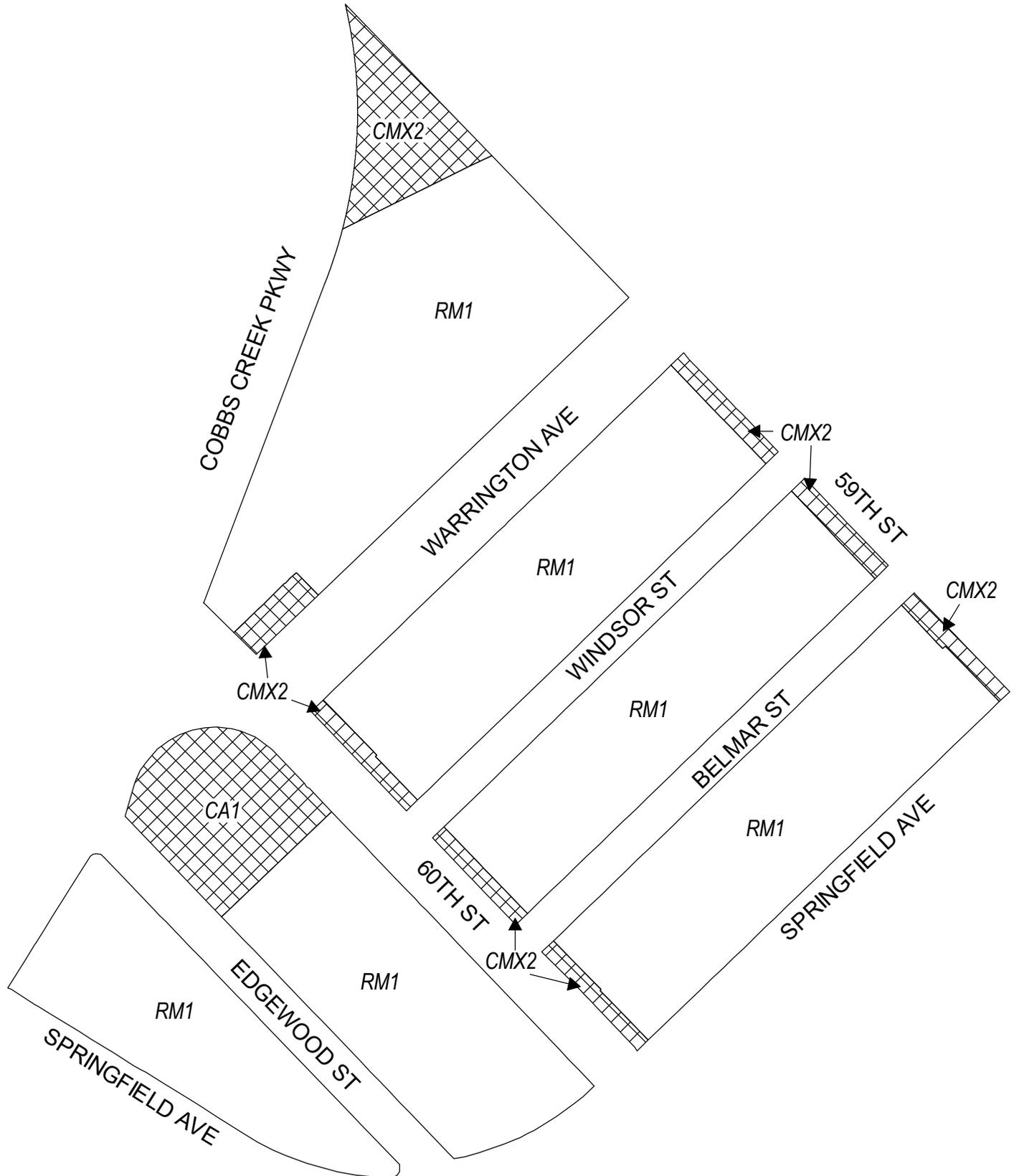


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

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Map A14 Existing Zoning

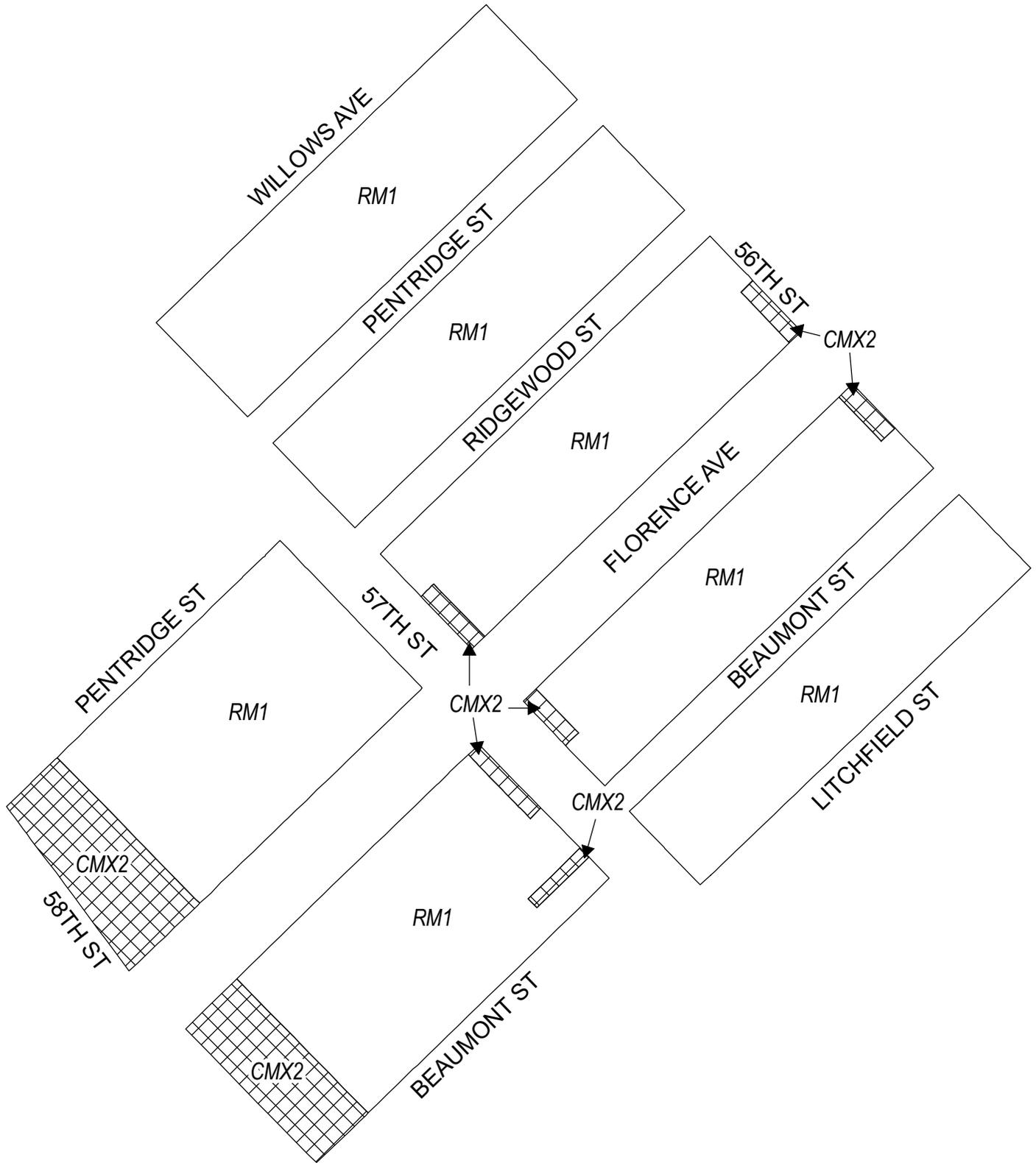


Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A15 Existing Zoning

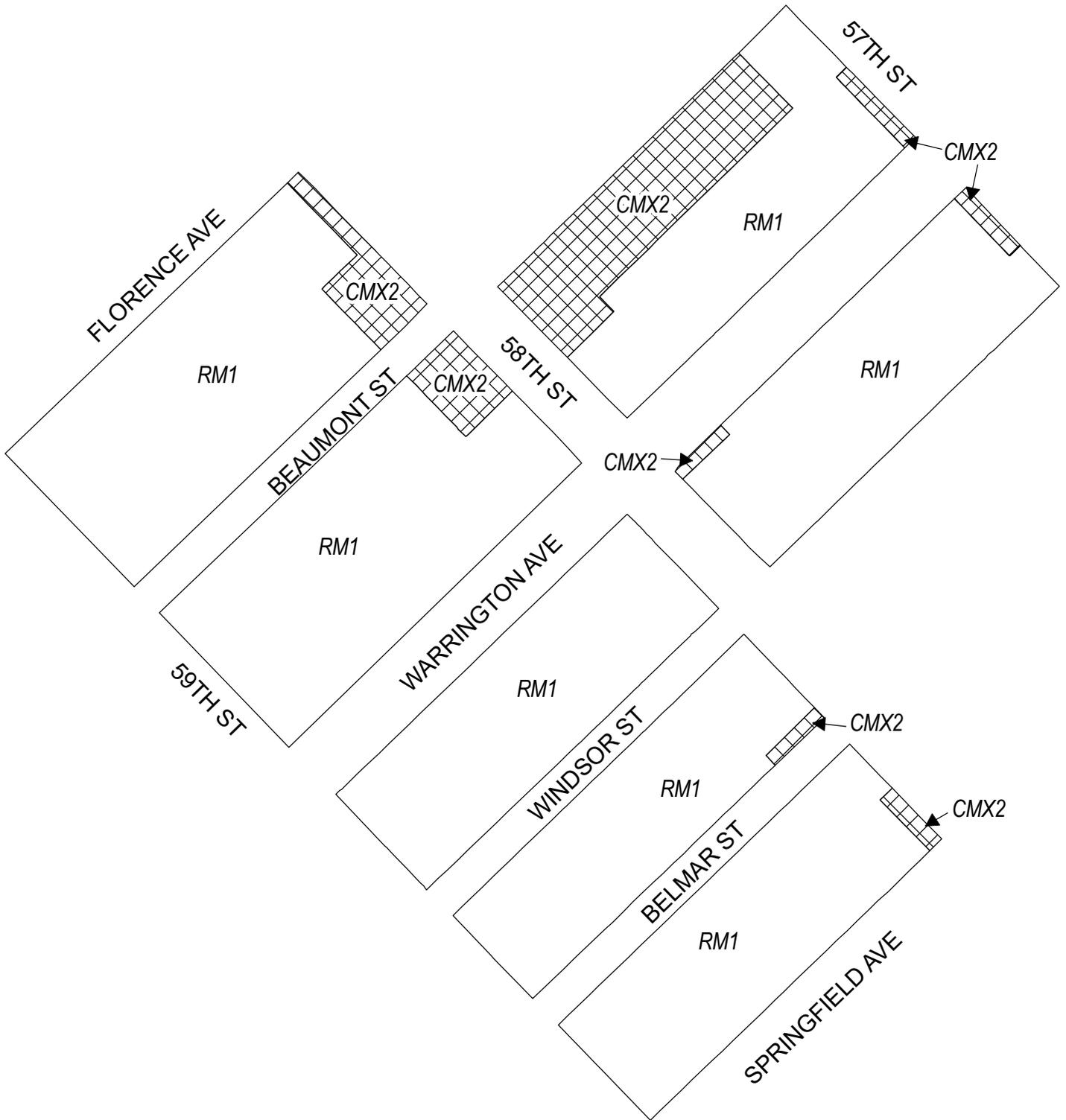


Zoning Districts

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



Map A16 Existing Zoning

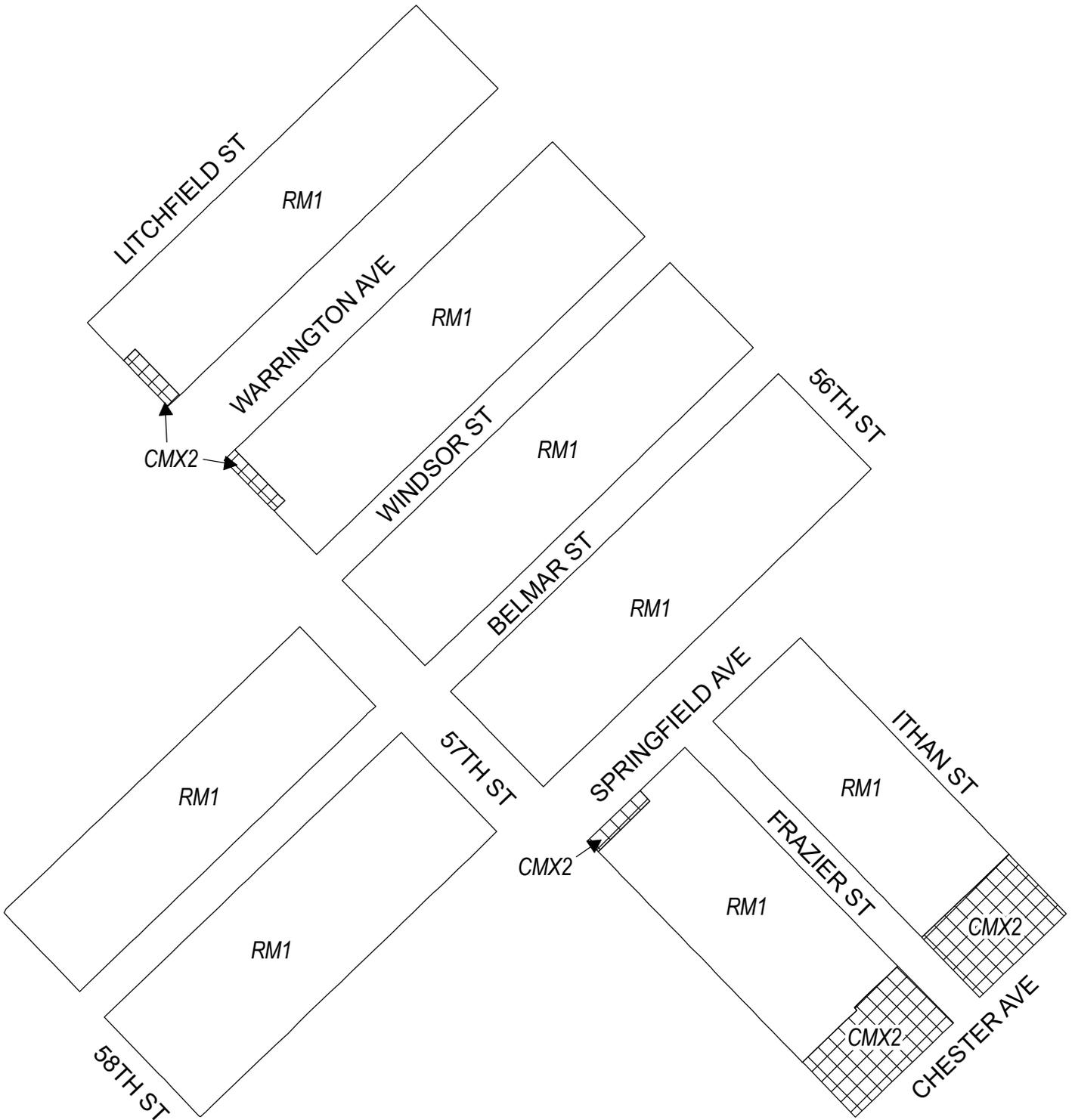


Zoning Districts

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



Map A17 Existing Zoning

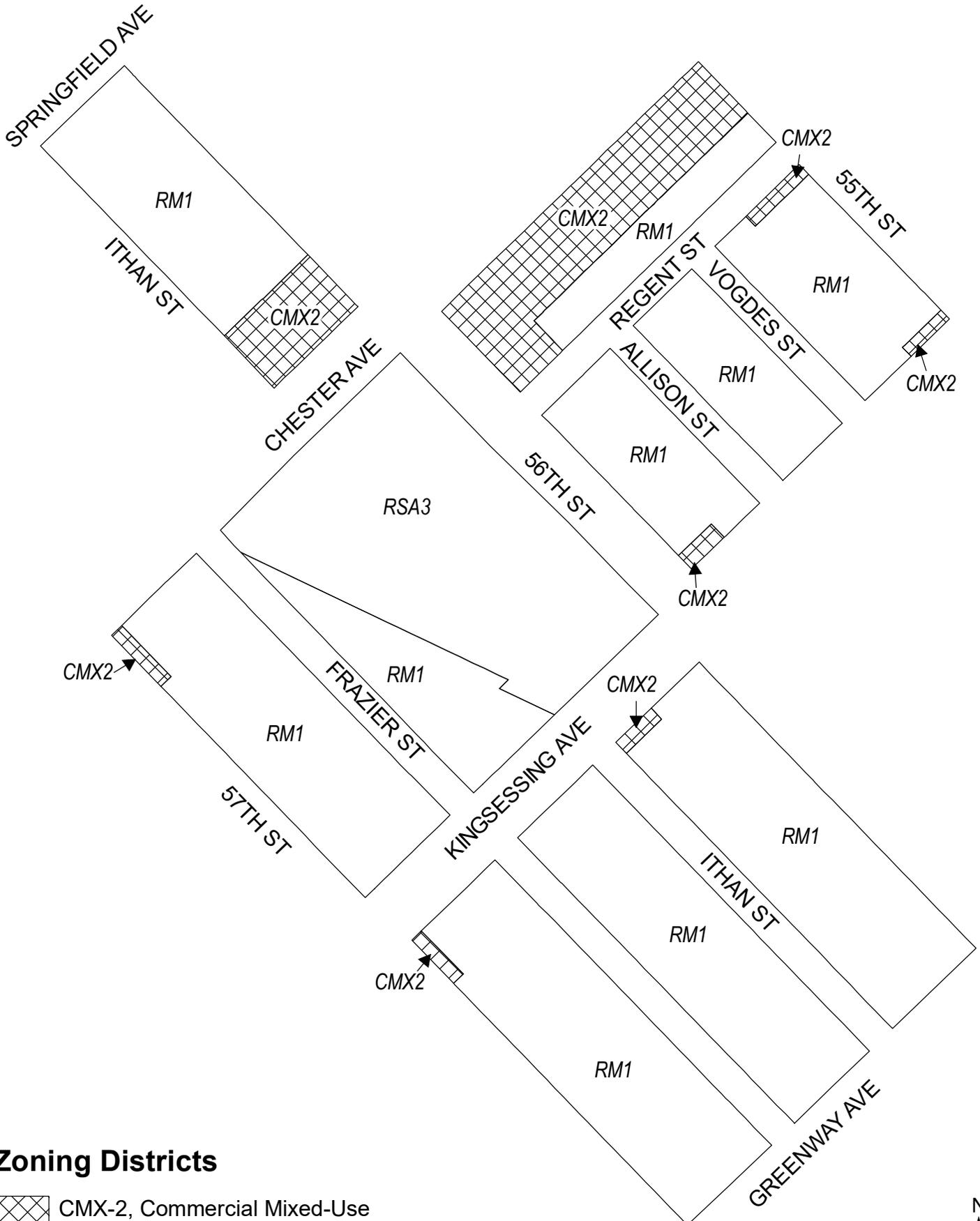


Zoning Districts

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



Map A18 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

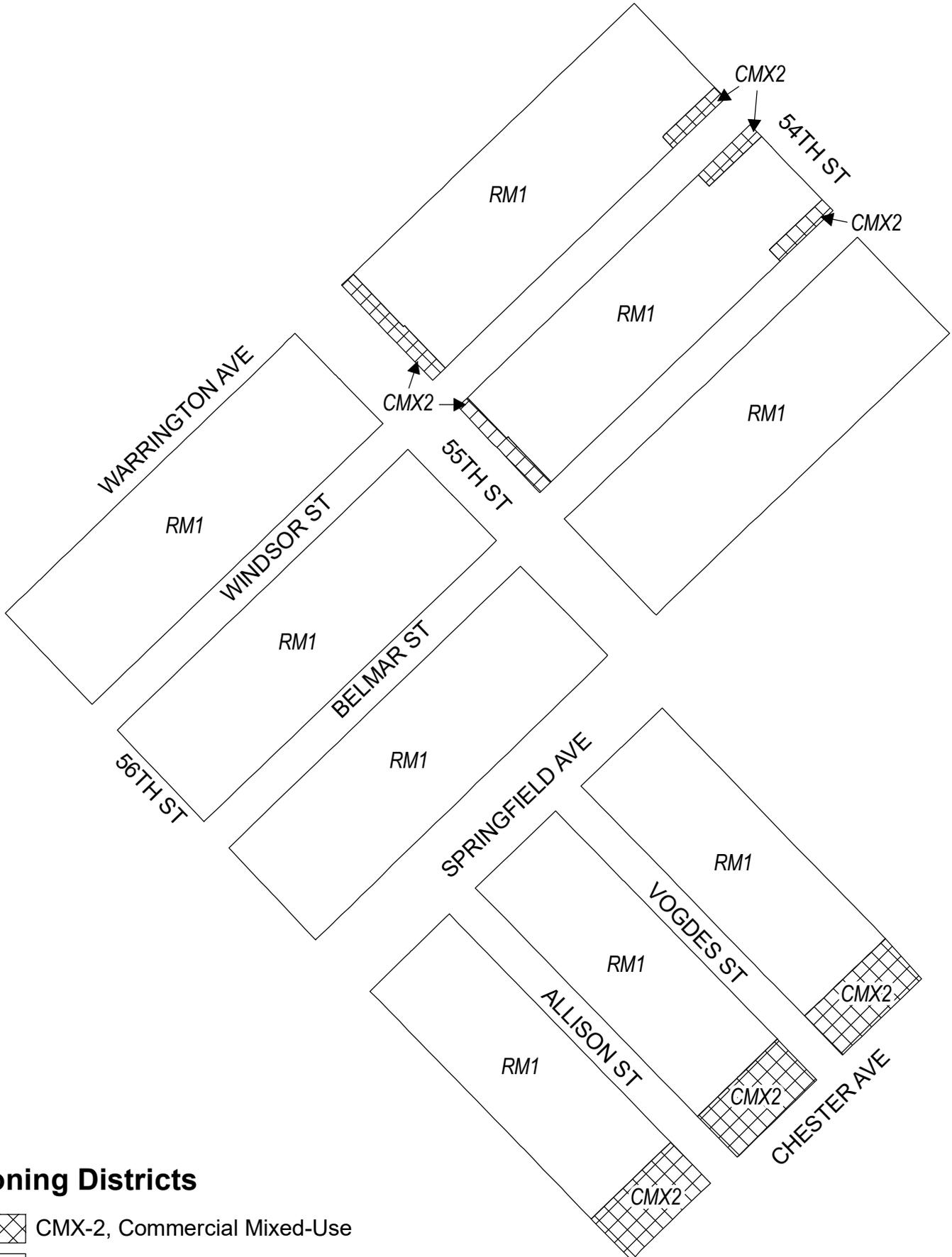


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

City of Philadelphia



Map A19 Existing Zoning



Zoning Districts

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



City of Philadelphia Map A20 Existing Zoning

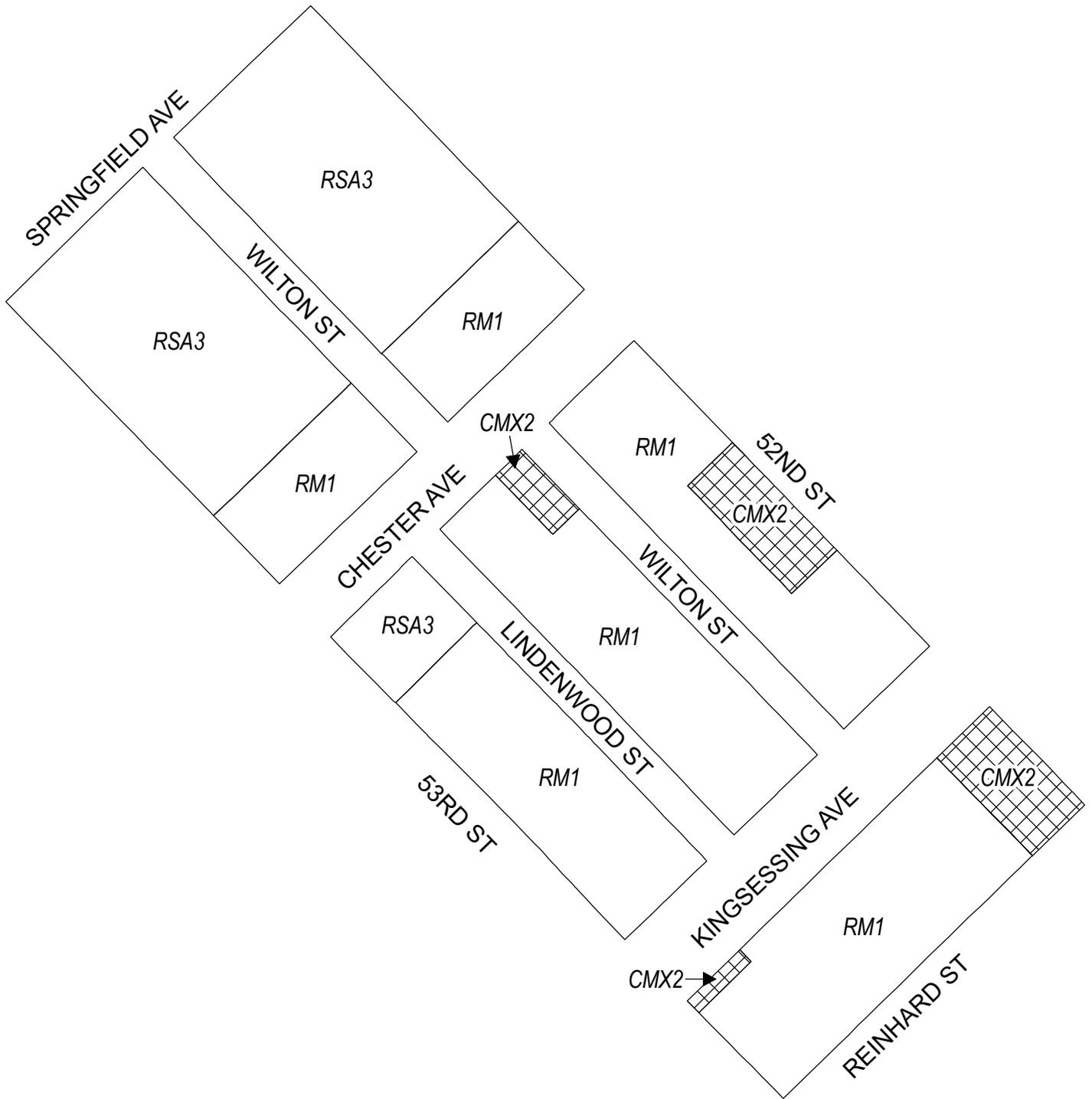


Zoning Districts

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



Map A21 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

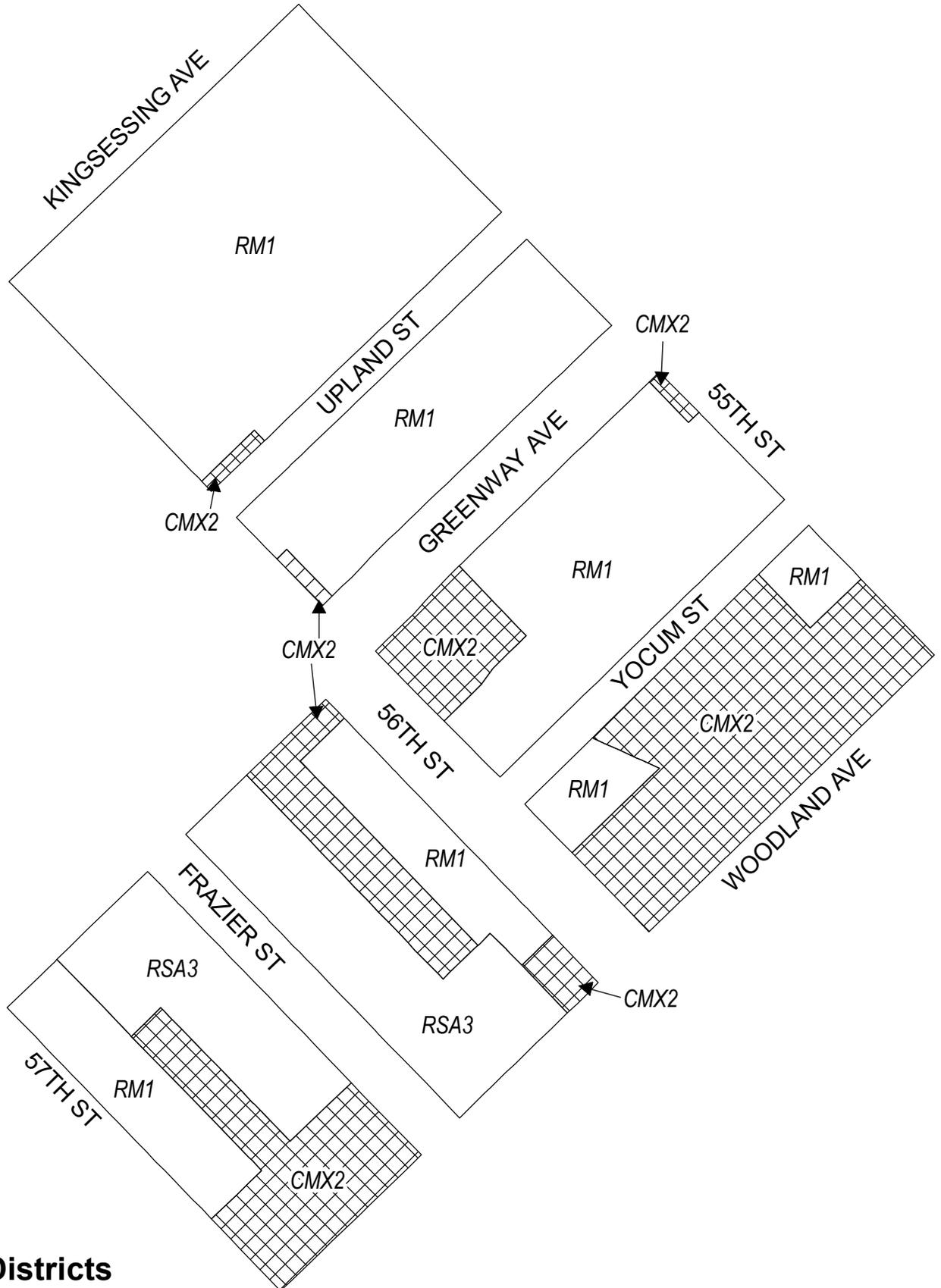


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

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Map A22 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

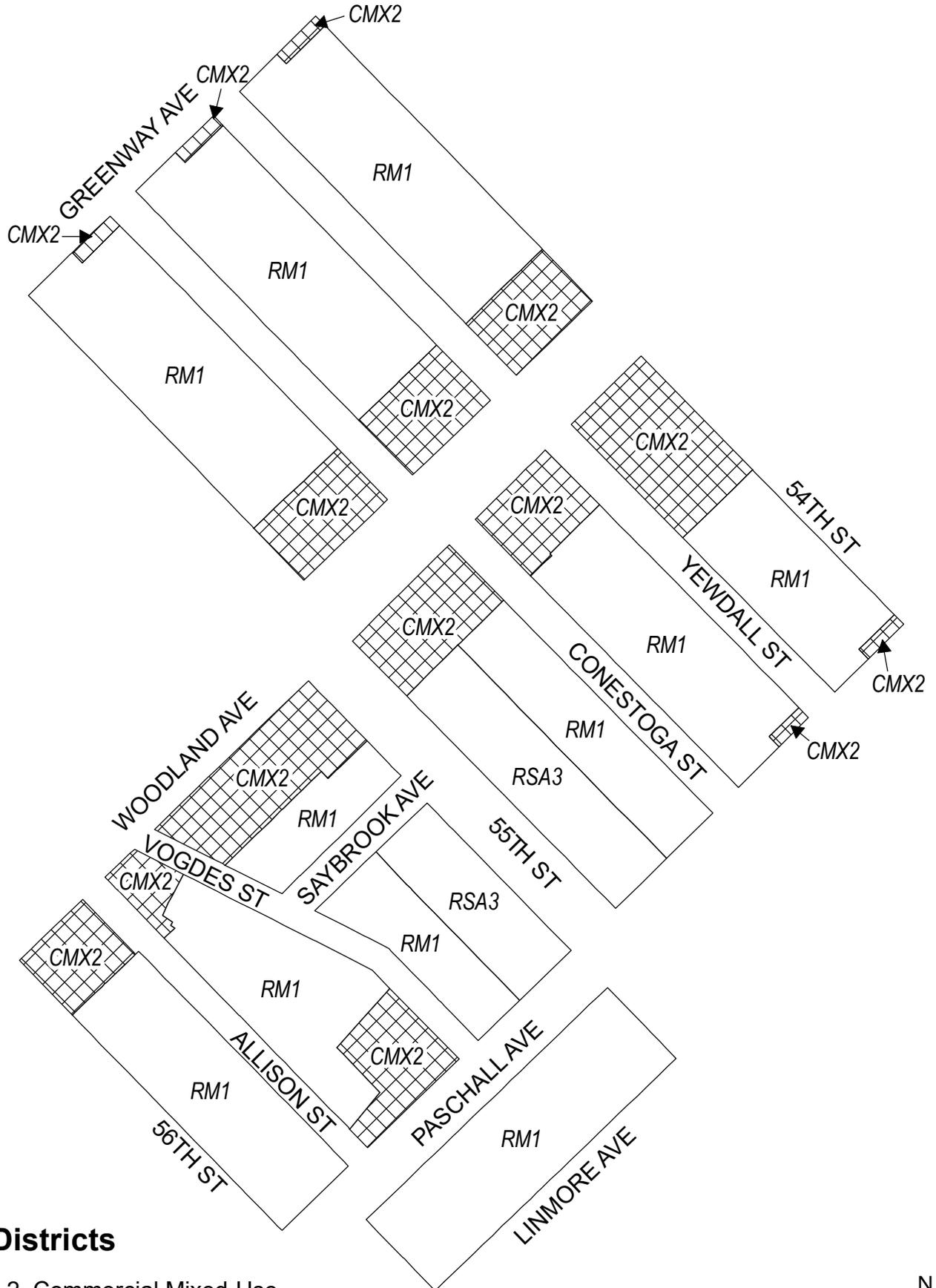


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

City of Philadelphia



Map A23 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

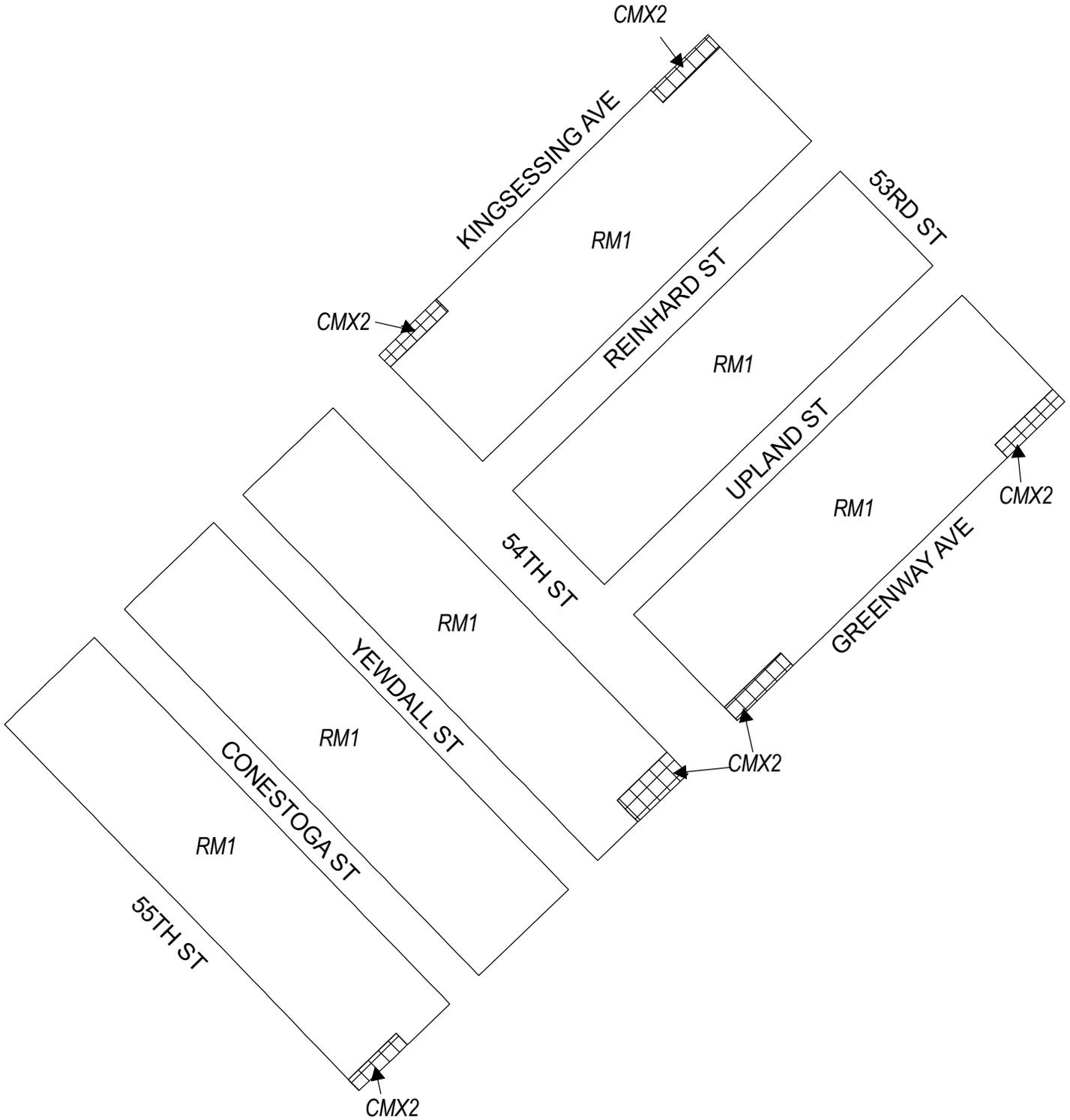


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached

City of Philadelphia



City of Philadelphia Map A24 Existing Zoning

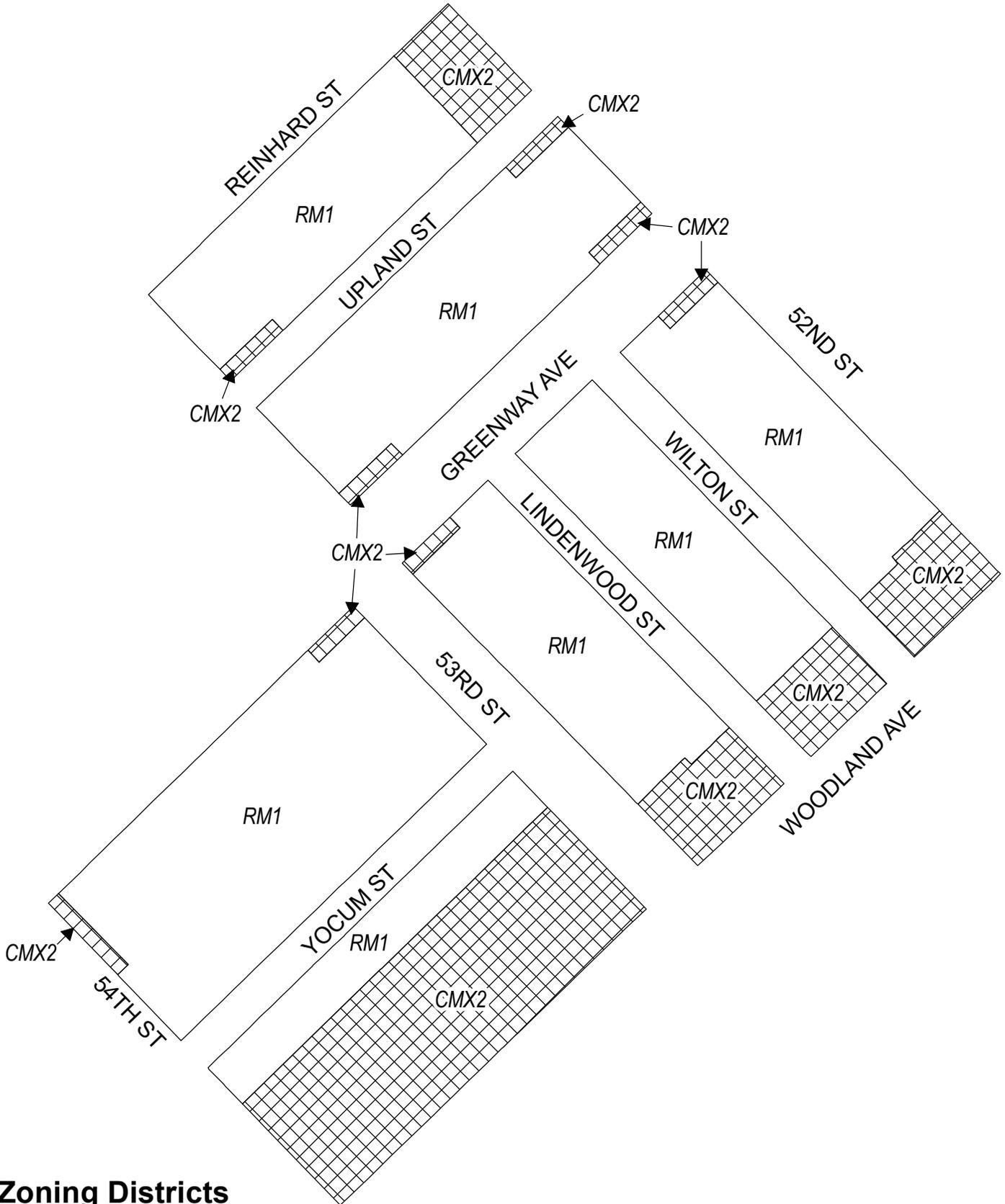


Zoning Districts

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



Map A25 Existing Zoning

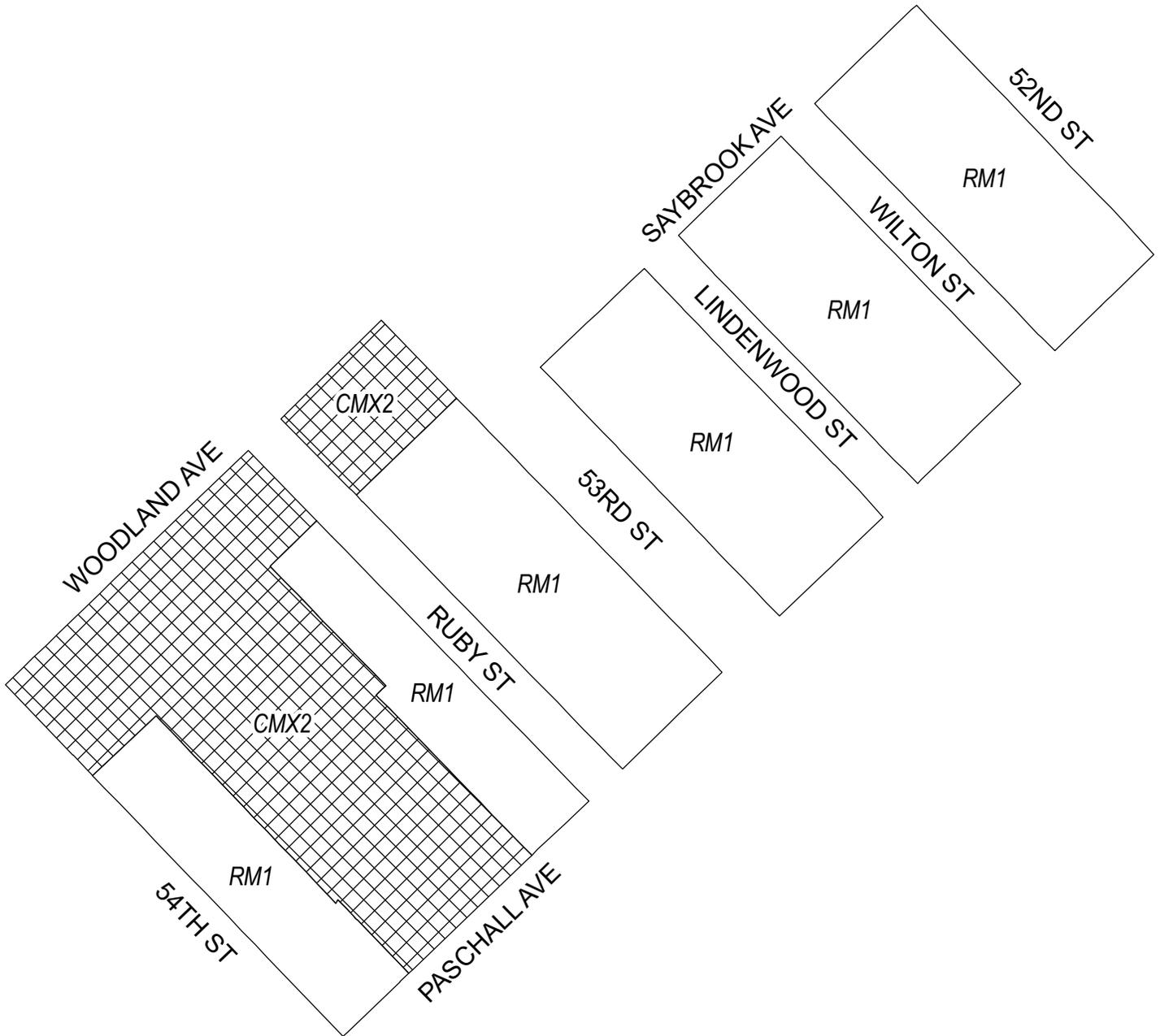


Zoning Districts

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



Map A26 Existing Zoning

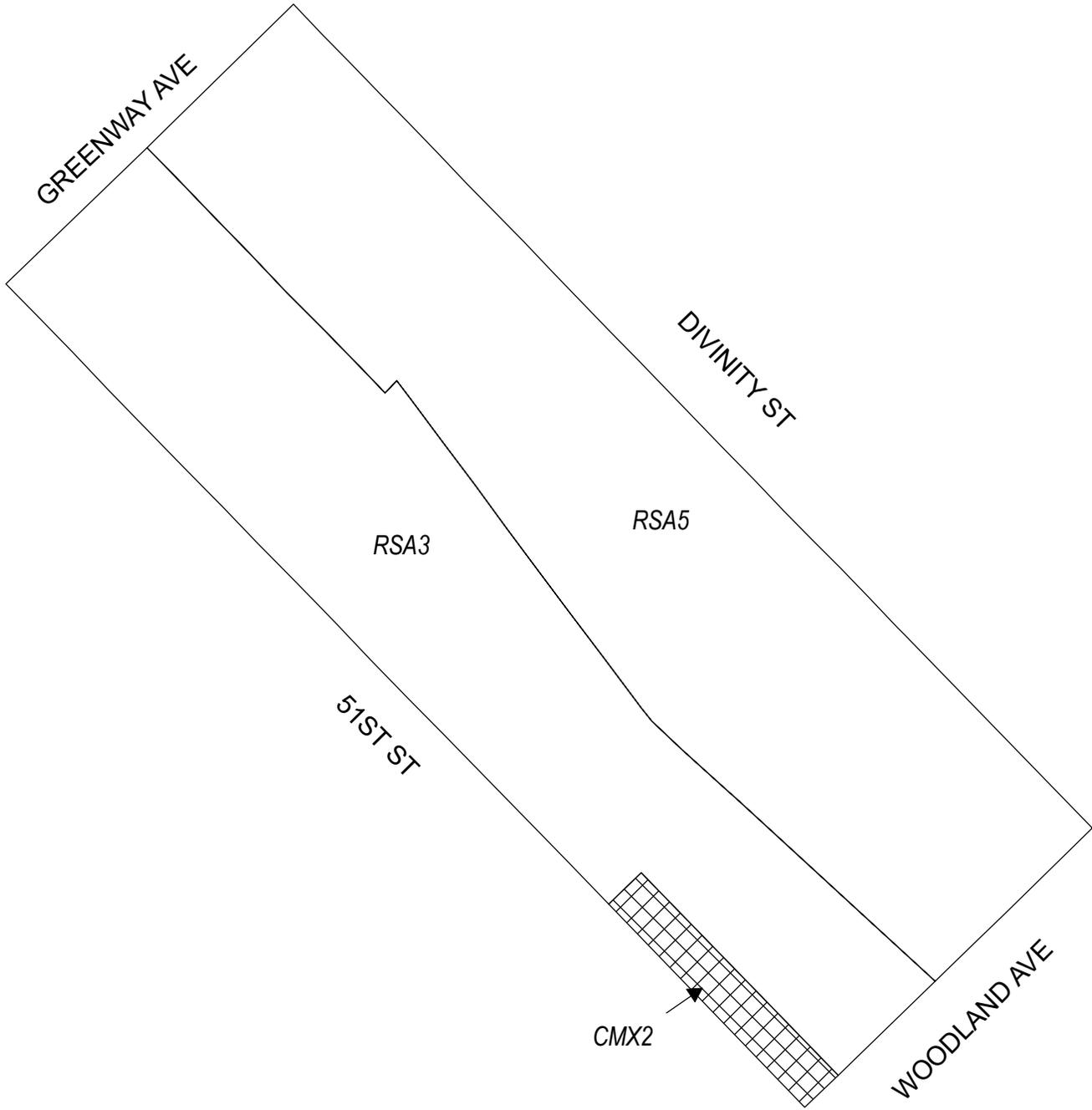


Zoning Districts

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



Map A27 Existing Zoning

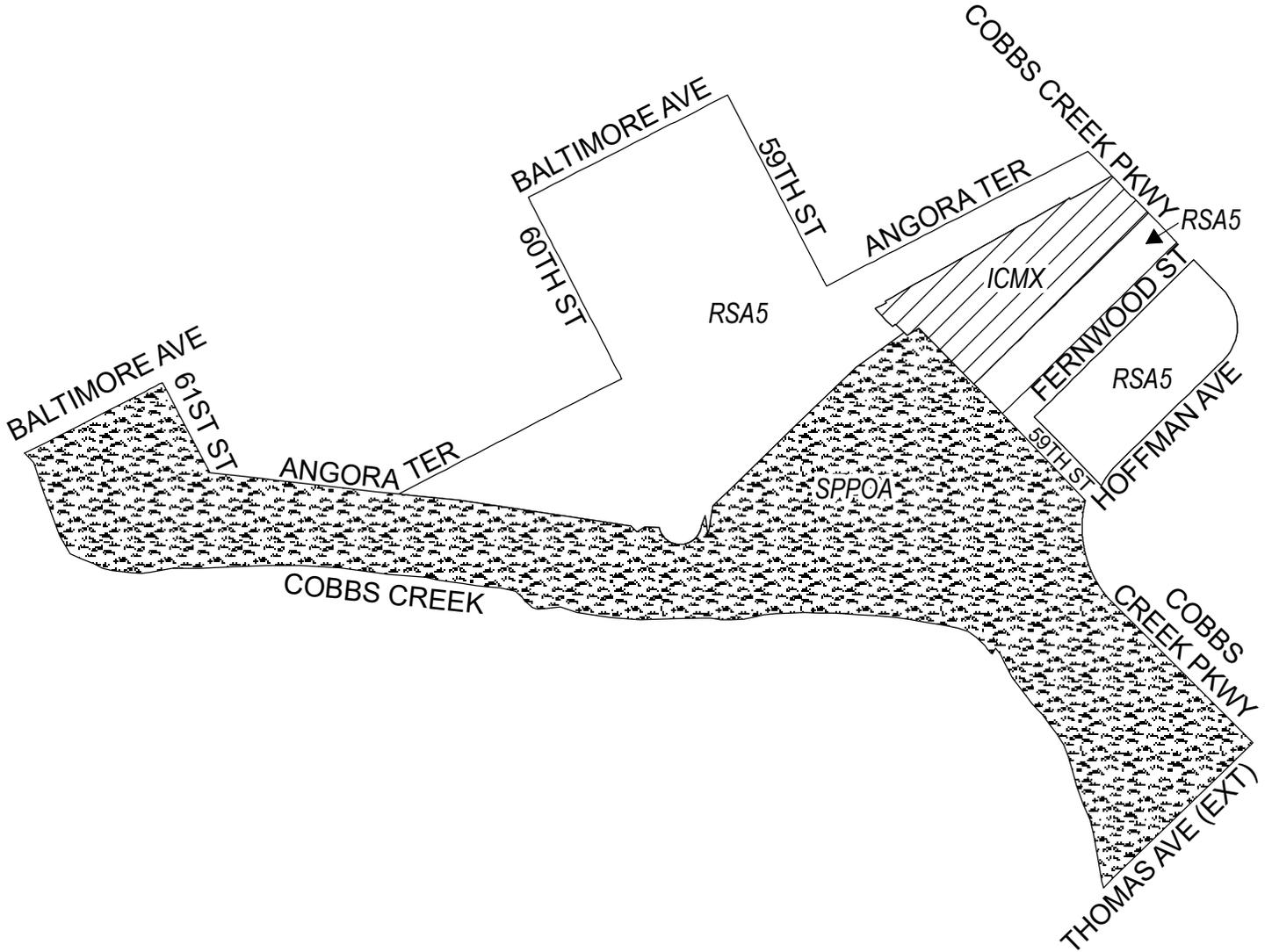


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B1 Proposed Zoning

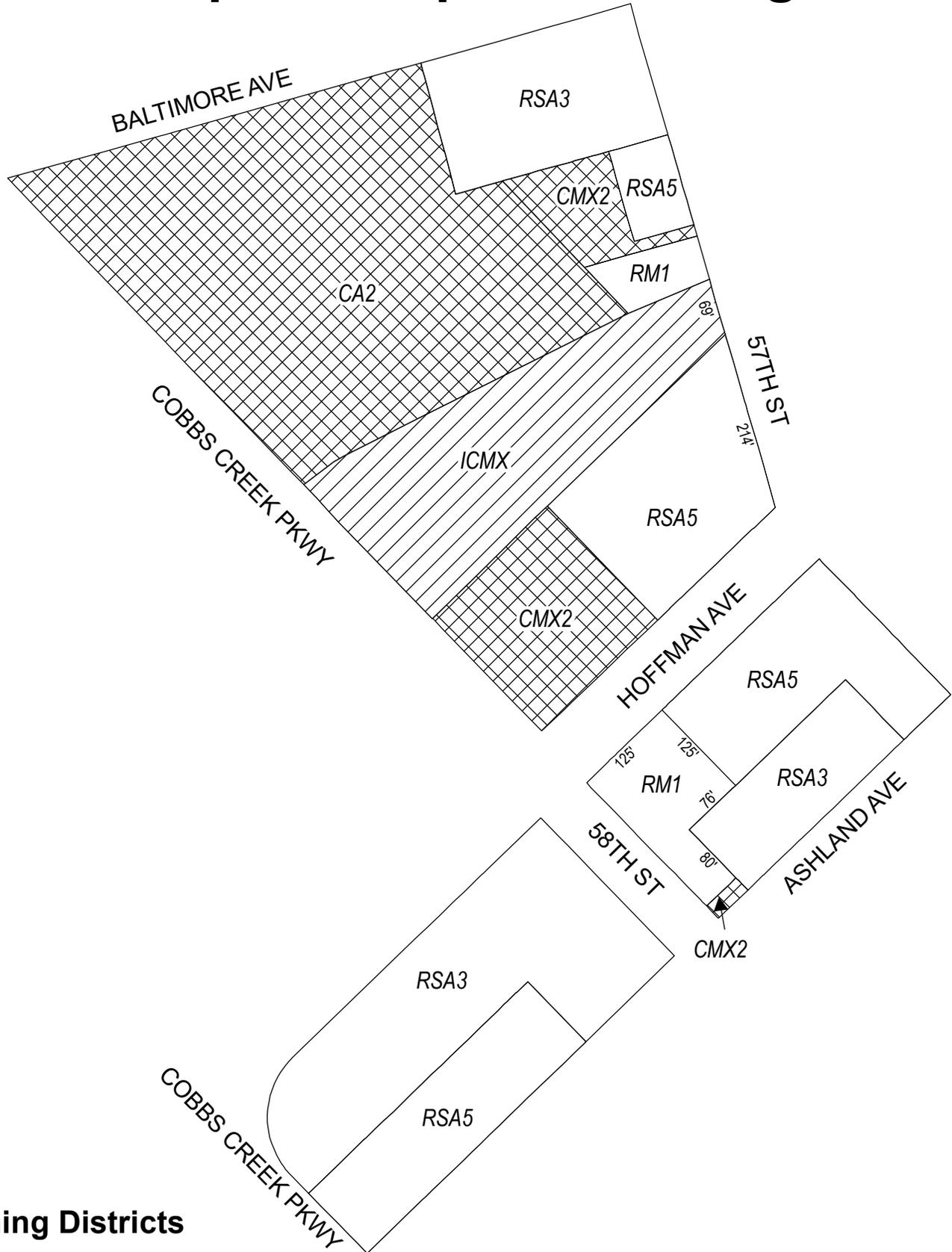


Zoning Districts

-  ICMX, Industrial Commercial Mixed-Use;
-  RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



Map B2 Proposed Zoning

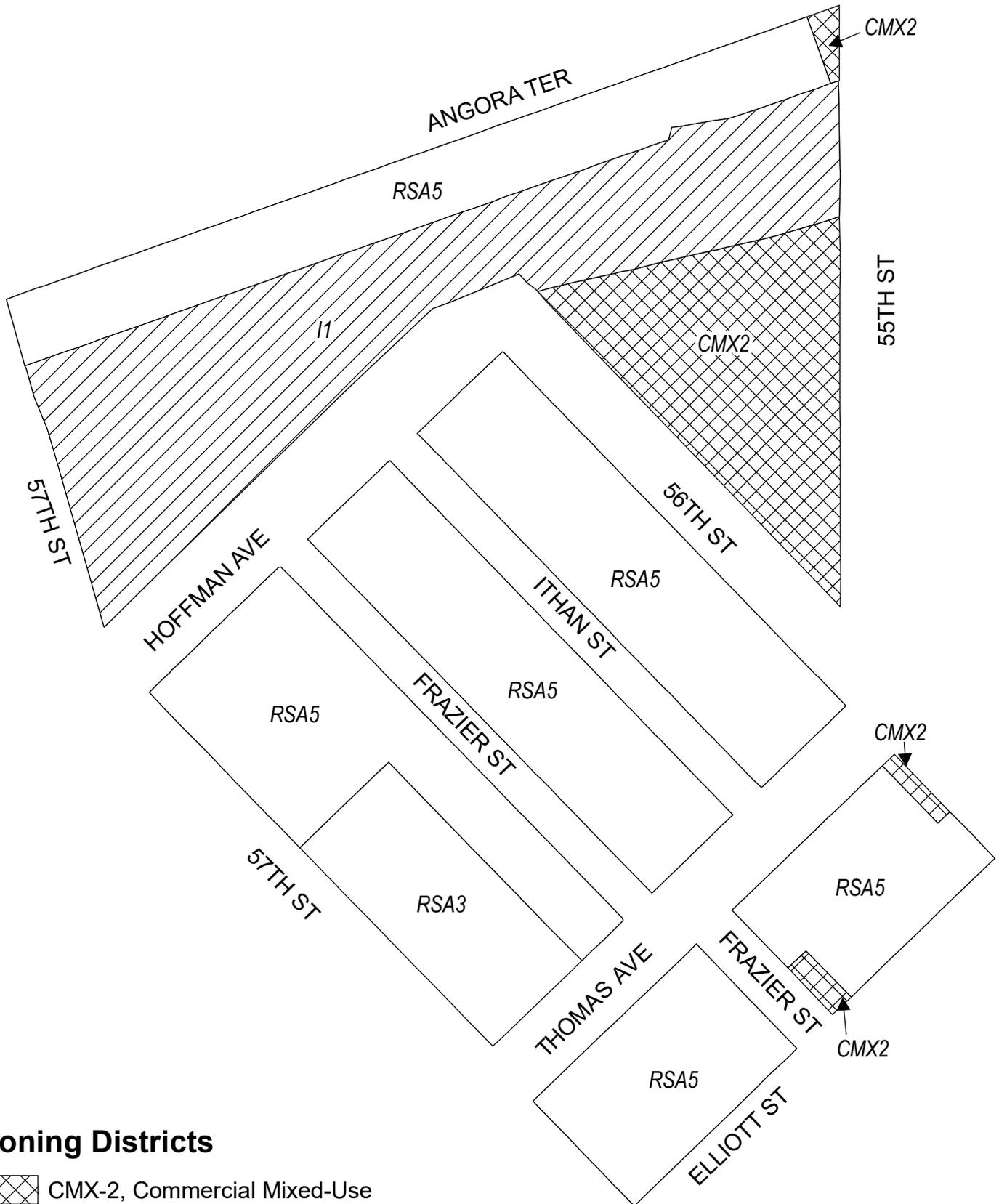


Zoning Districts

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



Map B3 Proposed Zoning

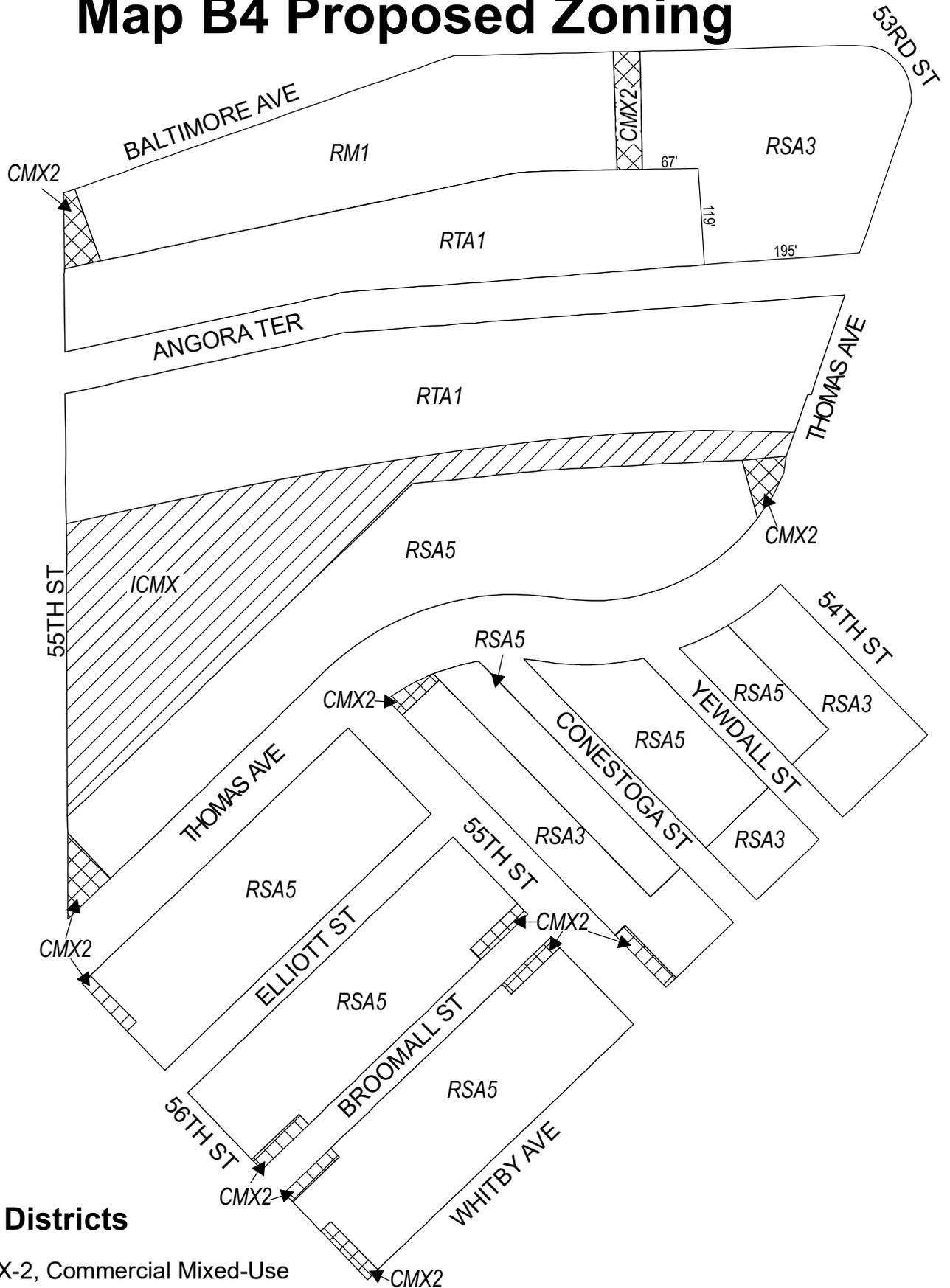


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  I-1, Light Industrial
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B4 Proposed Zoning

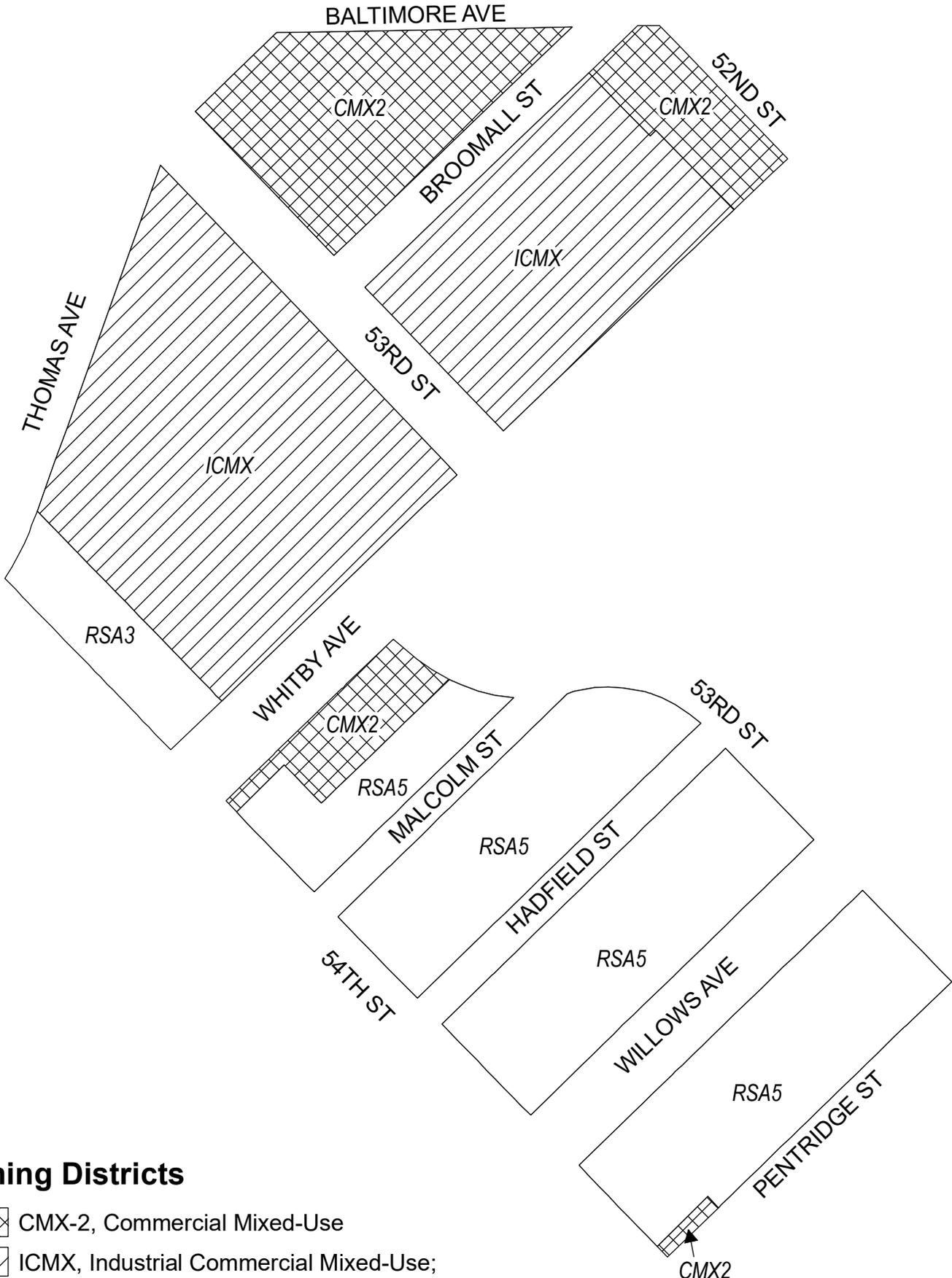


Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed Use
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached;
RTA-1, Residential Two-Family Attached



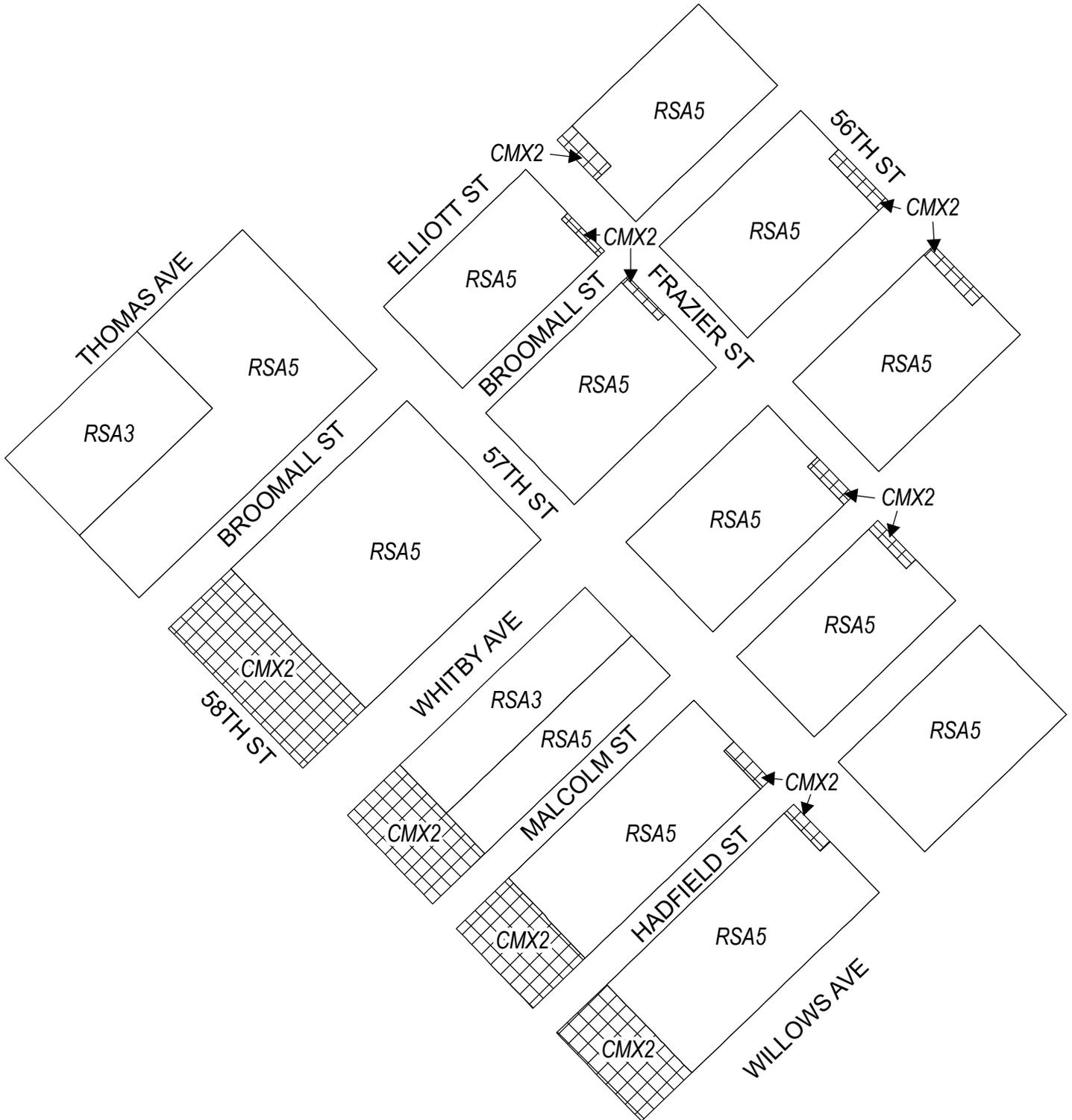
Map B5 Proposed Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-Use;
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia

Map B7 Proposed Zoning

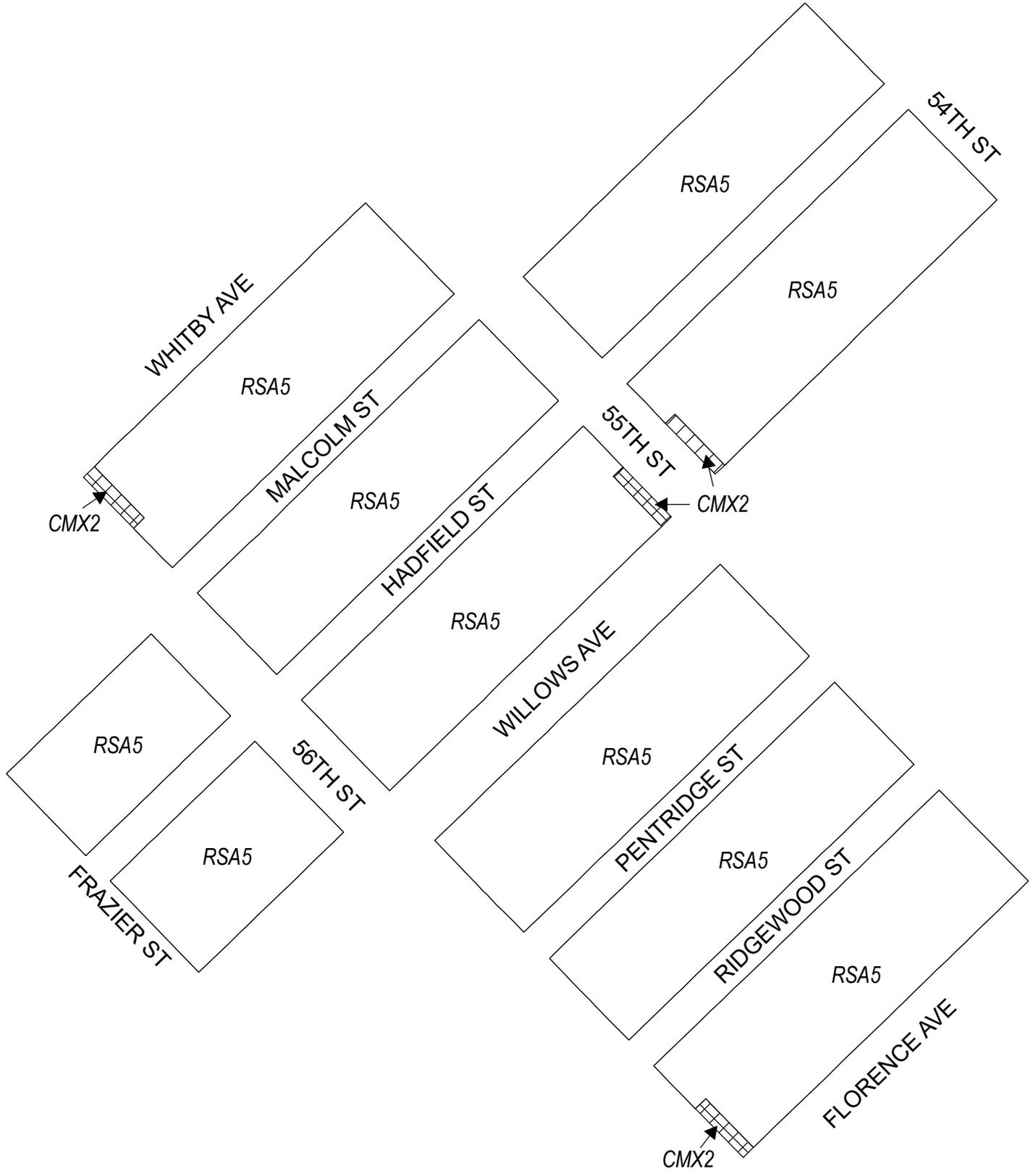


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B8 Proposed Zoning

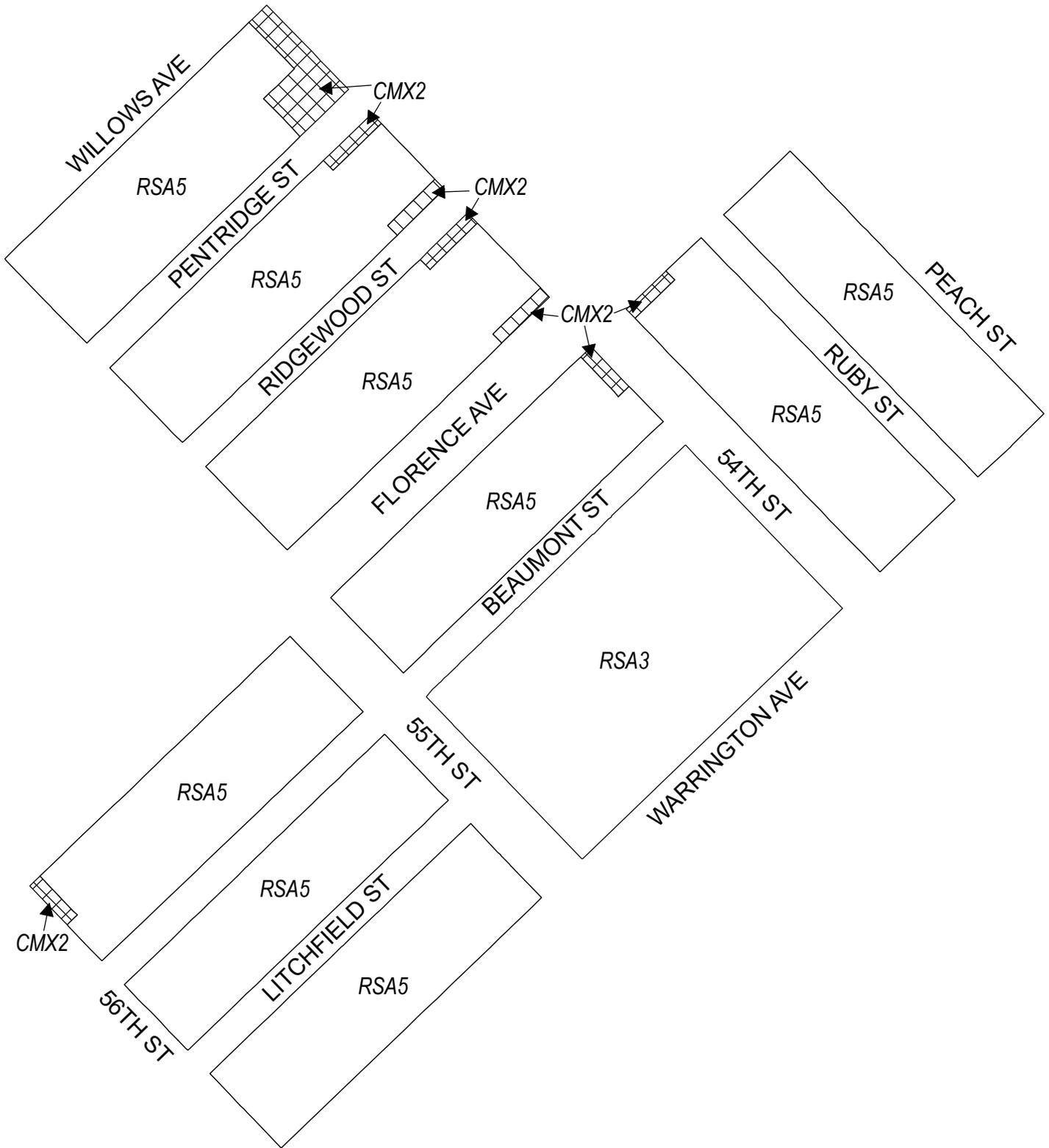


Zoning Districts

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



Map B9 Proposed Zoning

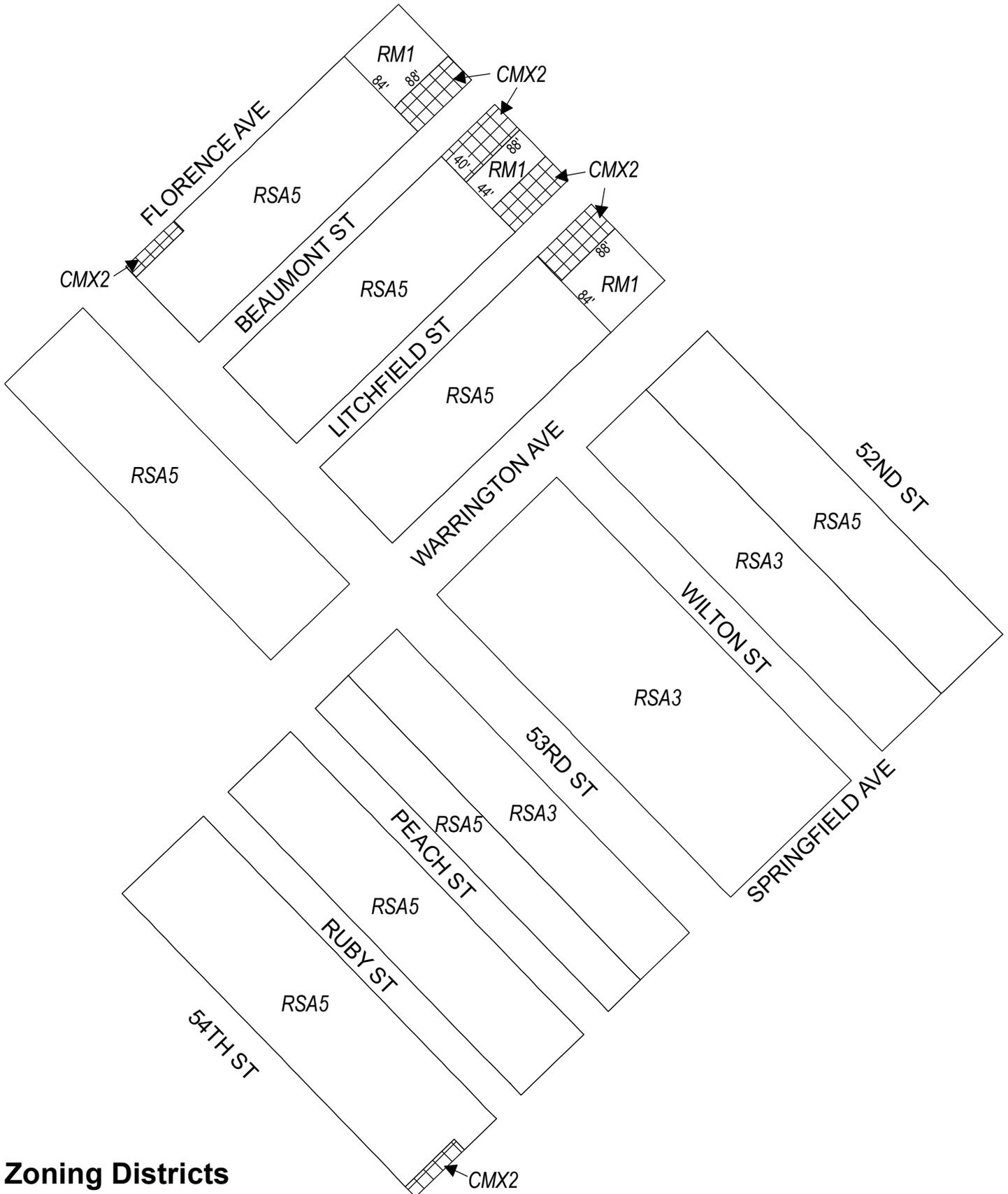


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B10 Proposed Zoning

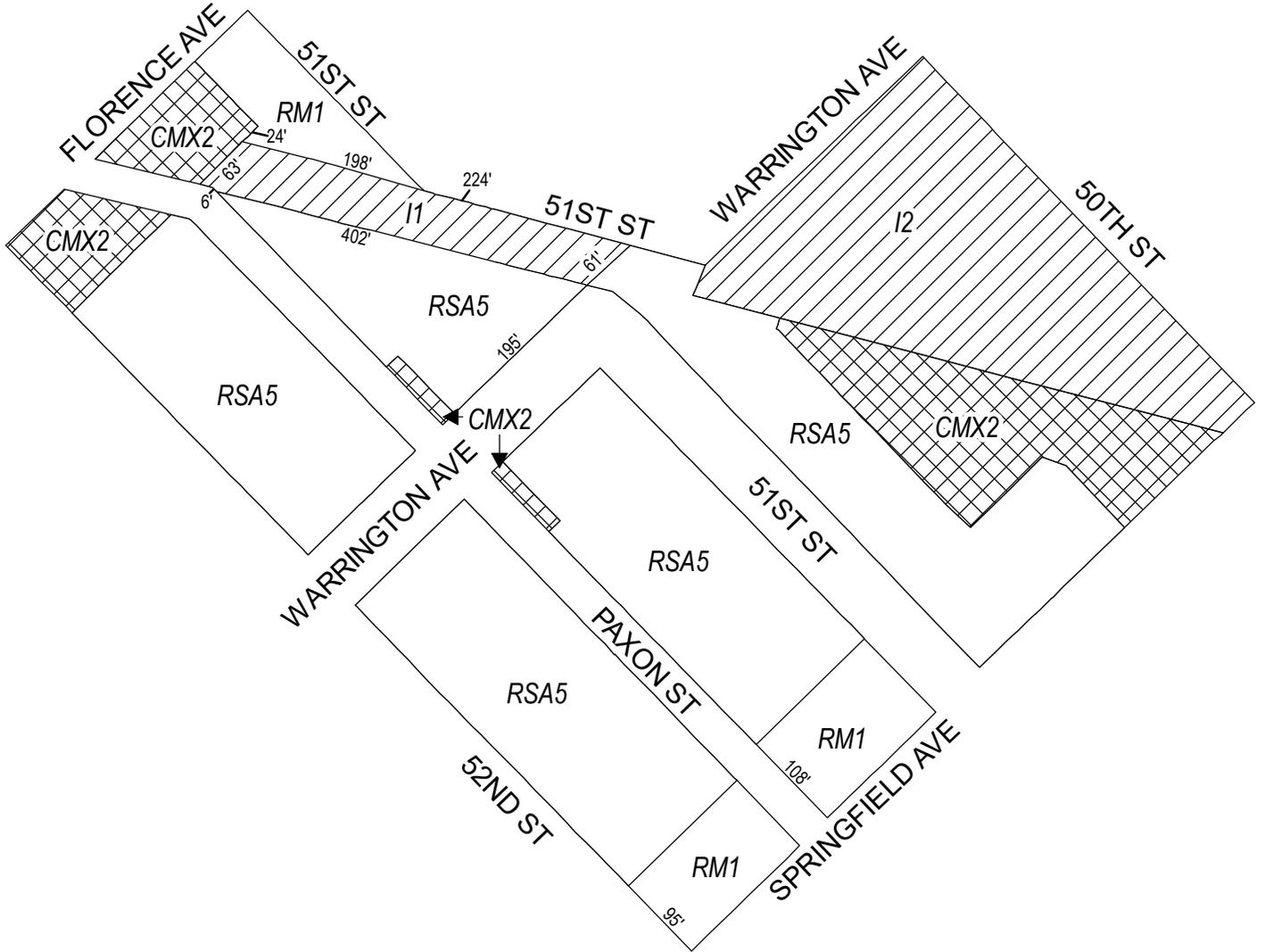


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-3/RSA5, Residential Single-Family Attached
- City of Philadelphia



Map B11 Proposed Zoning

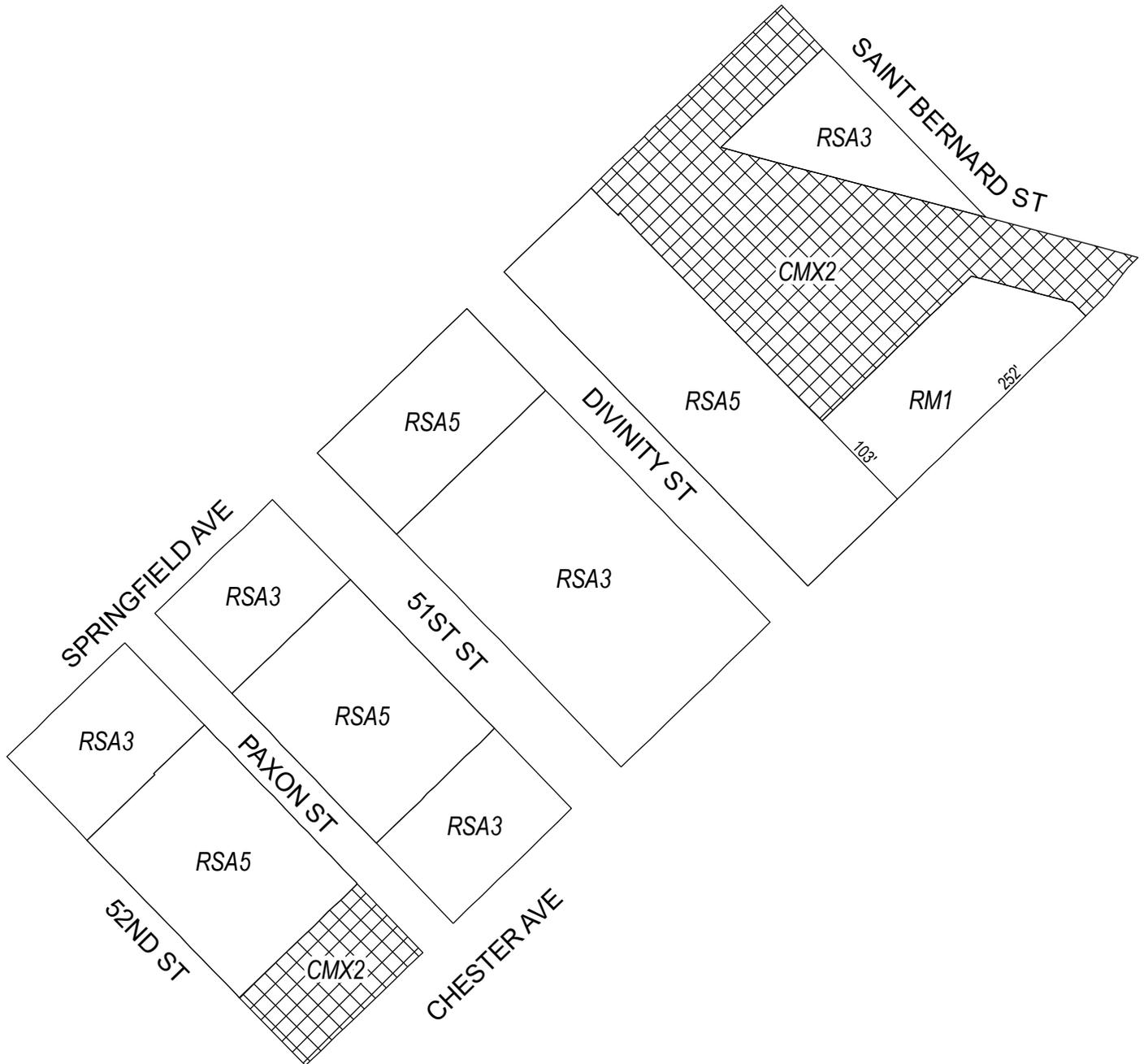


Zoning Districts

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



Map B12 Proposed Zoning

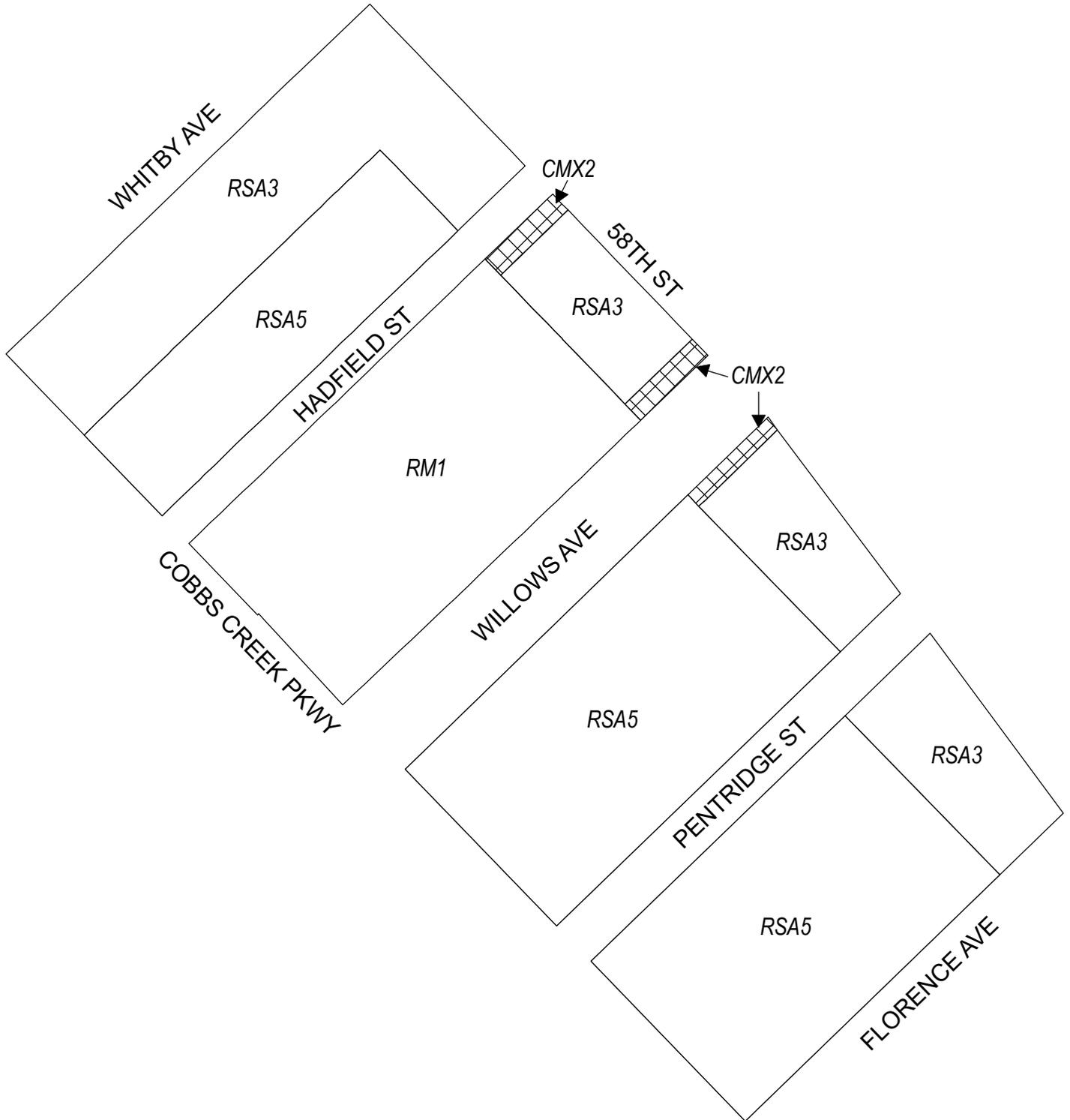


Zoning Districts

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



Map B13 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

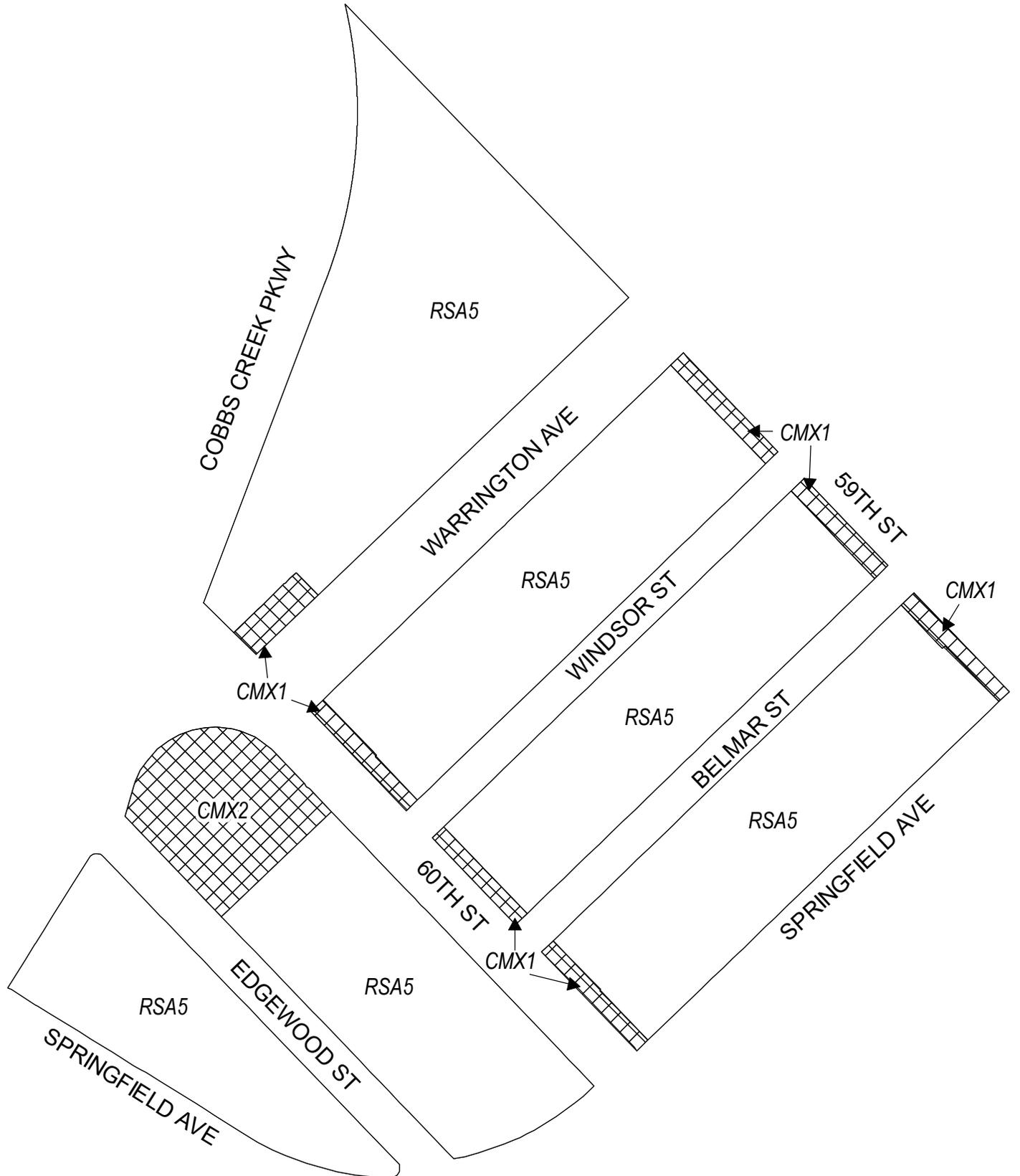


RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B14 Proposed Zoning

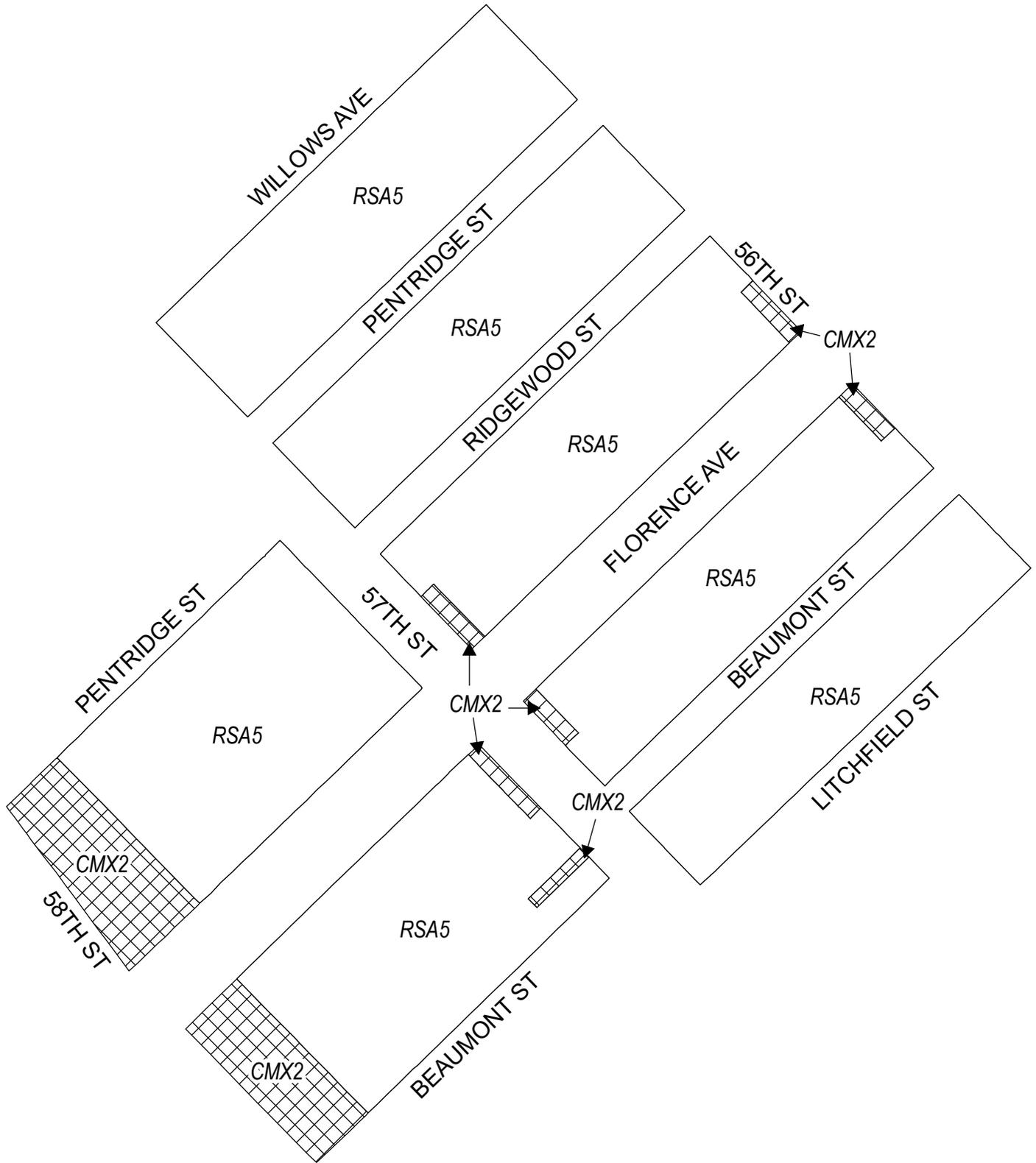


Zoning Districts

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



Map B15 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

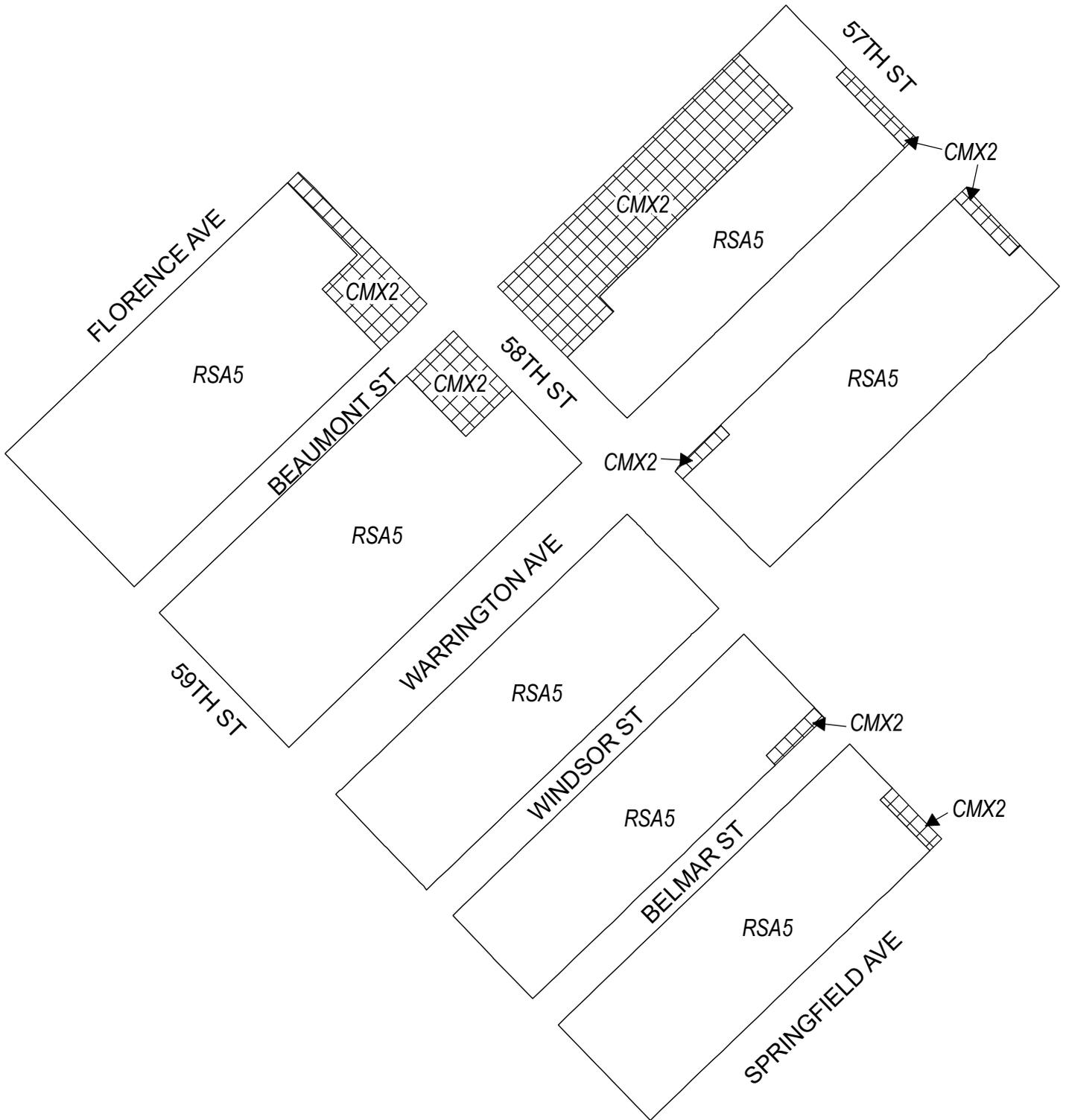


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B16 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

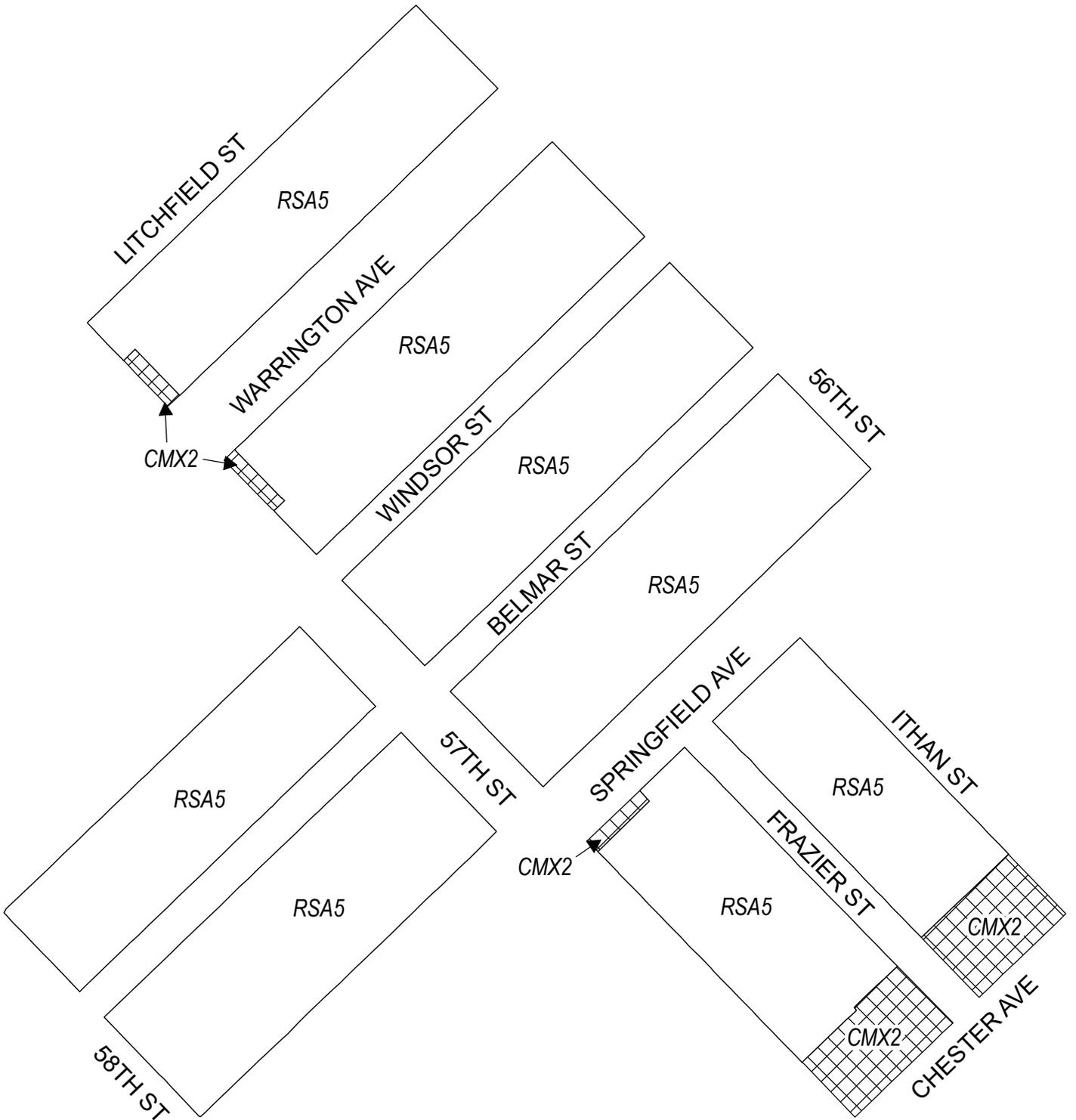


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B17 Proposed Zoning

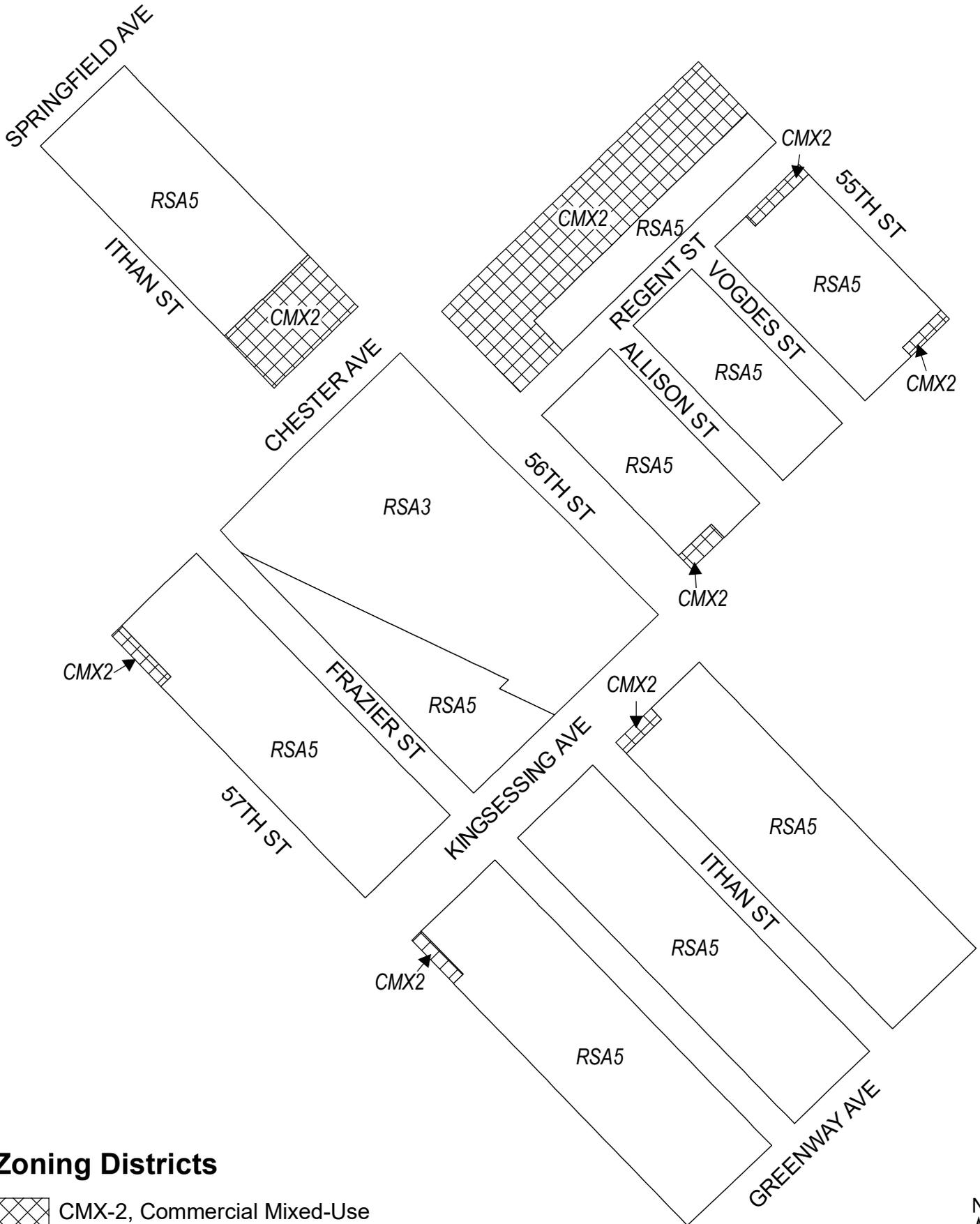


Zoning Districts

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



Map B18 Proposed Zoning

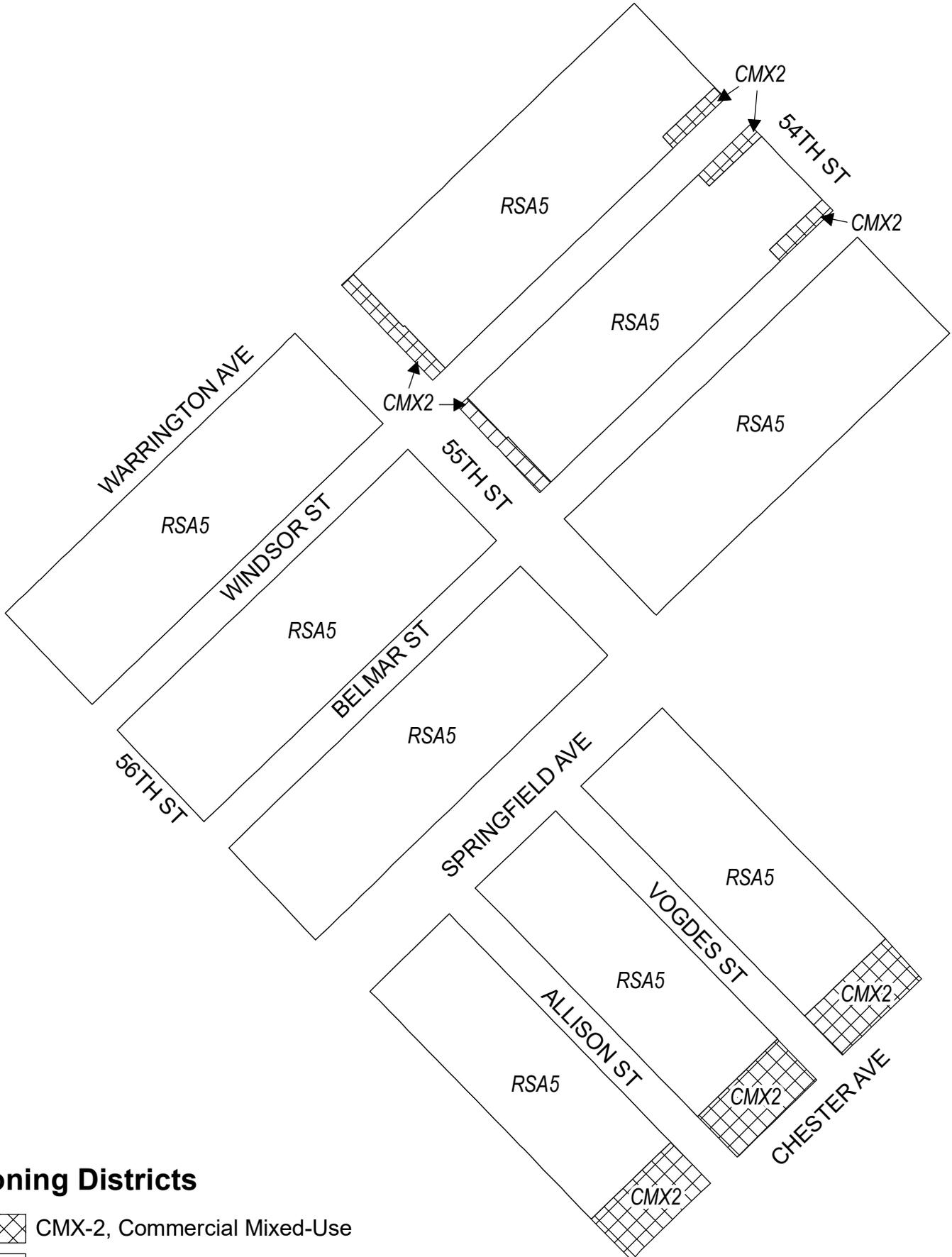


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B19 Proposed Zoning



Zoning Districts

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



Map B20 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

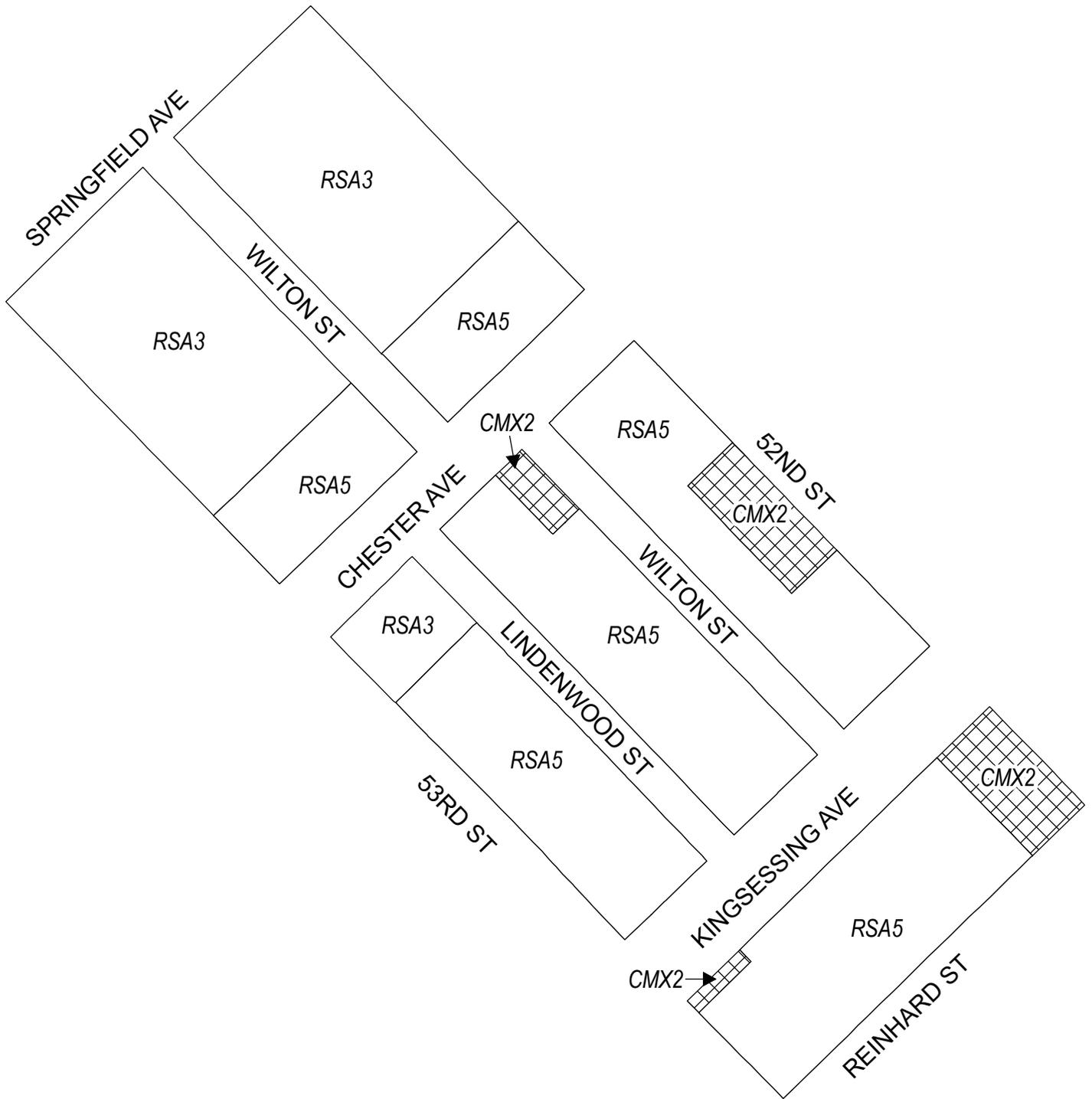


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B21 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

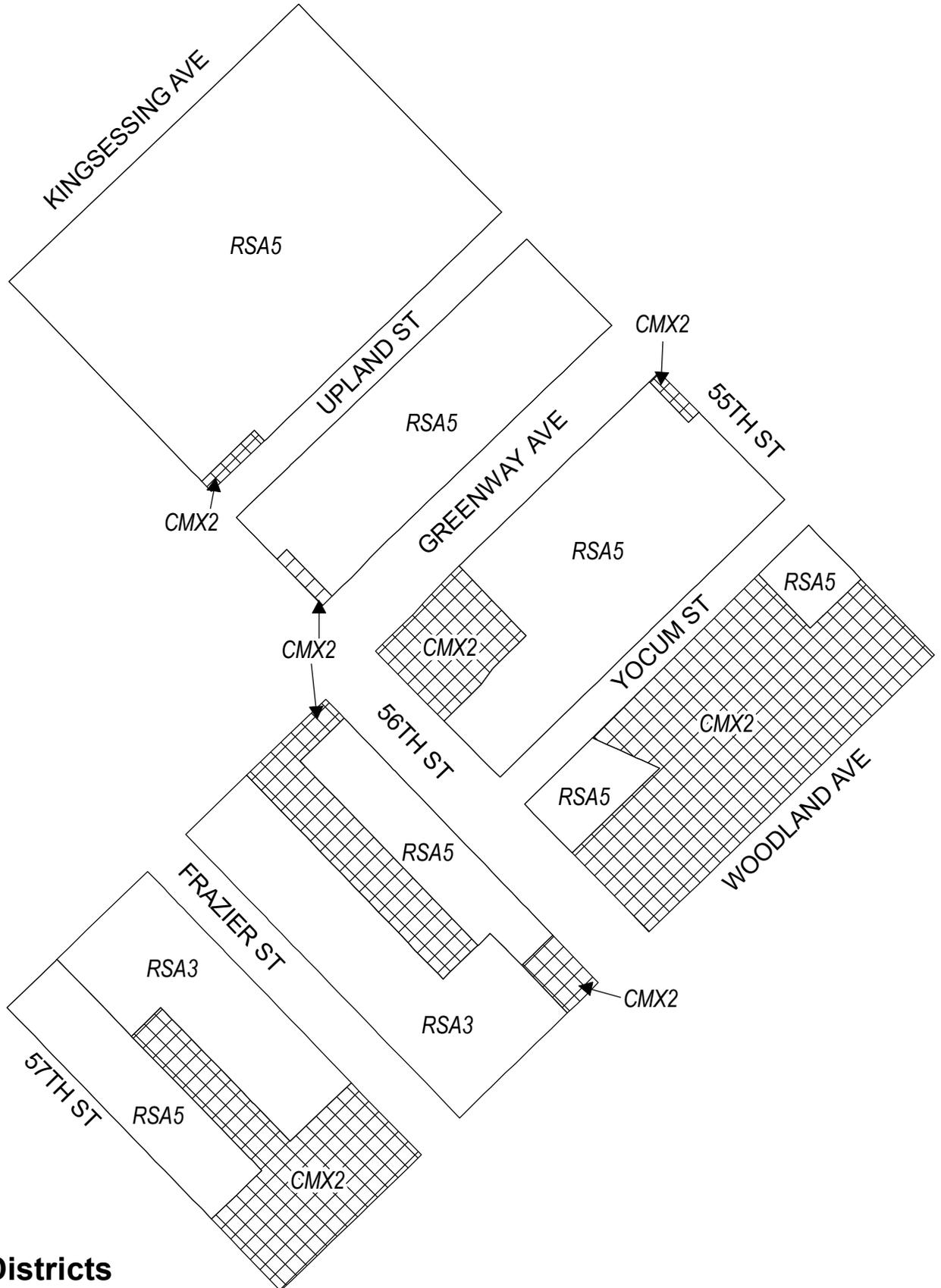


RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B22 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

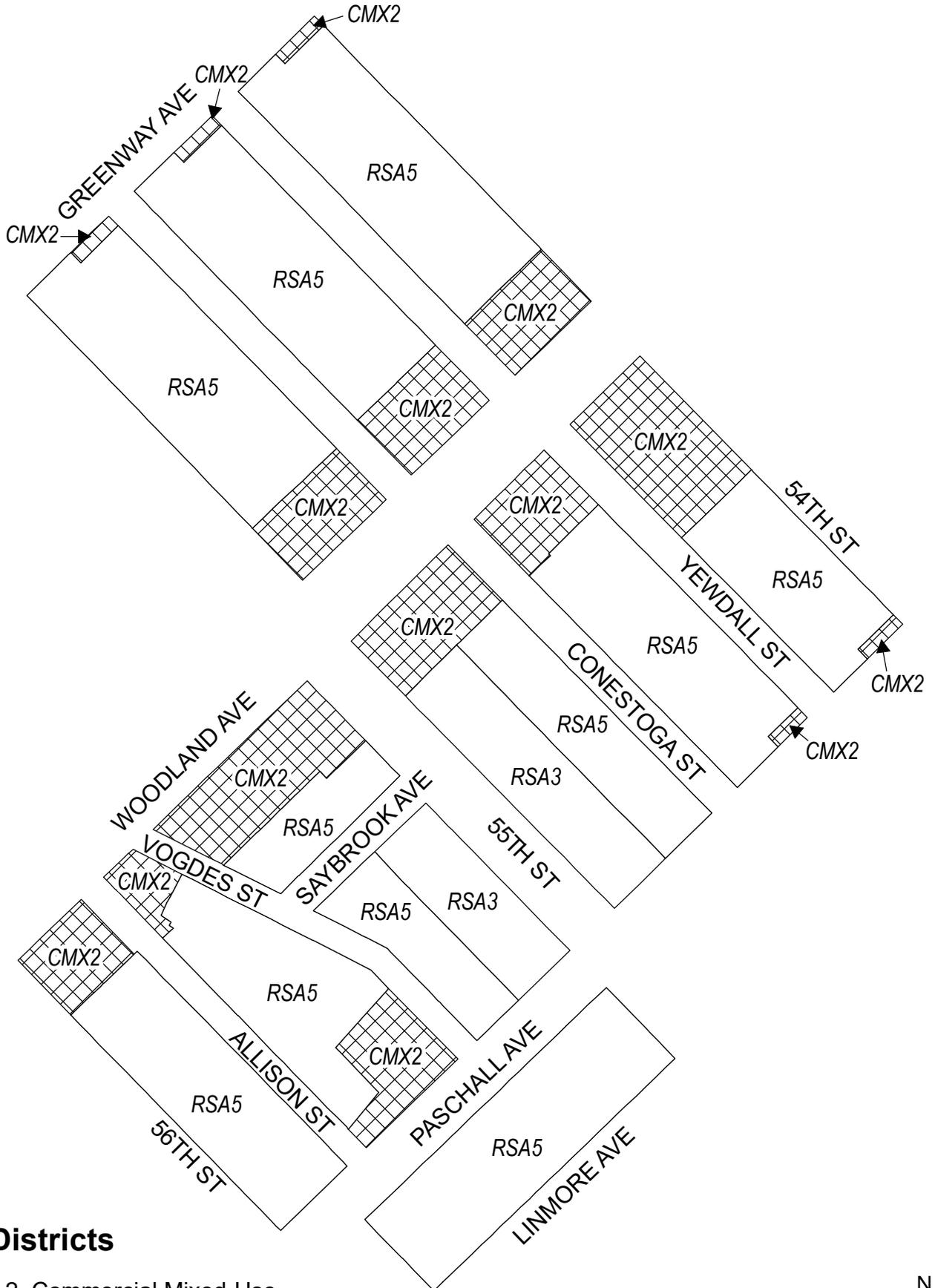


RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B23 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

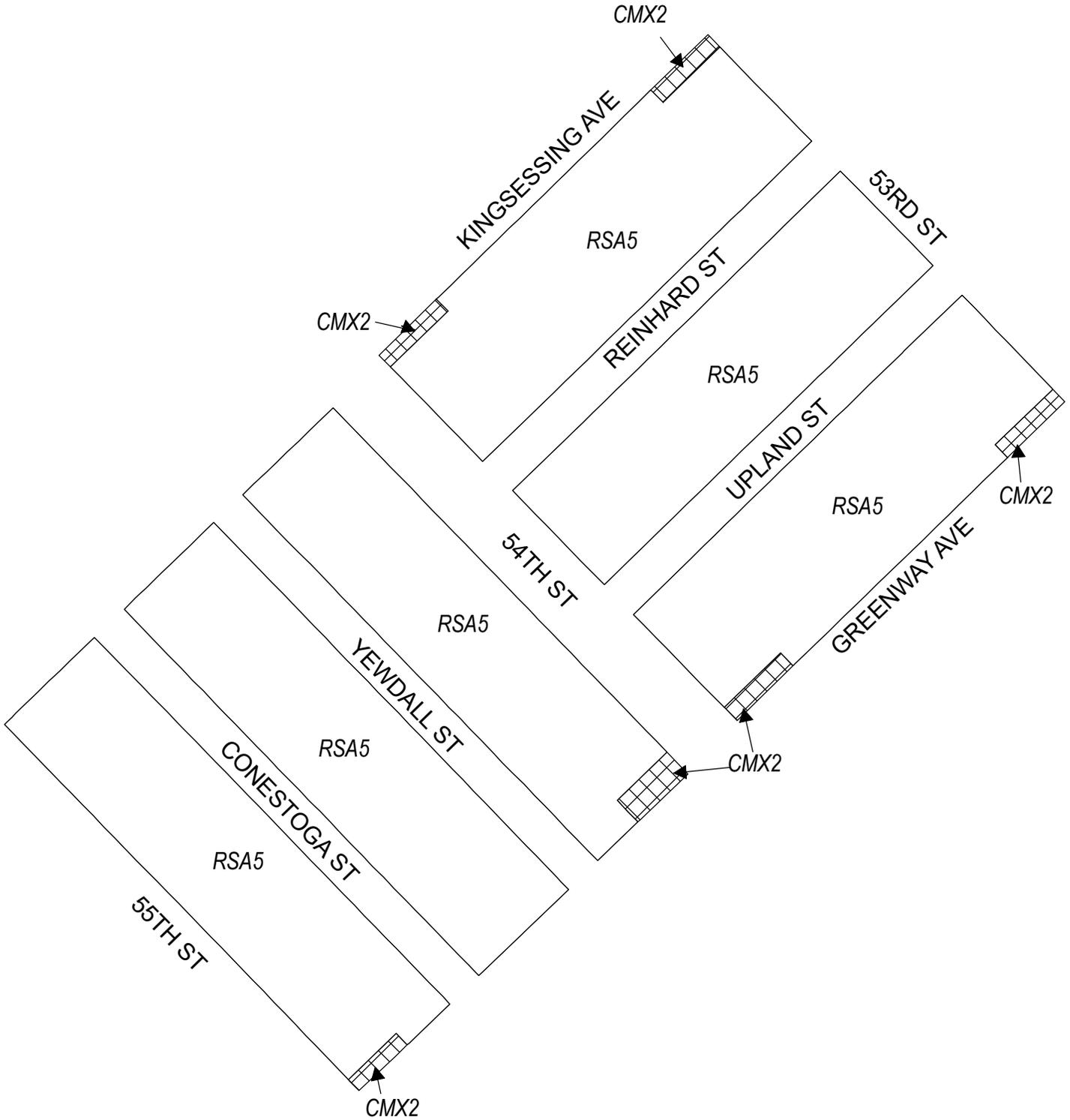


RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B24 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

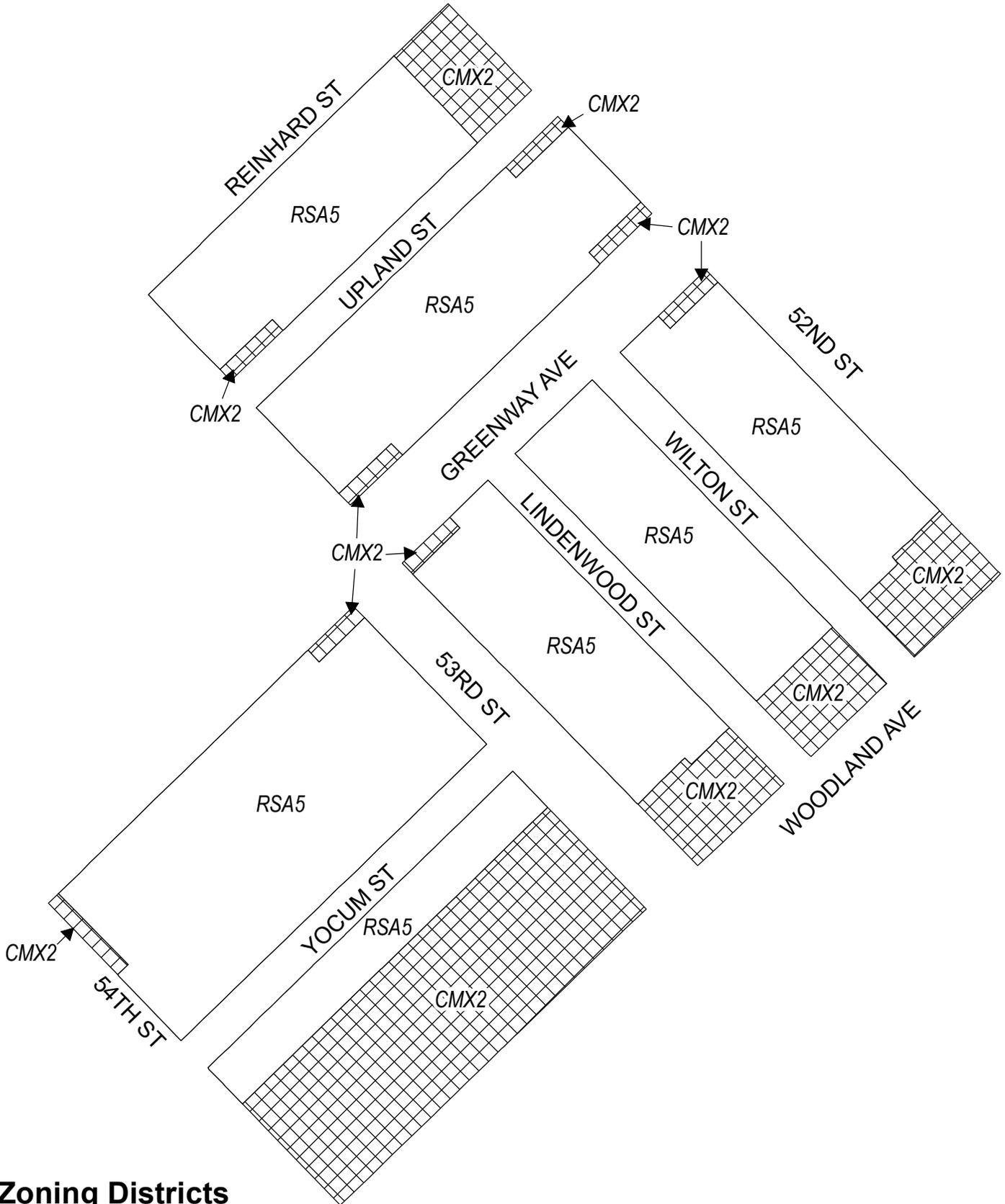


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B25 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

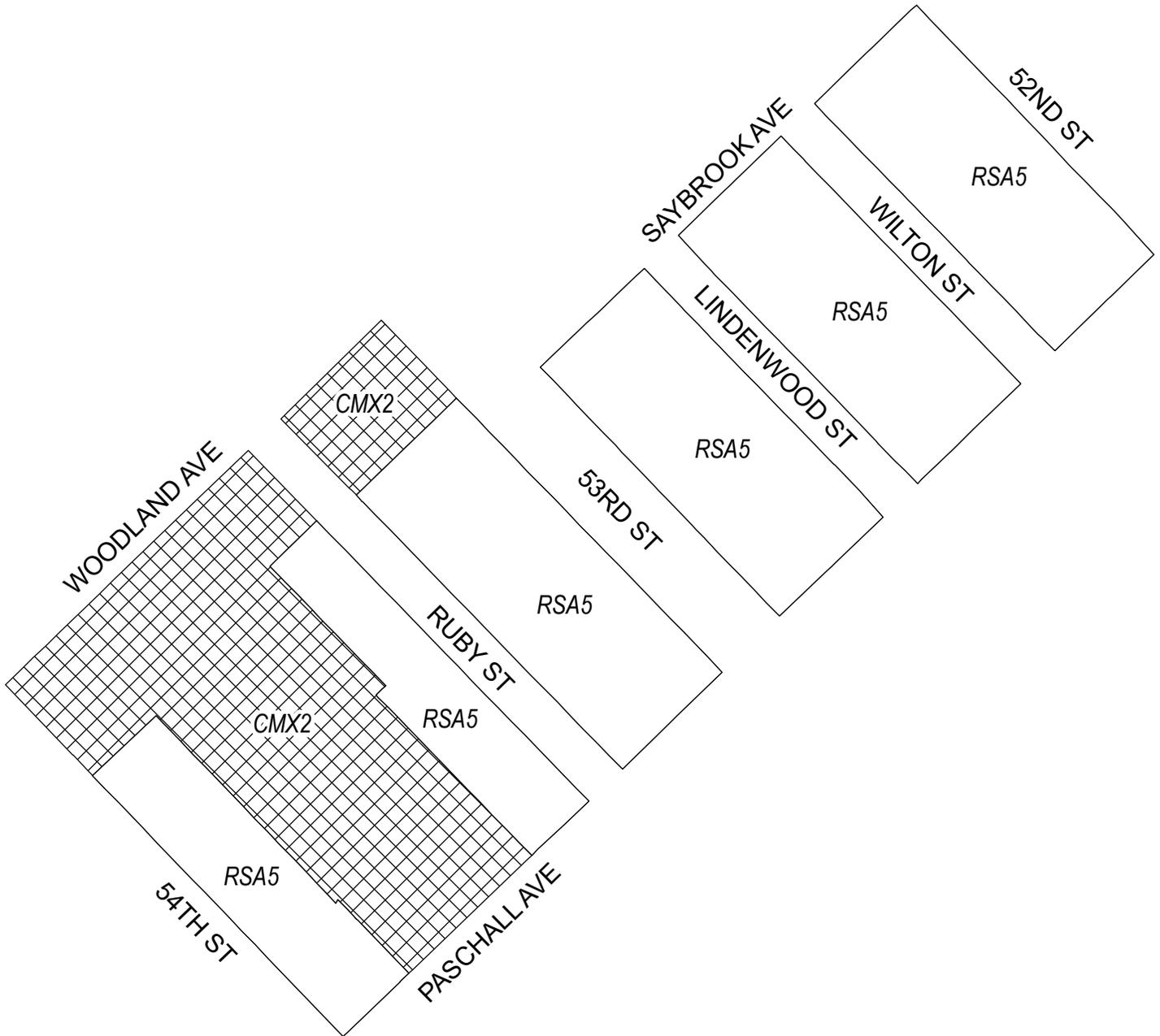


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B26 Proposed Zoning

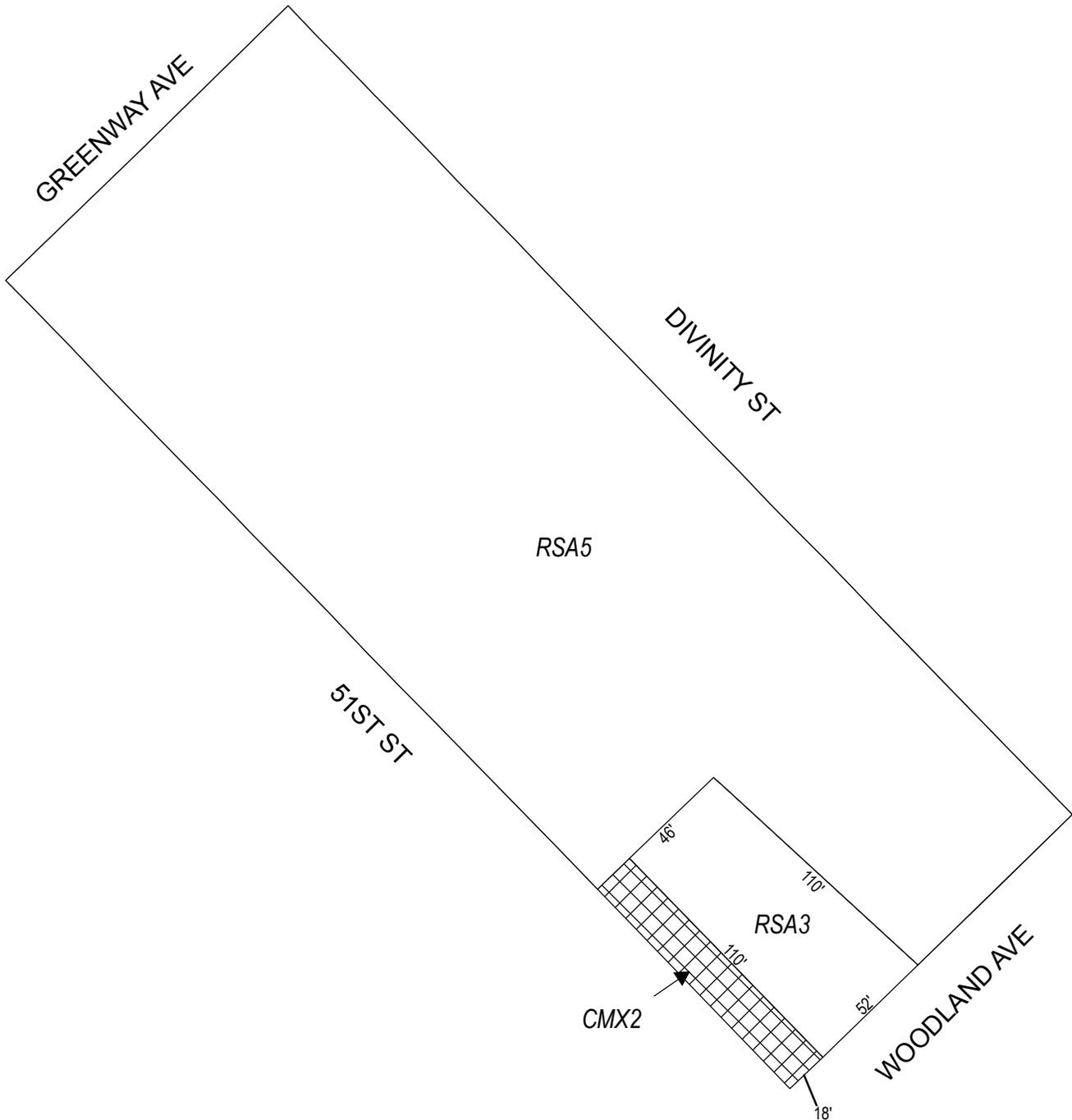


Zoning Districts

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



Map B27 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



City of Philadelphia

BILL NO. 190898, as amended continued