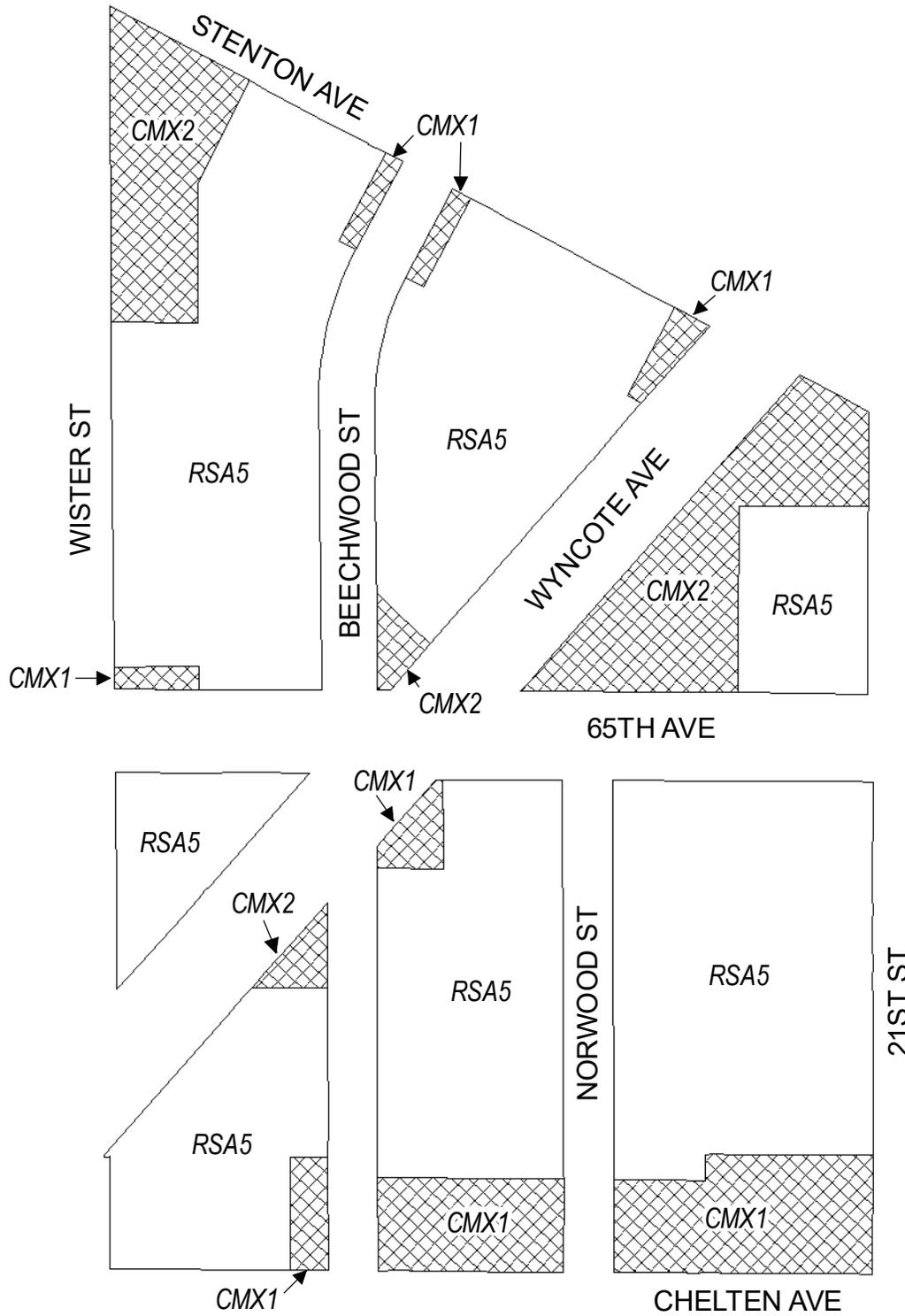# City of Philadelphia

(Bill No. 190016)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Stenton Avenue, Chelten Avenue, Broad Street, Windrim Avenue, Belfield Avenue, and Wister 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 Stenton Avenue, Chelten Avenue, Broad Street, Windrim Avenue, Belfield Avenue, and Wister Street. from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," "A8," "A9," "A10," "A11," "A12," "A13," "A14," "A15," "A16," "A17," "A18," "A19," "A20," "A21," "A22," "A23," and "A24" set forth below to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," "B7," "B8," "B9," "B10," "B11," "B12," "B13," "B14," "B15," "B16," "B17," "B18," "B19," "B20," "B21," "B22," "B23," and "B24" set forth below.

SECTION 2. This Ordinance shall become effective immediately.
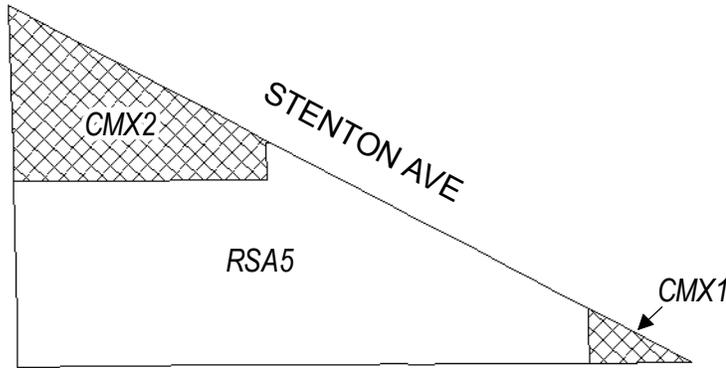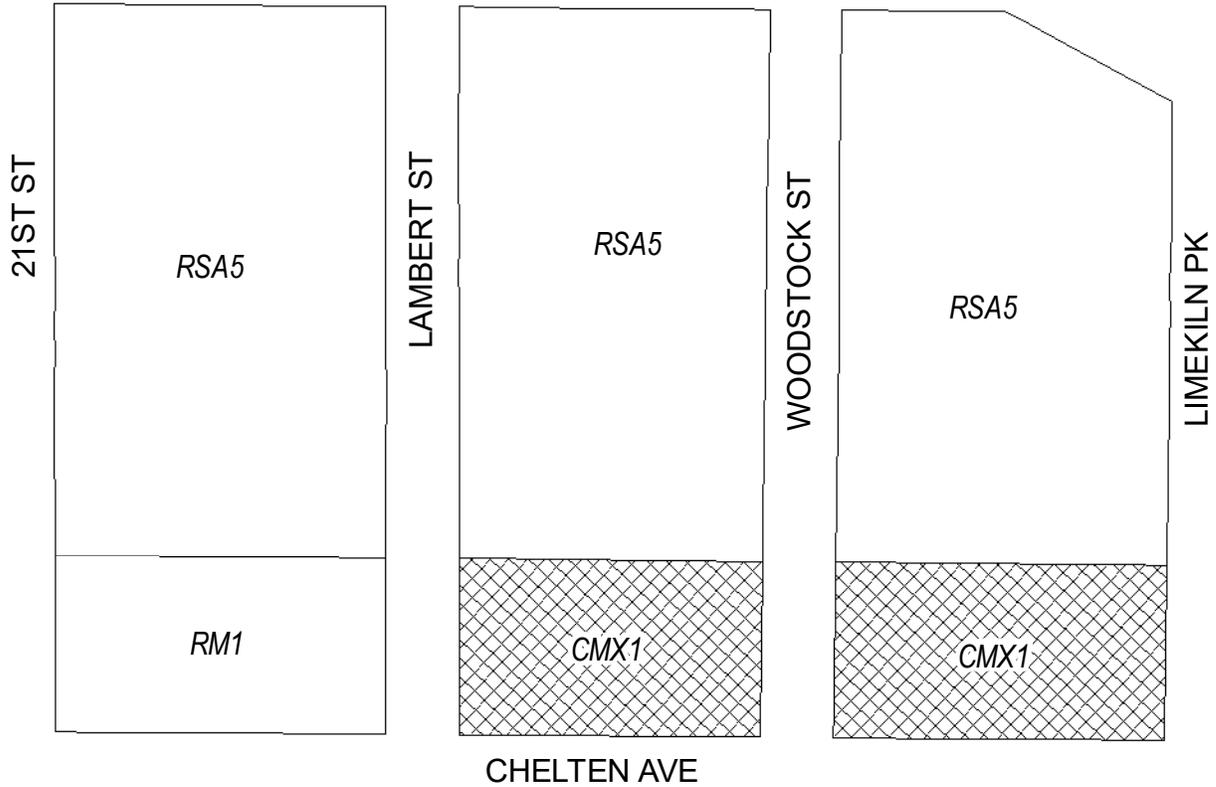
Map A1 Existing Zoning

STENTON AVE

CMX2

CMX1

CMX1

CMX1

WISTER ST

RSA5

BEECHWOOD ST

RSA5

WYNCOTE AVE

CMX2

RSA5

CMX1

CMX2

65TH AVE

RSA5

CMX2

CMX1

RSA5

RSA5

CMX1

RSA5

NORWOOD ST

RSA5

21ST ST

CMX1

CMX1

CHELTEN AVE

CMX1

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

Map A2 Existing Zoning

CMX2

STENTON AVE

RSA5

CMX1

65TH AVE

21ST ST

RSA5

LAMBERT ST

RSA5

WOODSTOCK ST

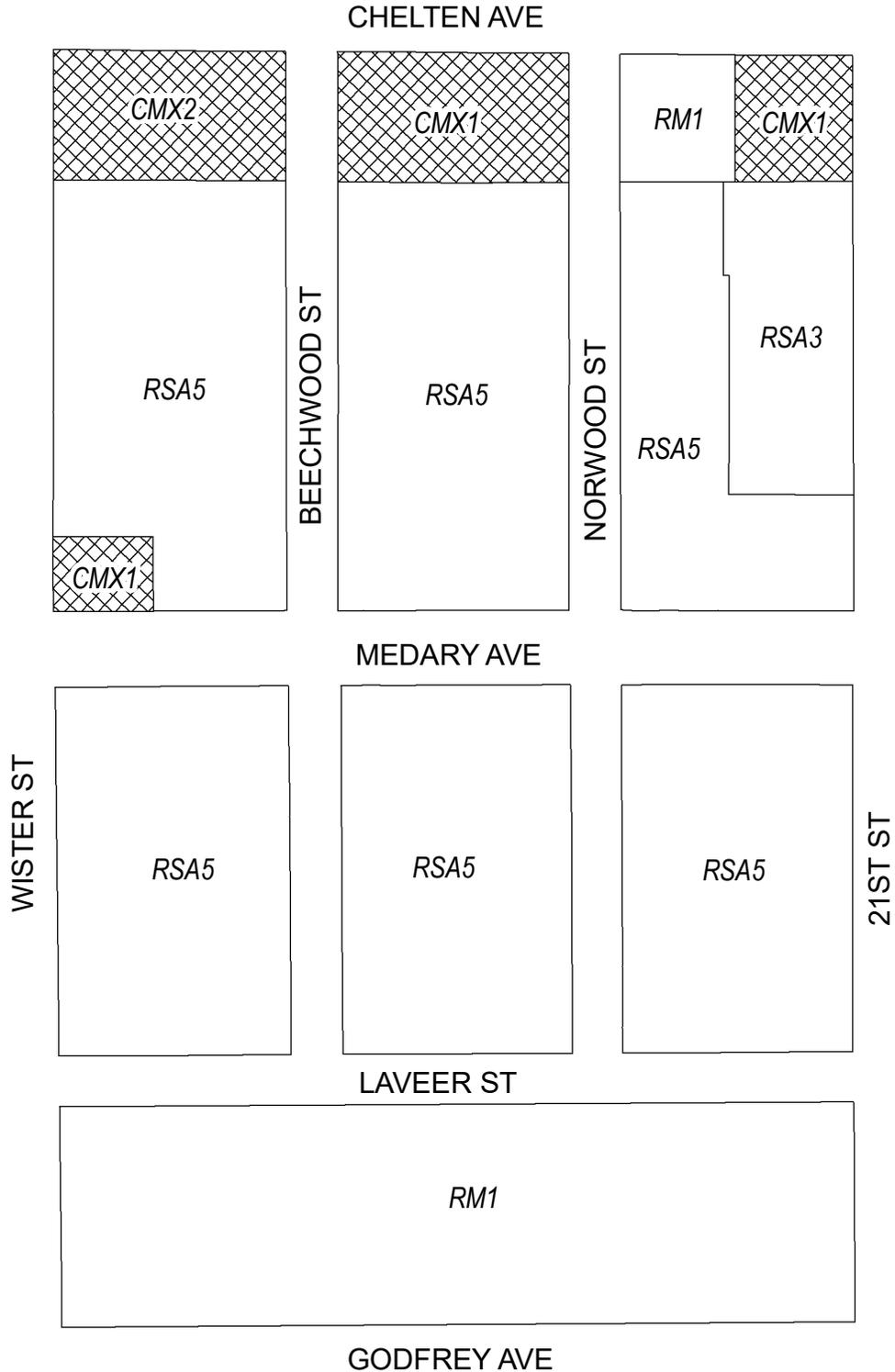RSA5

LIMEKILN PK

RM1

CMX1

CMX1

CHELTEN AVE

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

Map A3 Existing Zoning

CHELTEN AVE

CMX2

CMX1

RM1

CMX1

RSA5

BEECHWOOD ST

RSA5

NORWOOD ST

RSA3

RSA5

CMX1

MEDARY AVE

WISTER ST

RSA5

RSA5

RSA5

21ST ST

LAVEER ST

RM1

GODFREY AVE

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia

Map A4 Existing Zoning

CHELTEN AVE

RM1

RM1

CMX1

RSA3

RSA5

RSA5

RSA5

LAMBERT ST

WOODSTOCK ST

MEDARY AVE

RSA5

RSA5

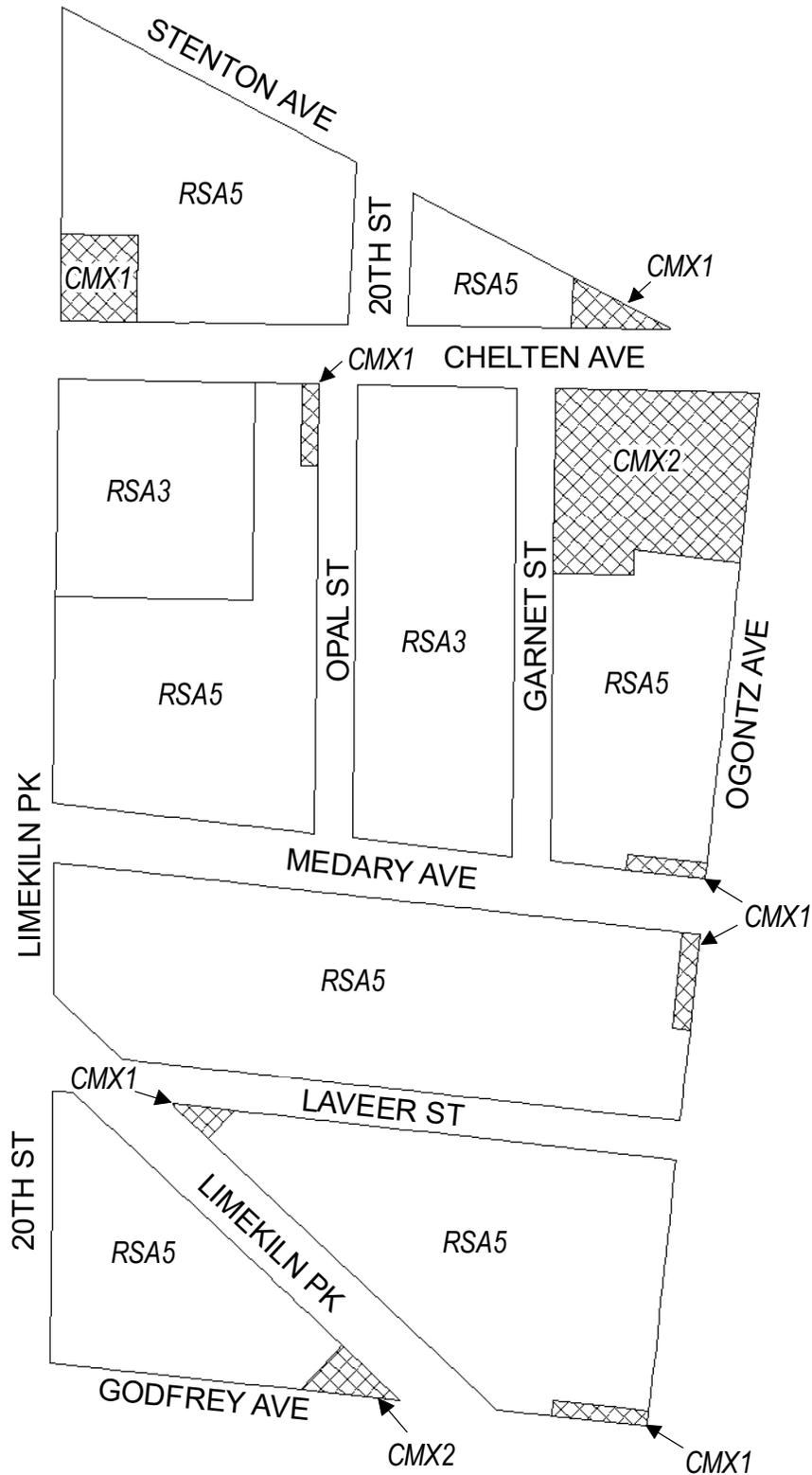RSA5

21ST ST

LIMEKILN PK

LAVEER ST

I2

RSA5

GODFREY AVE

Zoning Districts

CMX-1, Commercial Mixed-Use

I-2, Medium Industrial

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

N

City of Philadelphia

Map A5 Existing Zoning
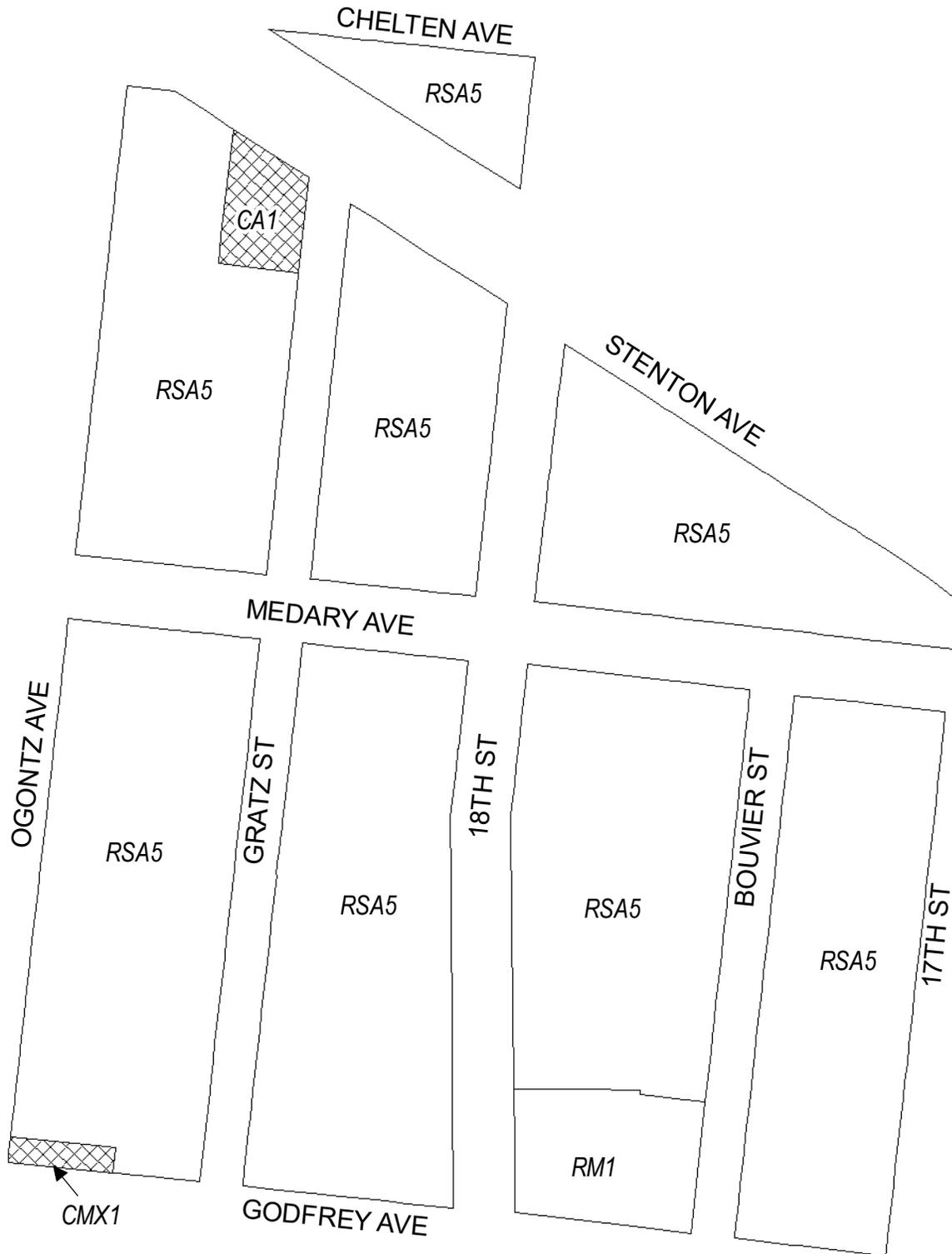

Zoning Districts
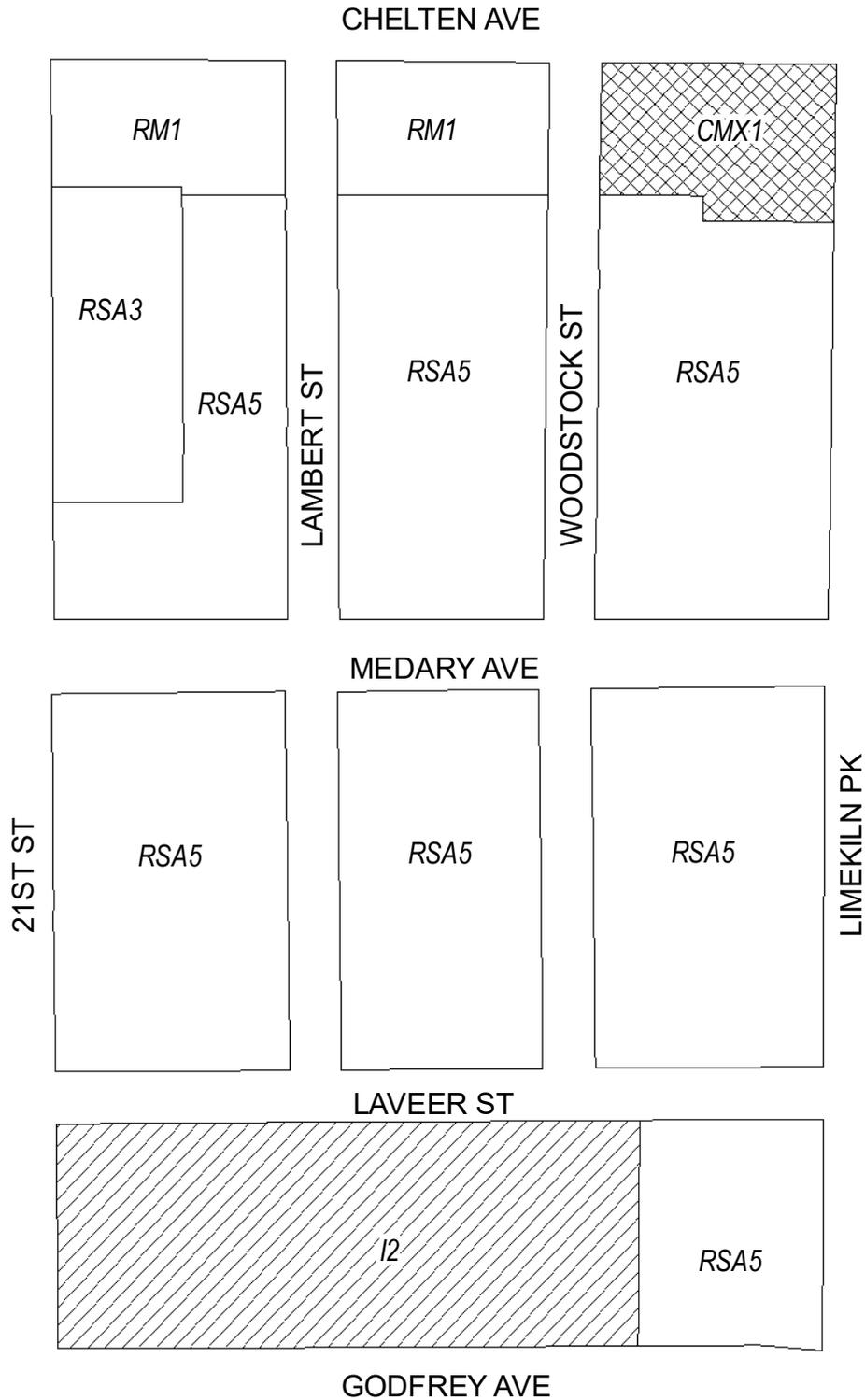
CMX-1/CMX-2, Commercial Mixed-Use

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

Map A6 Existing Zoning

CHELTEN AVE

RSA5

CA1

RSA5

RSA5

STENTON AVE

RSA5

MEDARY AVE

OGONTZ AVE

GRATZ ST

18TH ST

BOUVIER ST

17TH ST

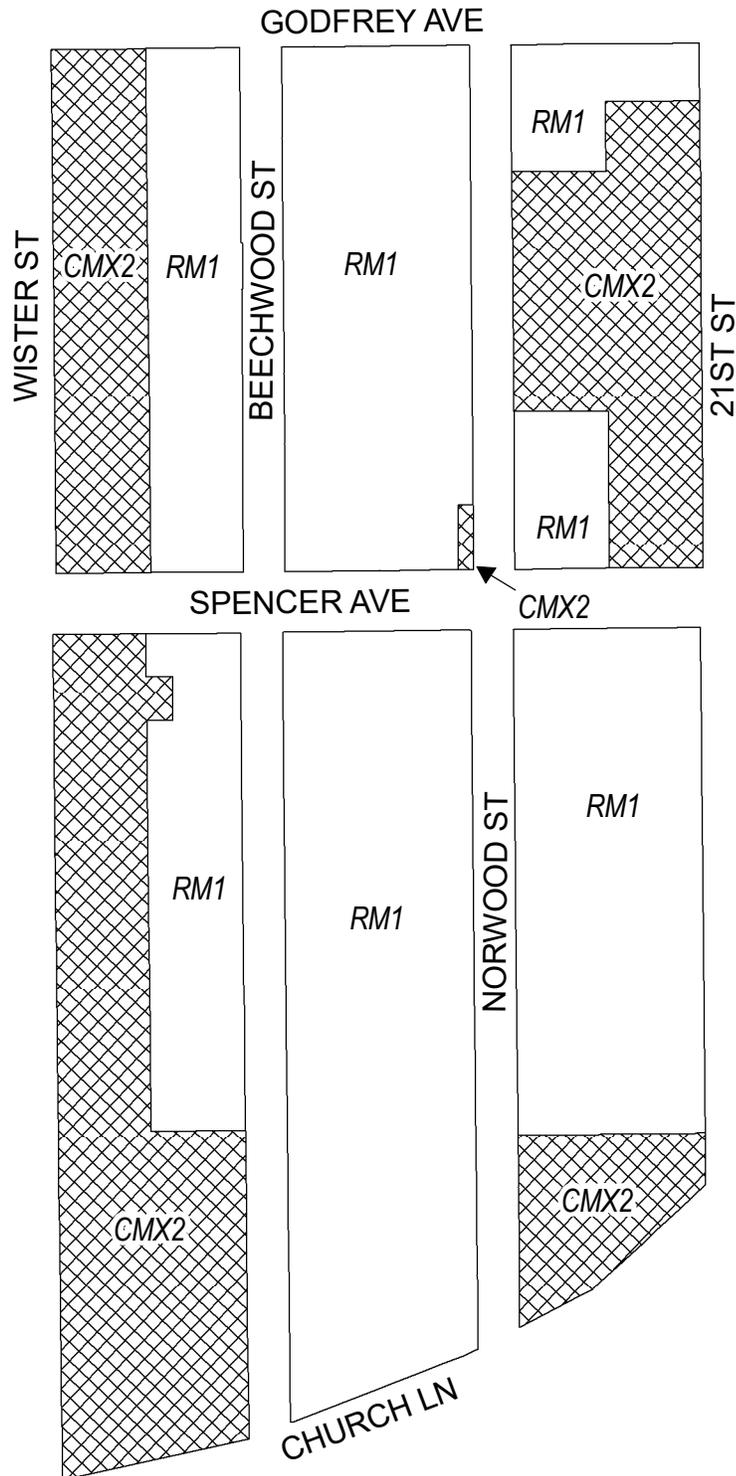*RSA5*

RSA5

RSA5

RSA5

RM1

CMX1

GODFREY AVE

Zoning Districts

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

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

N

City of Philadelphia

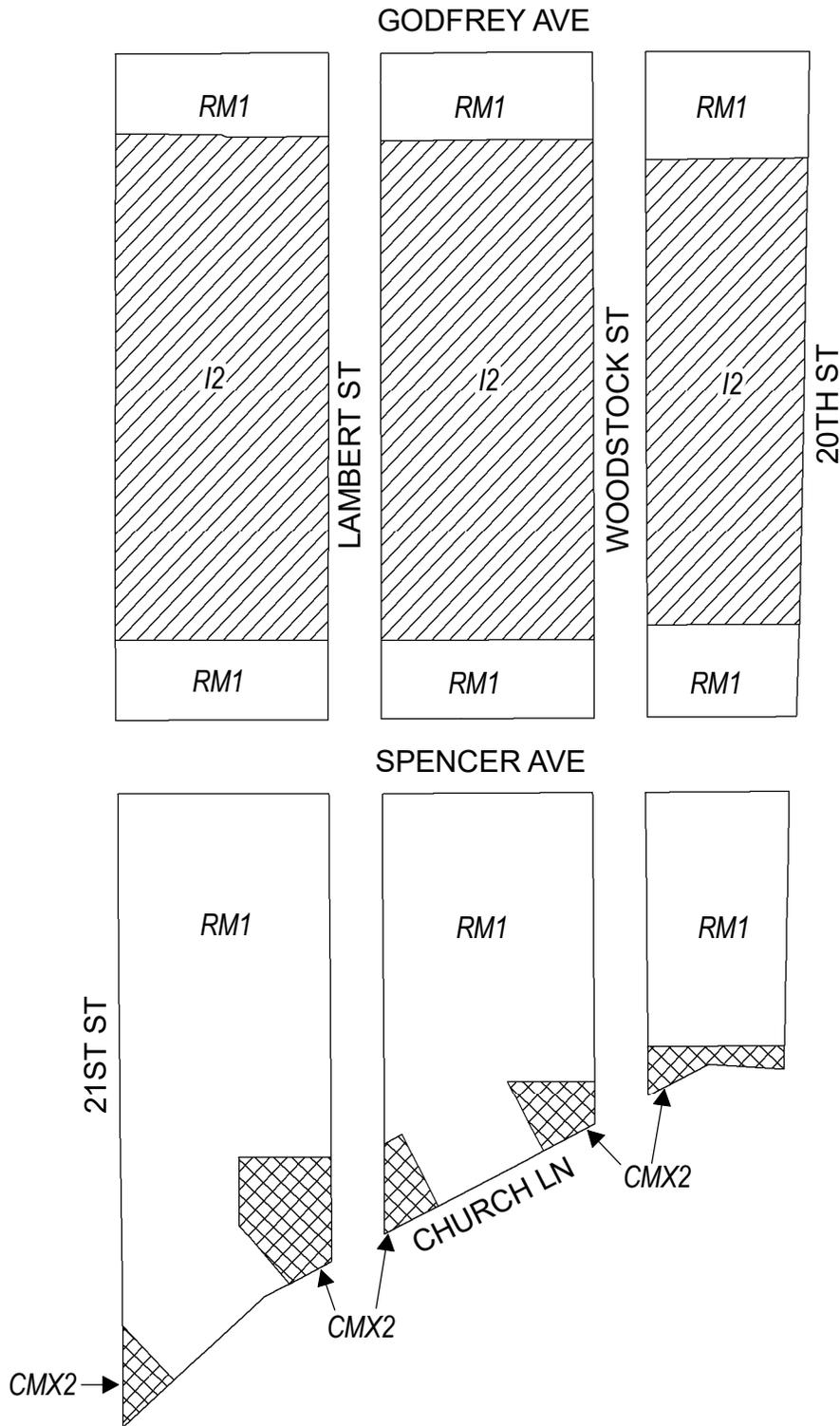# Map A7 Existing Zoning

GODFREY AVE

WISTER ST

BEECHWOOD ST

21ST ST

CMX2 RM1 RM1 RM1 CMX2 RM1

SPENCER AVE

CMX2

NORWOOD ST

RM1 RM1 RM1 CMX2 CMX2

CHURCH LN

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia

Map A8 Existing Zoning

GODFREY AVE

RM1

RM1

RM1

I2

I2

I2

LAMBERT ST

WOODSTOCK ST

20TH ST

RM1

RM1

RM1

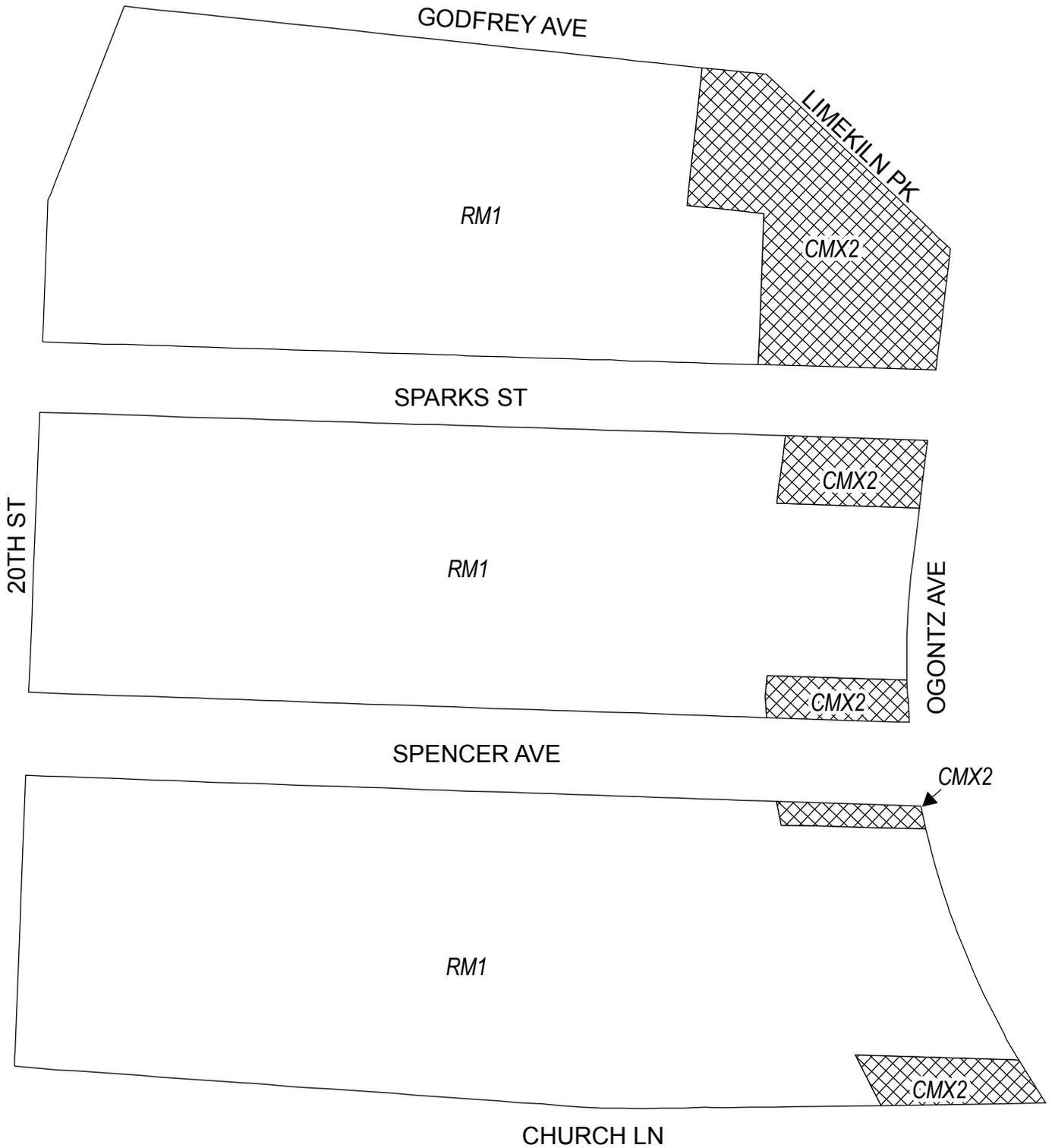SPENCER AVE

RM1

RM1

RM1

21ST ST

CMX2

CHURCH LN

CMX2

CMX2

CMX2

Zoning Districts

CMX-2, Commercial Mixed-Use

I-2, Medium Industrial

RM-1, Residential Multi-Family

N

Map A9 Existing Zoning

GODFREY AVE
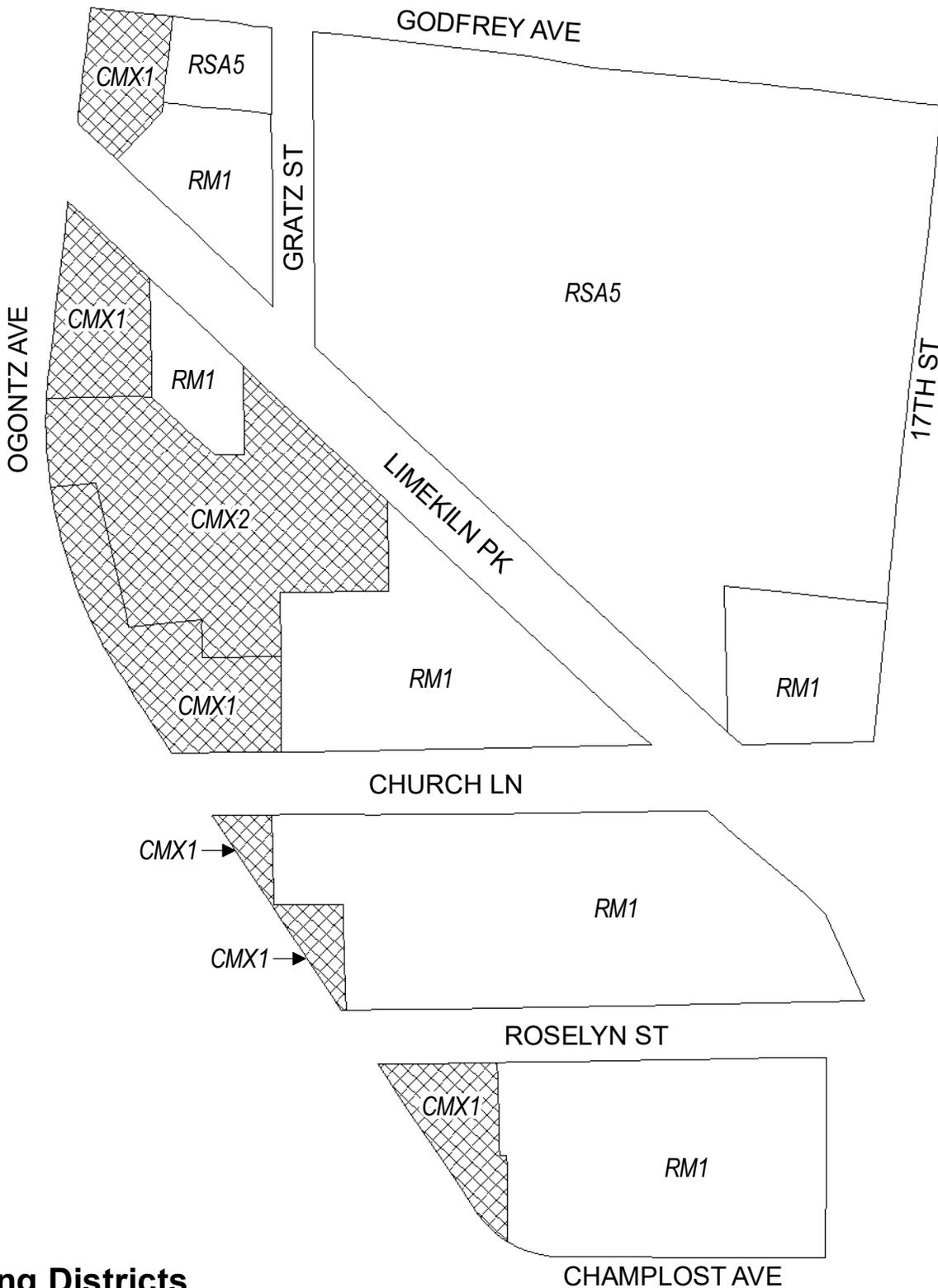
LIMEKILN PK

RM1

CMX2

SPARKS ST

20TH ST

RM1

CMX2

OGONTZ AVE

CMX2

SPENCER AVE

CMX2

RM1

CMX2

CHURCH LN

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia
Map A10 Existing Zoning

GODFREY AVE

CMX1

RSA5

RM1

GRATZ ST

CMX1

RSA5

OGONTZ AVE

RM1

17TH ST

CMX2

LIMEKILN PK

RM1

RM1

CMX1

CHURCH LN

CMX1 →

RM1

CMX1 →

ROSELYN ST
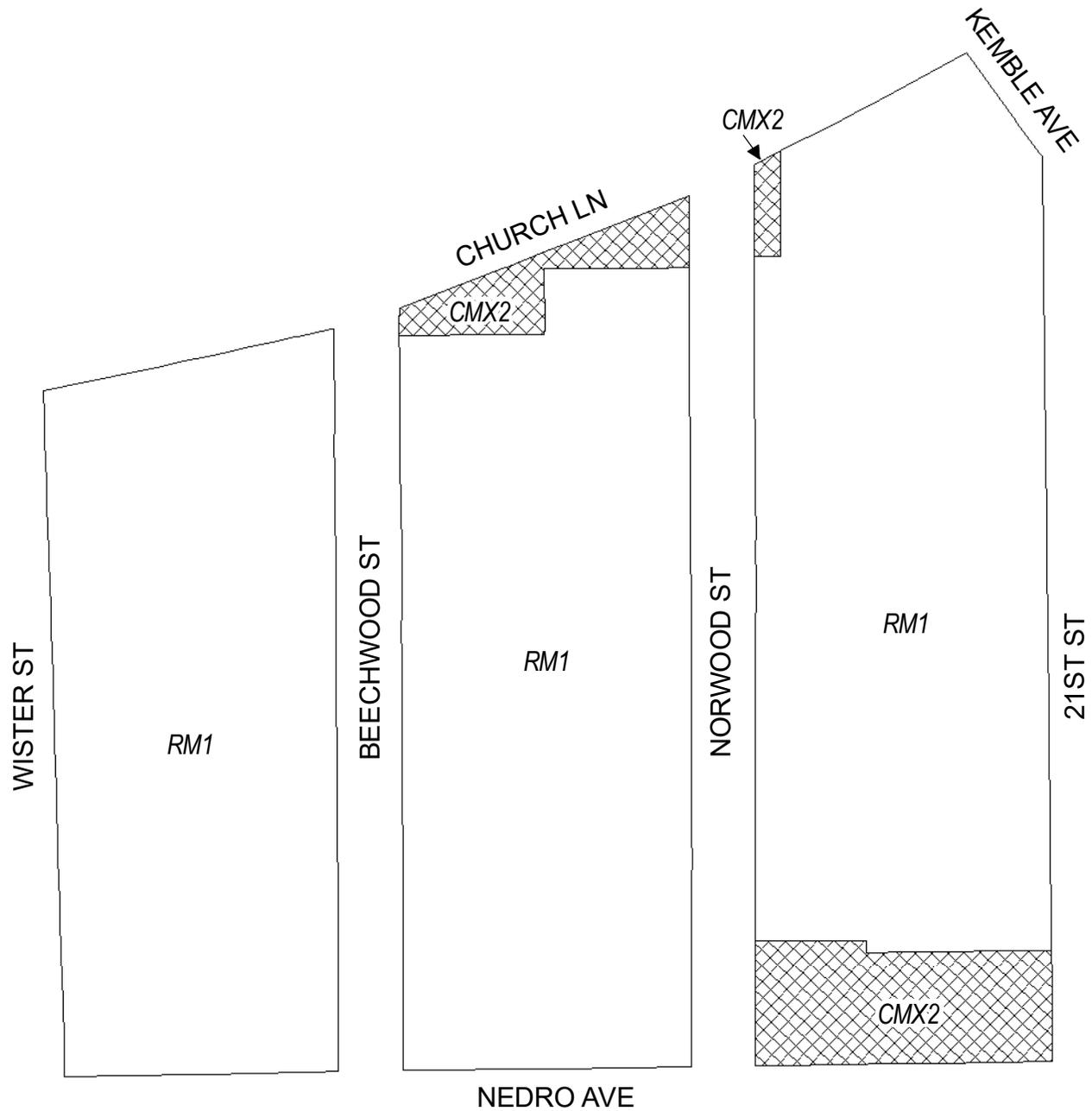
CMX1

RM1

CHAMPLOST AVE

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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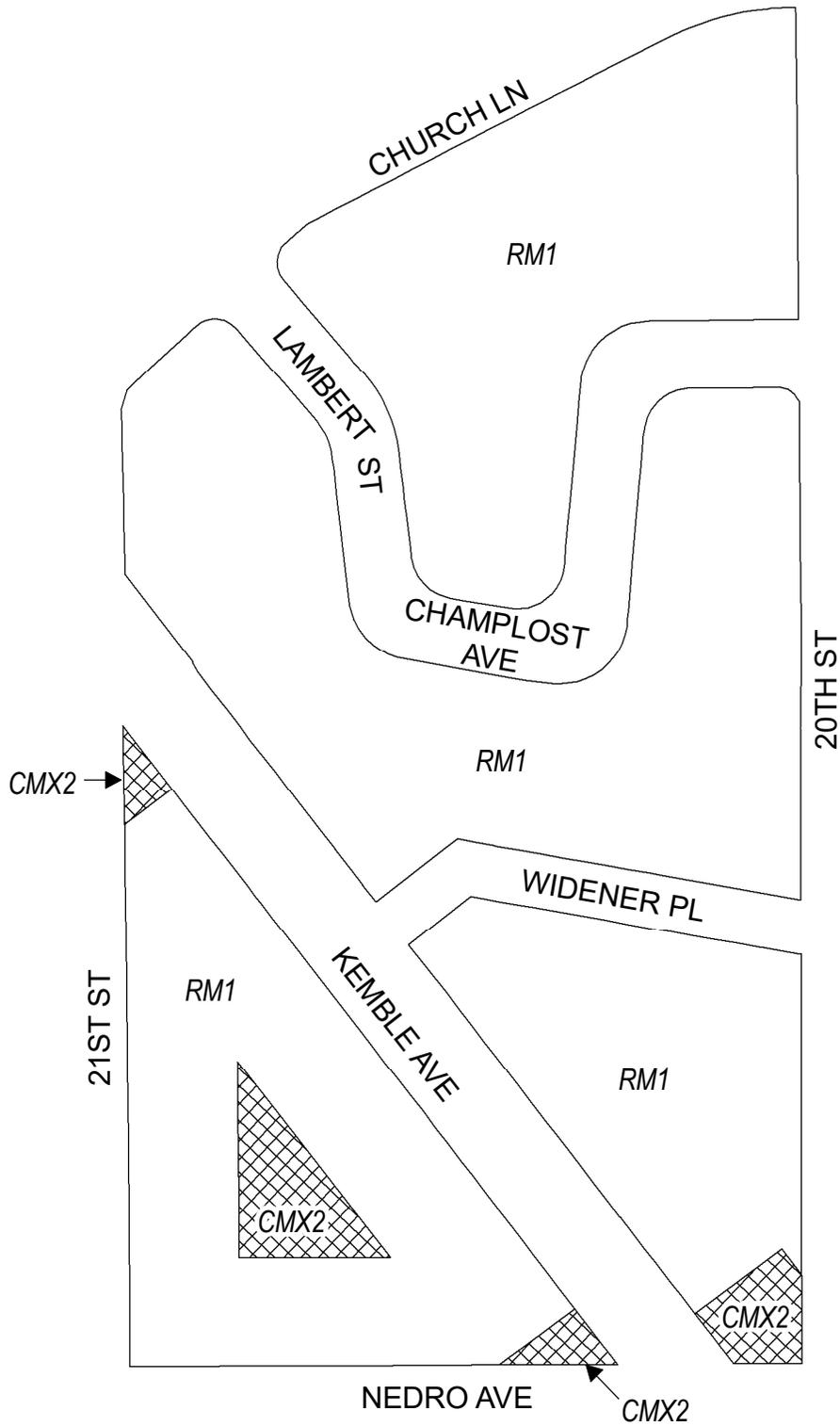
N

Map A11 Existing Zoning

KEMBLE AVE

CMX2

CHURCH LN

CMX2

WISTER ST

BEECHWOOD ST

NORWOOD ST

21ST ST

RM1

RM1

RM1

CMX2

CMX2

NEDRO AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia

Map A12 Existing Zoning

CHURCH LN

RM1

LAMBERT ST

CHAMPLOST AVE

20TH ST

RM1

CMX2 →

WIDENER PL

21ST ST

RM1

KEMBLE AVE

RM1

CMX2

CMX2

NEDRO AVE

← *CMX2*

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia

Map A13 Existing Zoning

CHURCH LN

OPAL ST

20TH ST

19TH ST

RM1

RM1

CHAMPLOST AVE

RM1

NEDRO AVE

Zoning Districts

RM-1, Residential Multi-Family

N

City of Philadelphia

Map A14 Existing Zoning

CHURCH LN

RM1

CMX2

ROSELYN ST

19TH ST

RM1

OGONTZ AVE

CMX2

CHAMPLOST AVE

RM1

CMX2

WIDENER PL

RM1

CMX2

NEDRO AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia
Map A15 Existing Zoning

NEDRO AVE

OGONTZ AVE

CMX1

RSA5

17TH ST

CONLYN ST
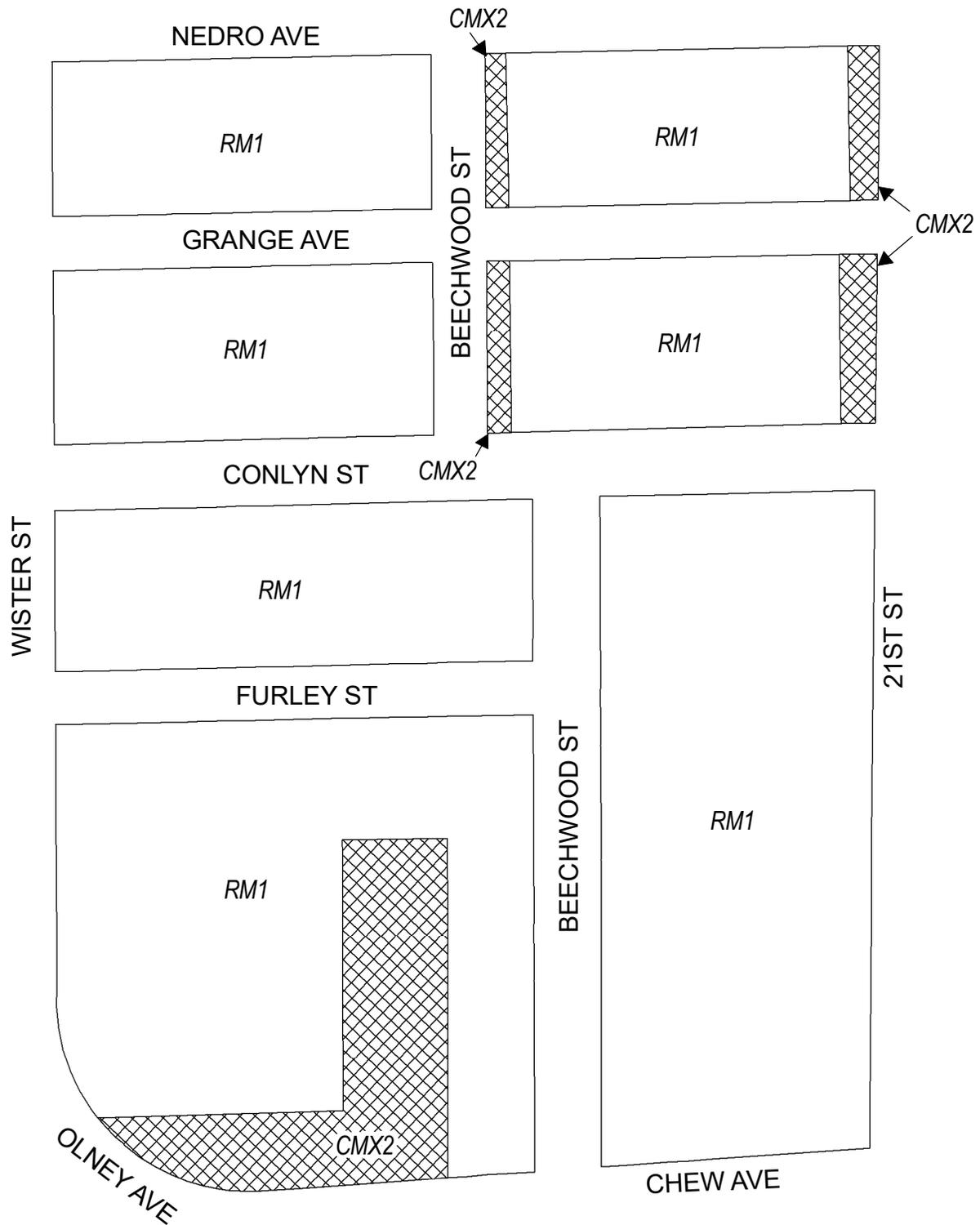
Zoning Districts

CMX-1, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

Map A16 Existing Zoning

NEDRO AVE

CMX2

RM1
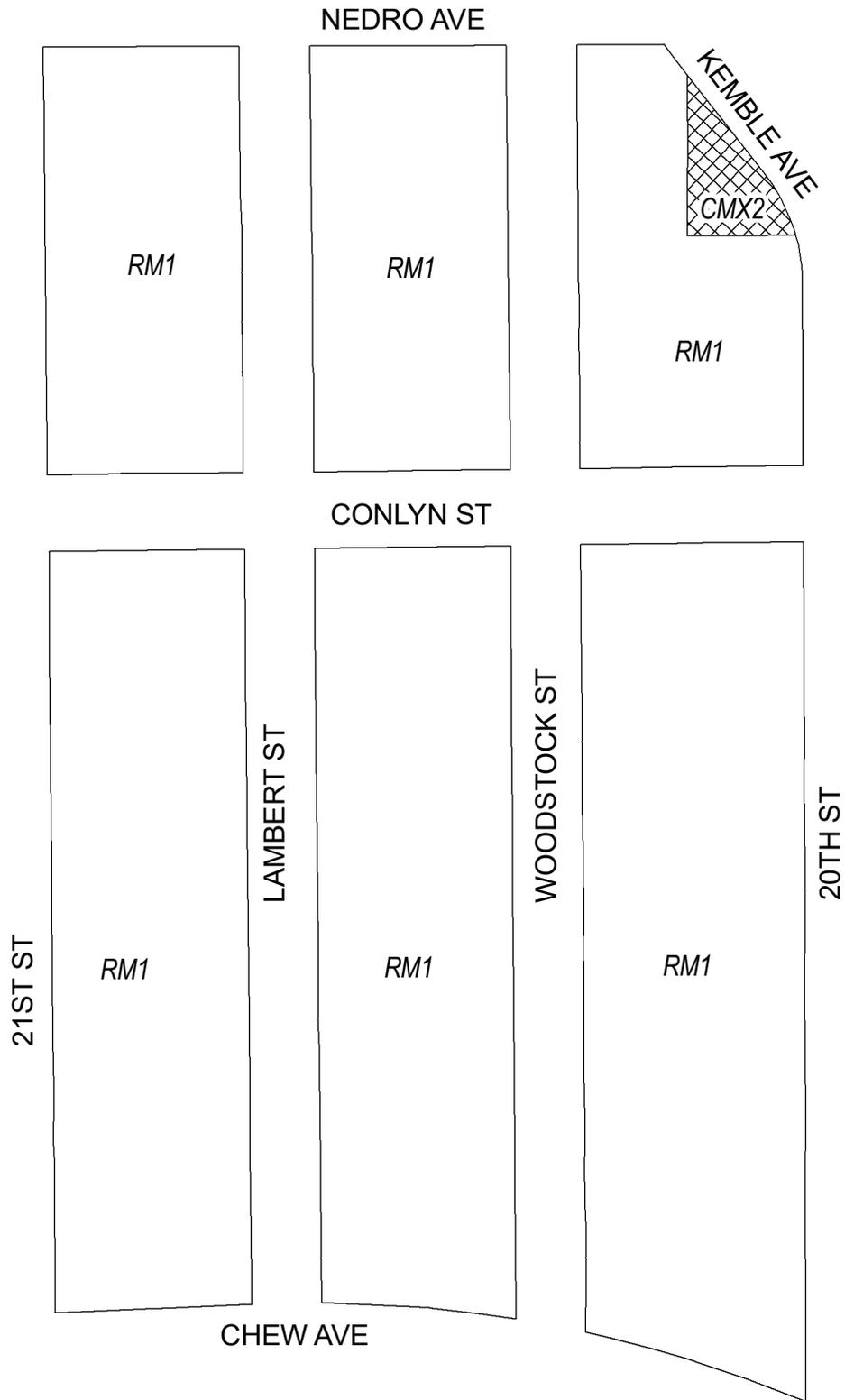
RM1

BEECHWOOD ST

CMX2

GRANGE AVE

RM1

RM1

CMX2

CONLYN ST

CMX2

WISTER ST

RM1

21ST ST

FURLEY ST

RM1

BEECHWOOD ST

RM1

CMX2

OLNEY AVE

CHEW AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia

Map A17 Existing Zoning

NEDRO AVE

KEMBLE AVE

CMX2

RM1

RM1

RM1

CONLYN ST

LAMBERT ST

WOODSTOCK ST

20TH ST

21ST ST

RM1

RM1

RM1

CHEW AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia
Map A18 Existing Zoning

NEDRO AVE

CMX2 →

RM1

RSA2

CONLYN ST

CONLYN ST

CMX2 →

GRANGE AVE

RM1

KEMBLE AVE

OGONTZ AVE

RM4

20TH ST

SPPOA

RM1

19TH ST

RM1

CHEW AVE
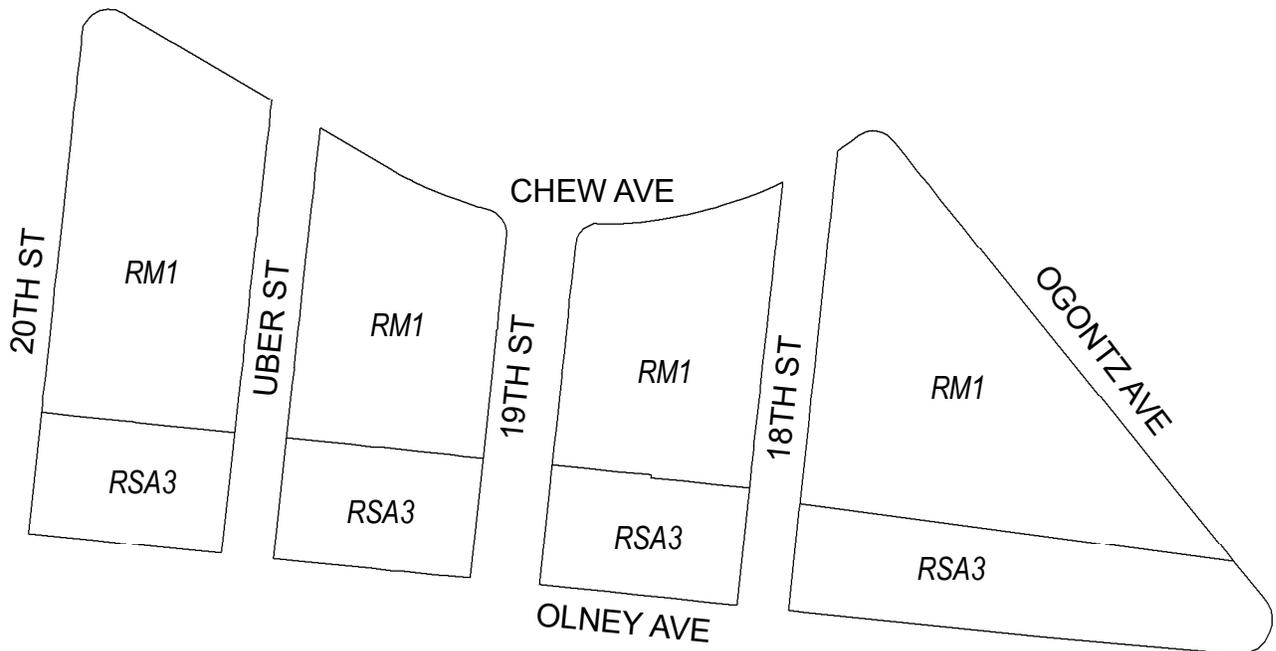
Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1/RM-4, Residential Multi-Family; RSA-2, Residential Single-Family Attached

SP-PO-A, Parks and Open Space

N

City of Philadelphia

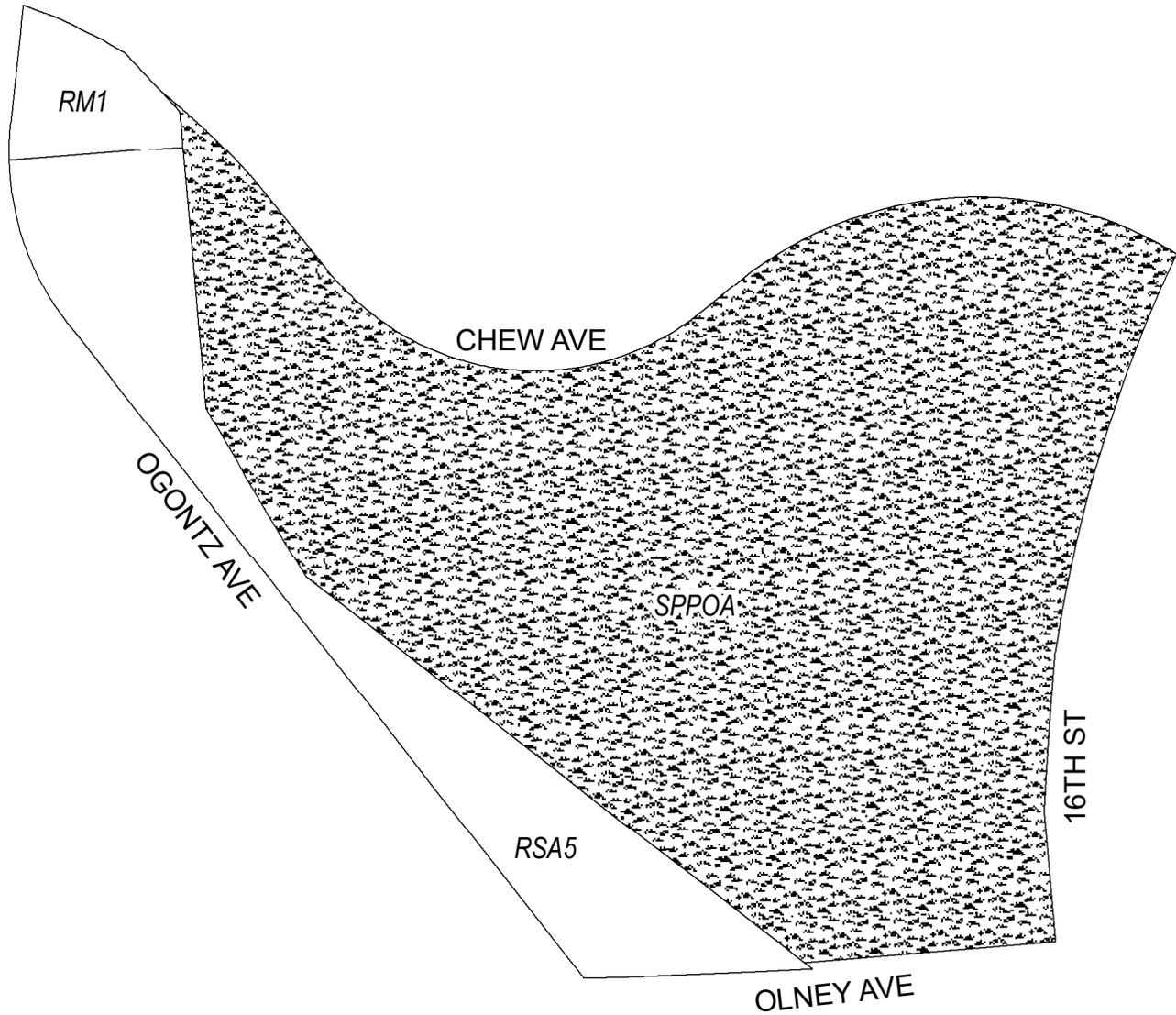# Map A19 Existing Zoning

CHEW AVE

20TH ST

RM1

UBER ST

RM1

19TH ST

RM1

18TH ST

OGONTZ AVE

RM1

RSA3

RSA3

RSA3

RSA3

OLNEY AVE

N

Zoning Districts

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

City of Philadelphia
Map A20 Existing Zoning

RM1

CHEW AVE

OGONTZ AVE

SPPOA

RSA5

16TH ST

OLNEY AVE
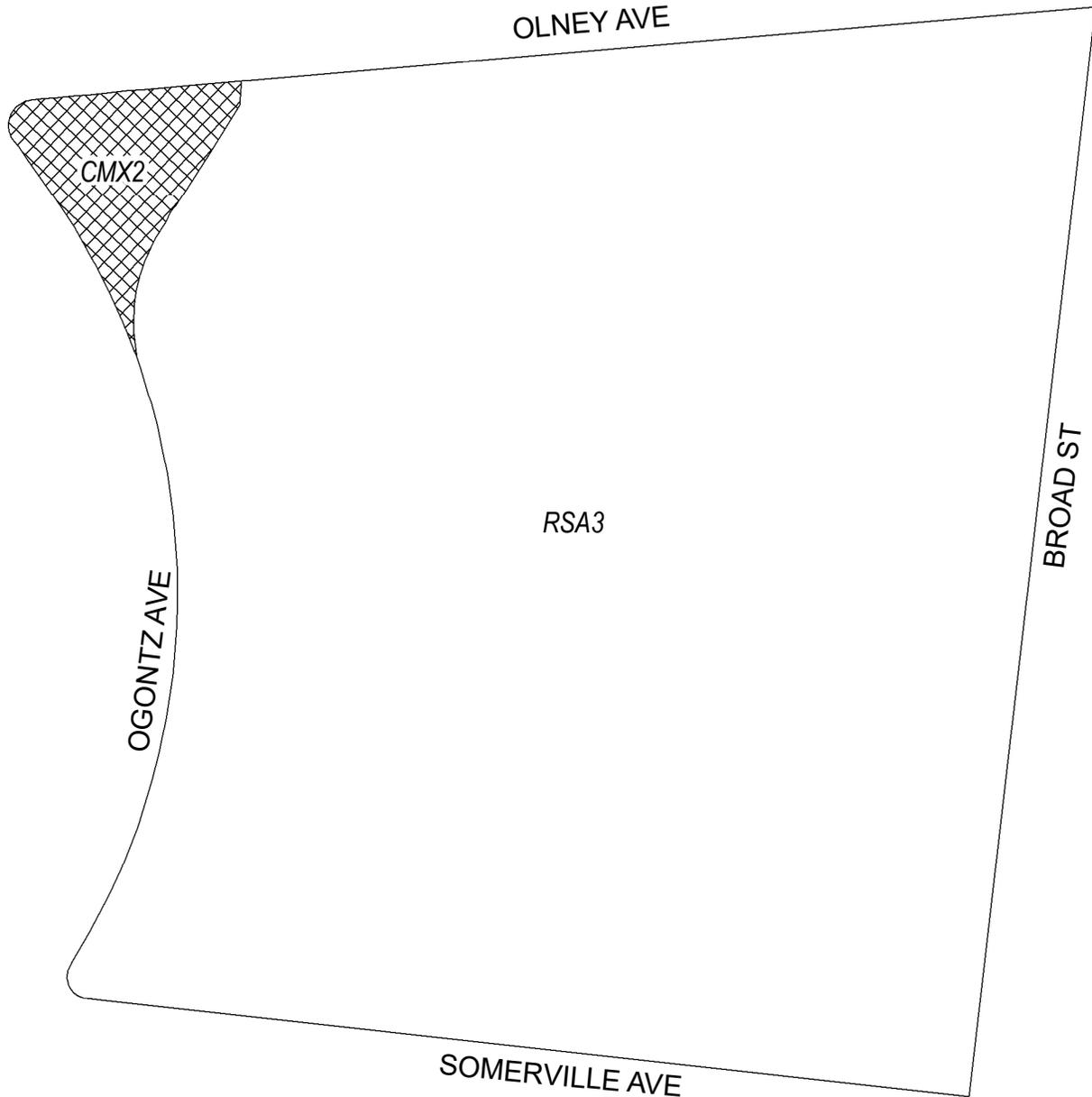
Zoning Districts

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

SP-PO-A, Parks and Open Space

N

City of Philadelphia
Map A21 Existing Zoning

OLNEY AVE

CMX2

RSA3

OGONTZ AVE

BROAD ST

SOMERVILLE AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

RSA-3, Residential Single-Family Attached

N

City of Philadelphia

Map A22 Existing Zoning

SOMERVILLE AVE

SYDENHAM ST

RM1

RM1

RSA3

RM1

RSA3

RSA3

RM1

RM3

RSA3

FISHER AVE

16TH ST

RM1

SYDENHAM ST

RM1

15TH ST

RSA3

CARLISLE ST

RSA3

BROAD ST

DUNCANNON AVE
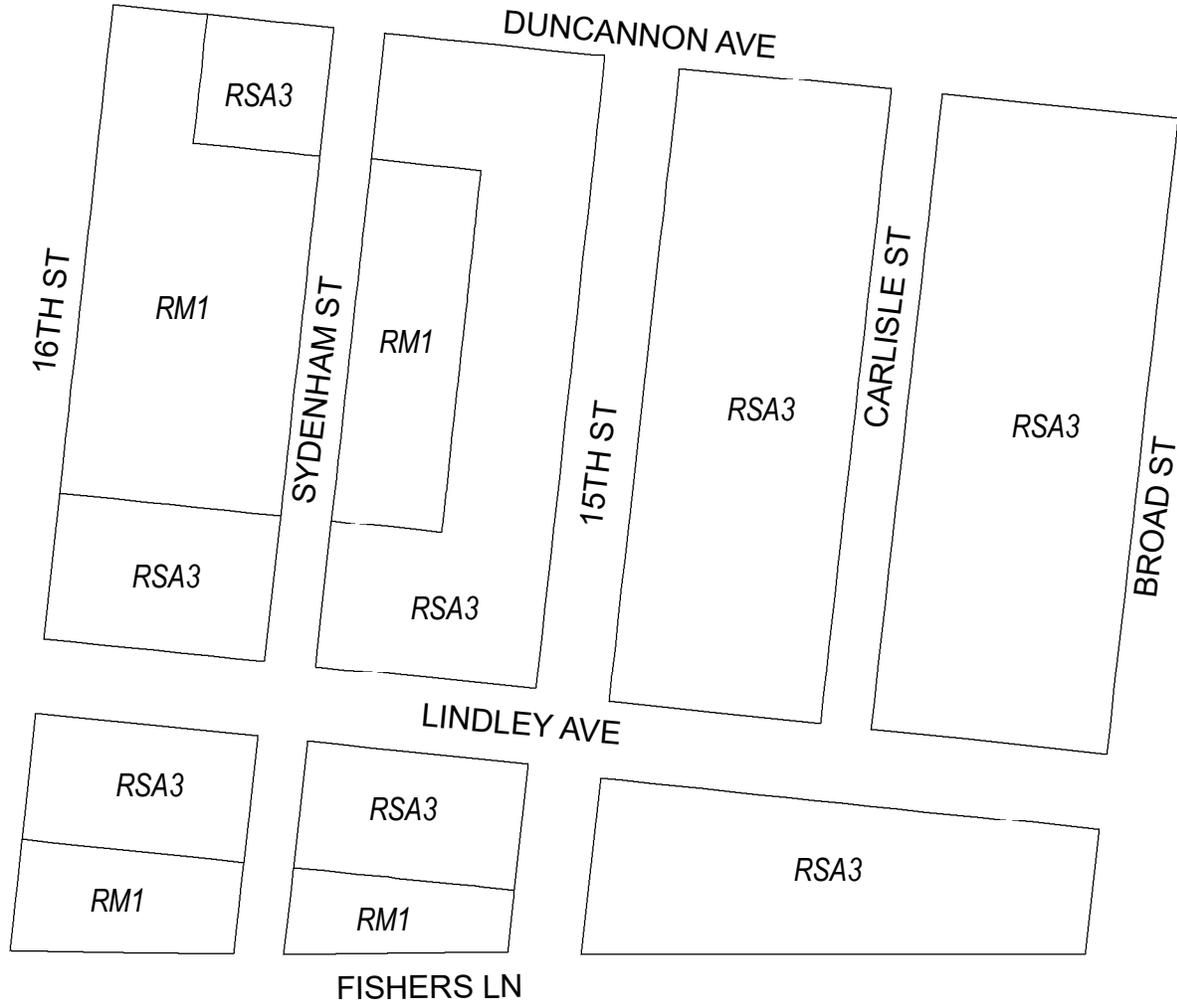
Zoning Districts

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

N

Map A23 Existing Zoning

DUNCANNON AVE

RSA3

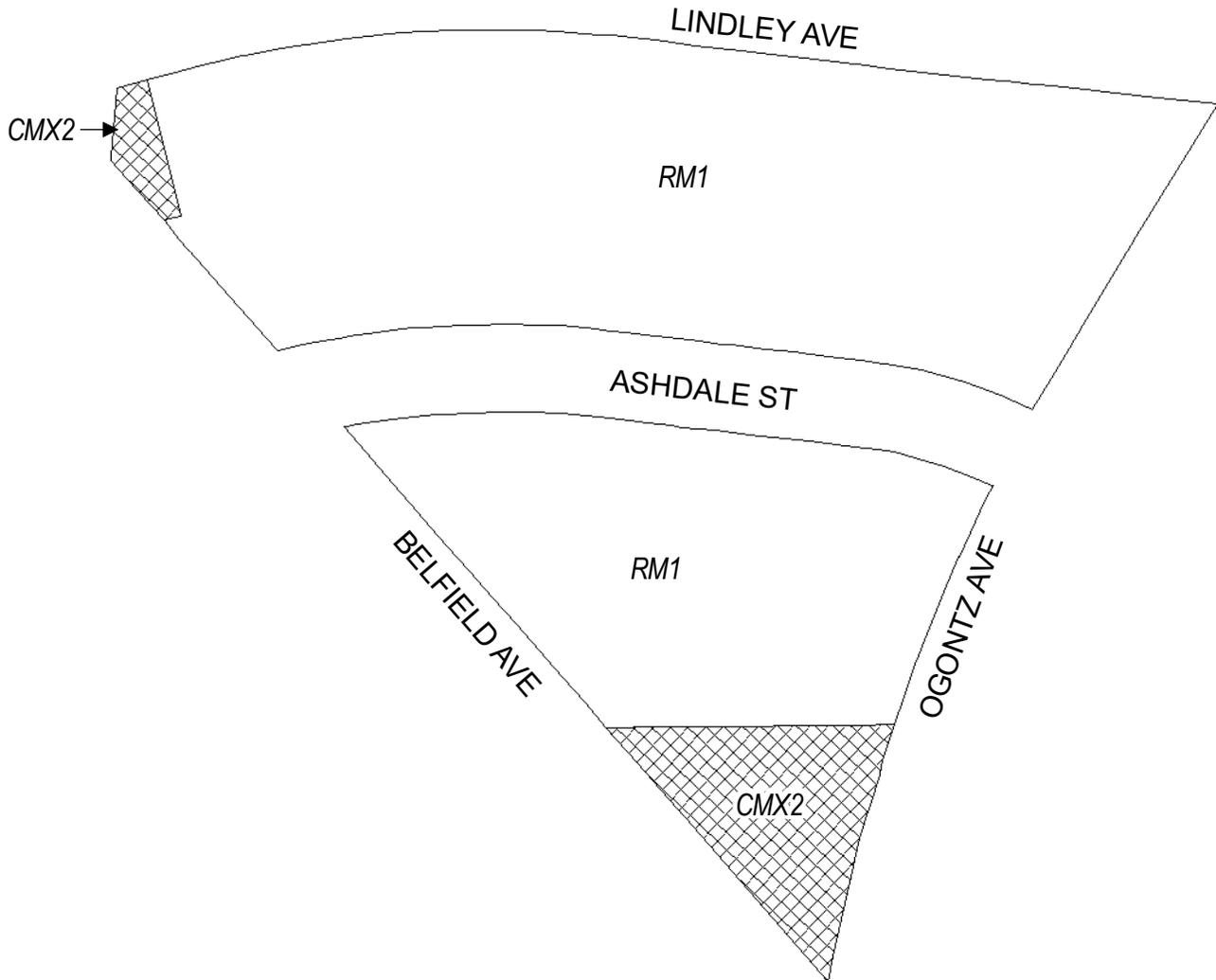16TH ST

RM1

SYDENHAM ST

RM1

15TH ST

RSA3

RSA3

CARLISLE ST

RSA3

RSA3

BROAD ST

RSA3

LINDLEY AVE

RSA3

RSA3

RSA3

RM1

RM1

RSA3

FISHERS LN

Zoning Districts

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

N

City of Philadelphia

Map A24 Existing Zoning

LINDLEY AVE

CMX2 →

RM1

ASHDALE ST

BELFIELD AVE

RM1

OGONTZ AVE

CMX2

Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family

N

City of Philadelphia

Map B1 Proposed Zoning

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia
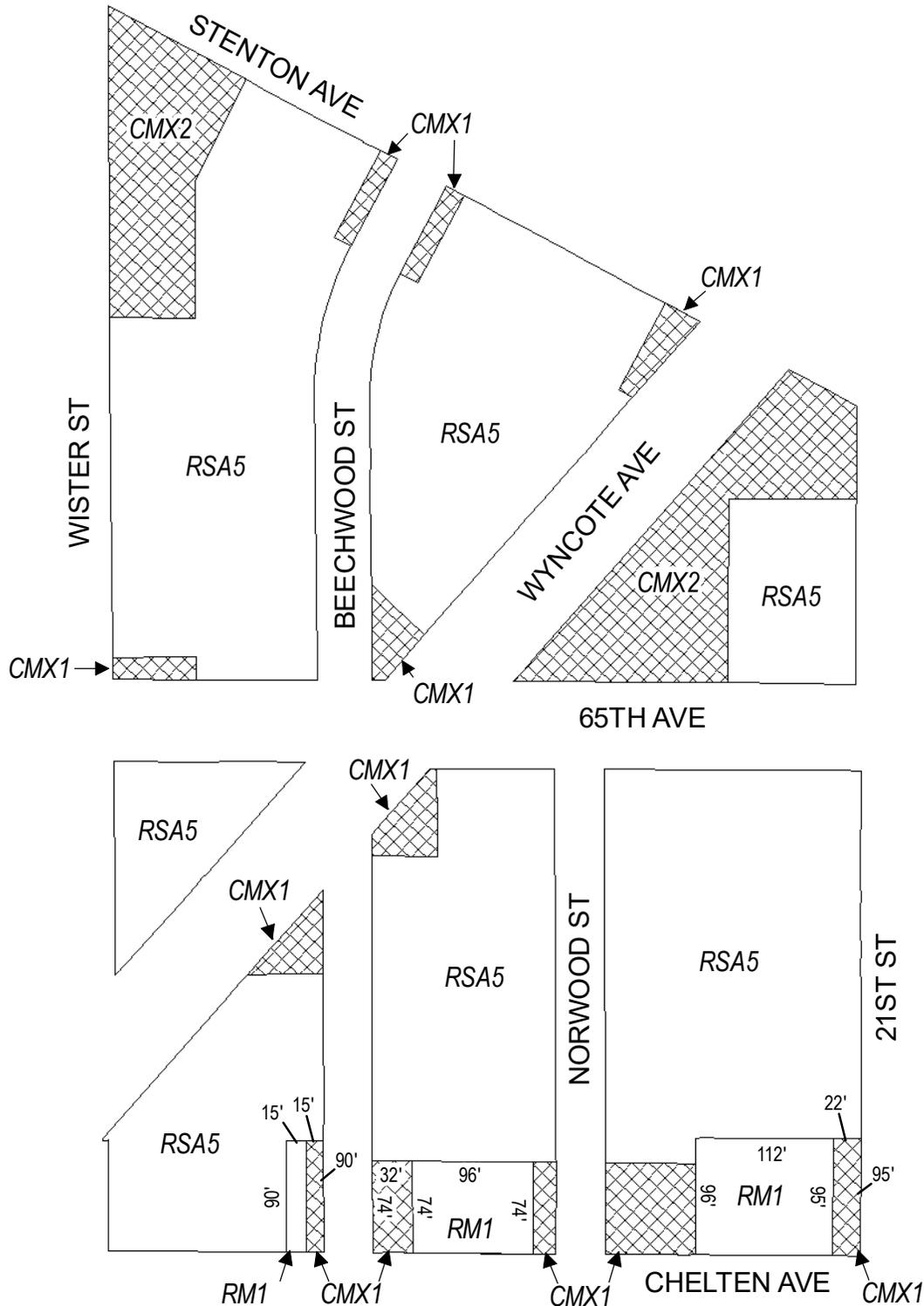
Map B2 Proposed Zoning
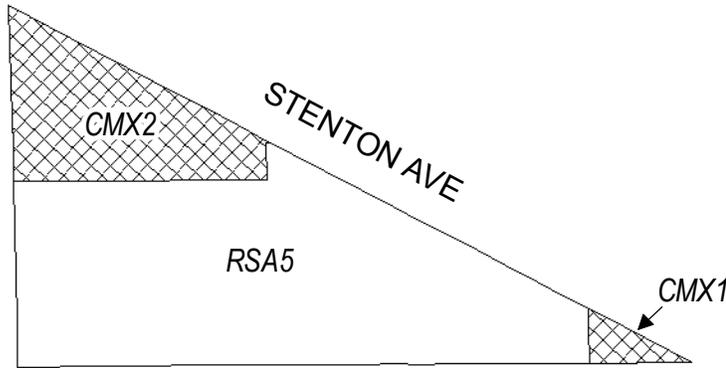

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

City of Philadelphia

Map B3 Proposed Zoning

CMX2

CMX1

CHELTEN AVE

28' | 82'
70'
28' | RM1 | 100' | CMX2
30' | 110'

RM1 | 100' | CMX1
80'
80'

RM1 | 97'
97'
23'

BEECHWOOD ST

NORWOOD ST

RSA5

RSA5

RSA3

RSA5

CMX1

MEDARY AVE

WISTER ST

RSA5

RSA5

RSA5

21ST ST

LAVEER ST

RM1

GODFREY AVE

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia

Map B4 Proposed Zoning

CHELTEN AVE

RM1

RM1

80'
RM1

CMX1

100'

101'

RSA3

RSA5

RSA5

RSA5

LAMBERT ST

WOODSTOCK ST

MEDARY AVE

RSA5

RSA5

RSA5

21ST ST

LIMEKILN PK

LAVEER ST

CMX2

RSA5

GODFREY AVE

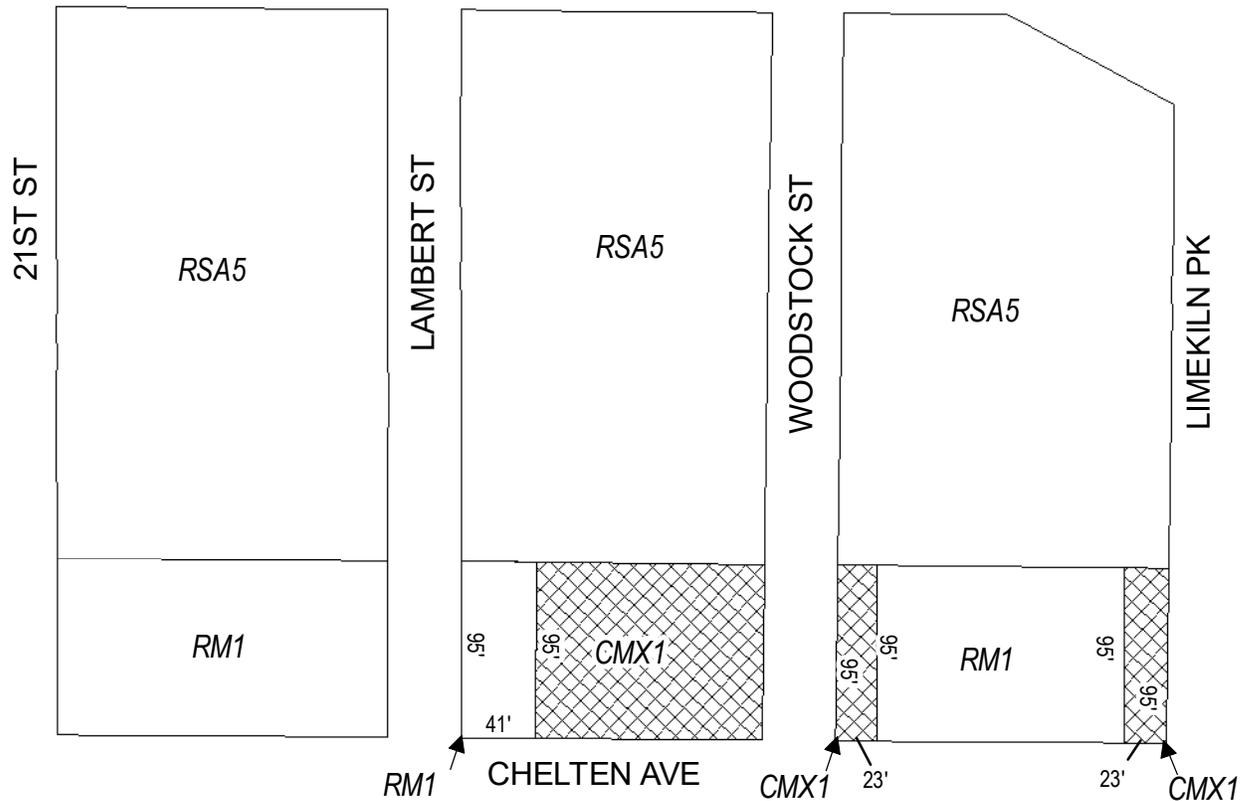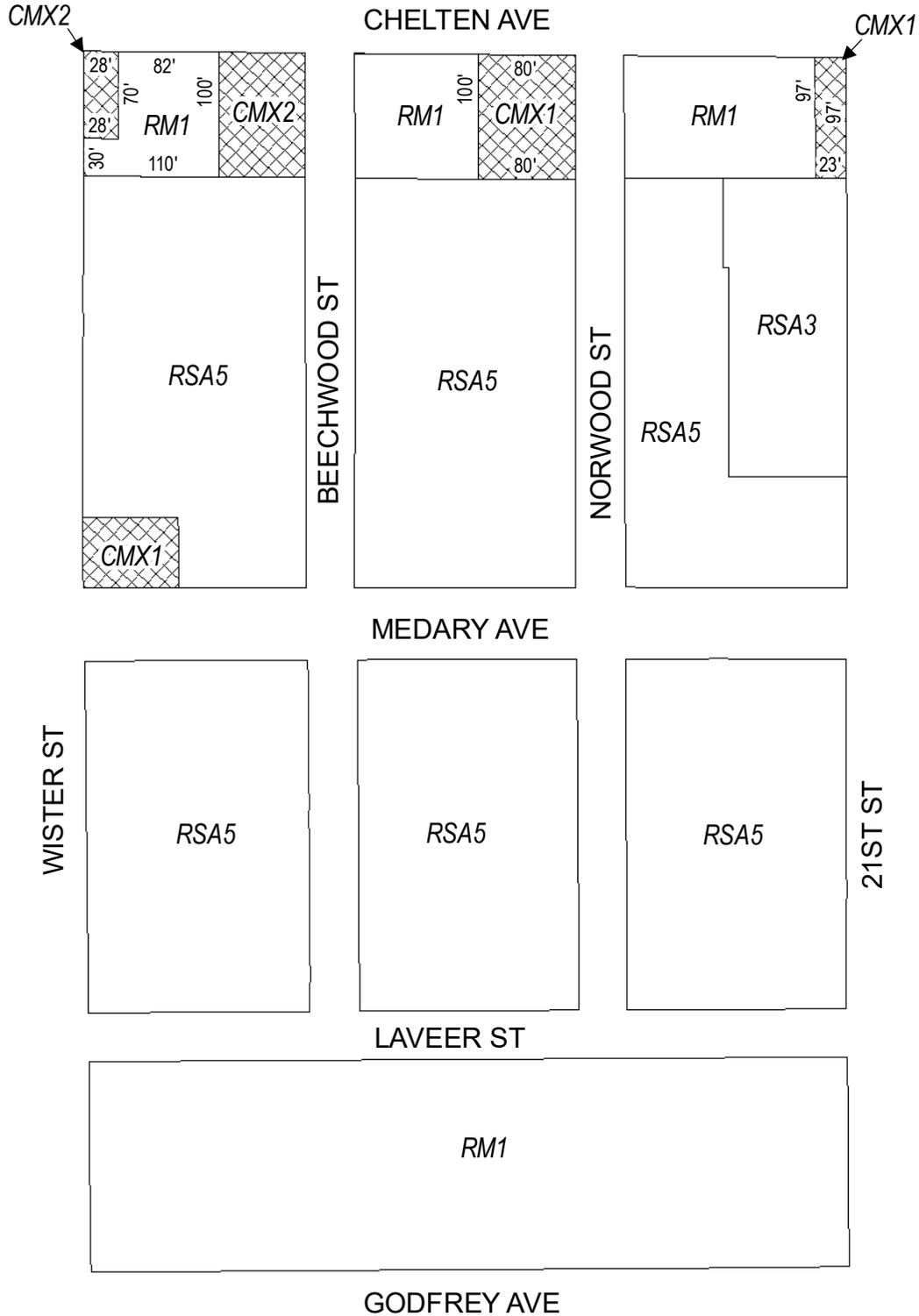## Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

Map B5 Proposed Zoning
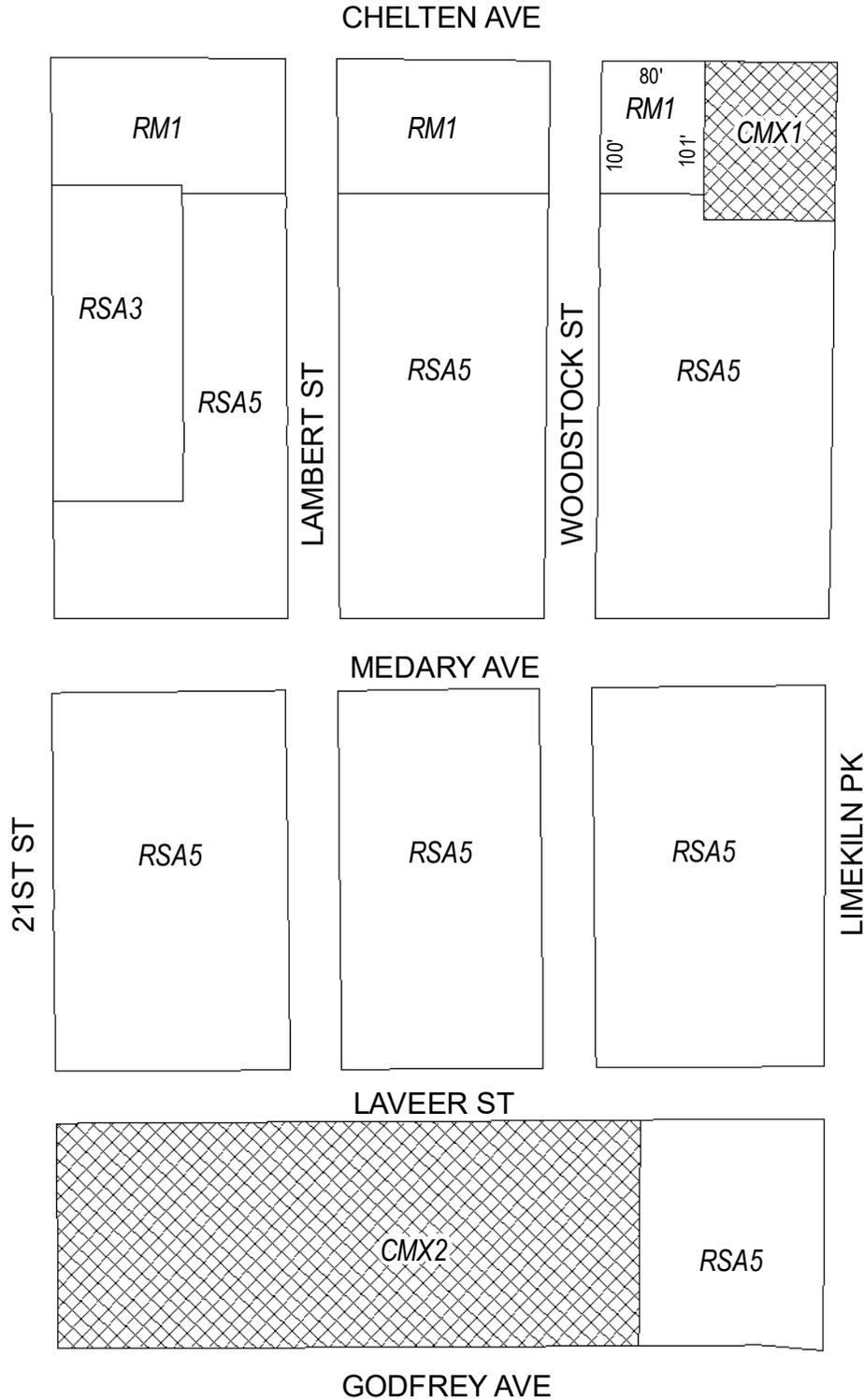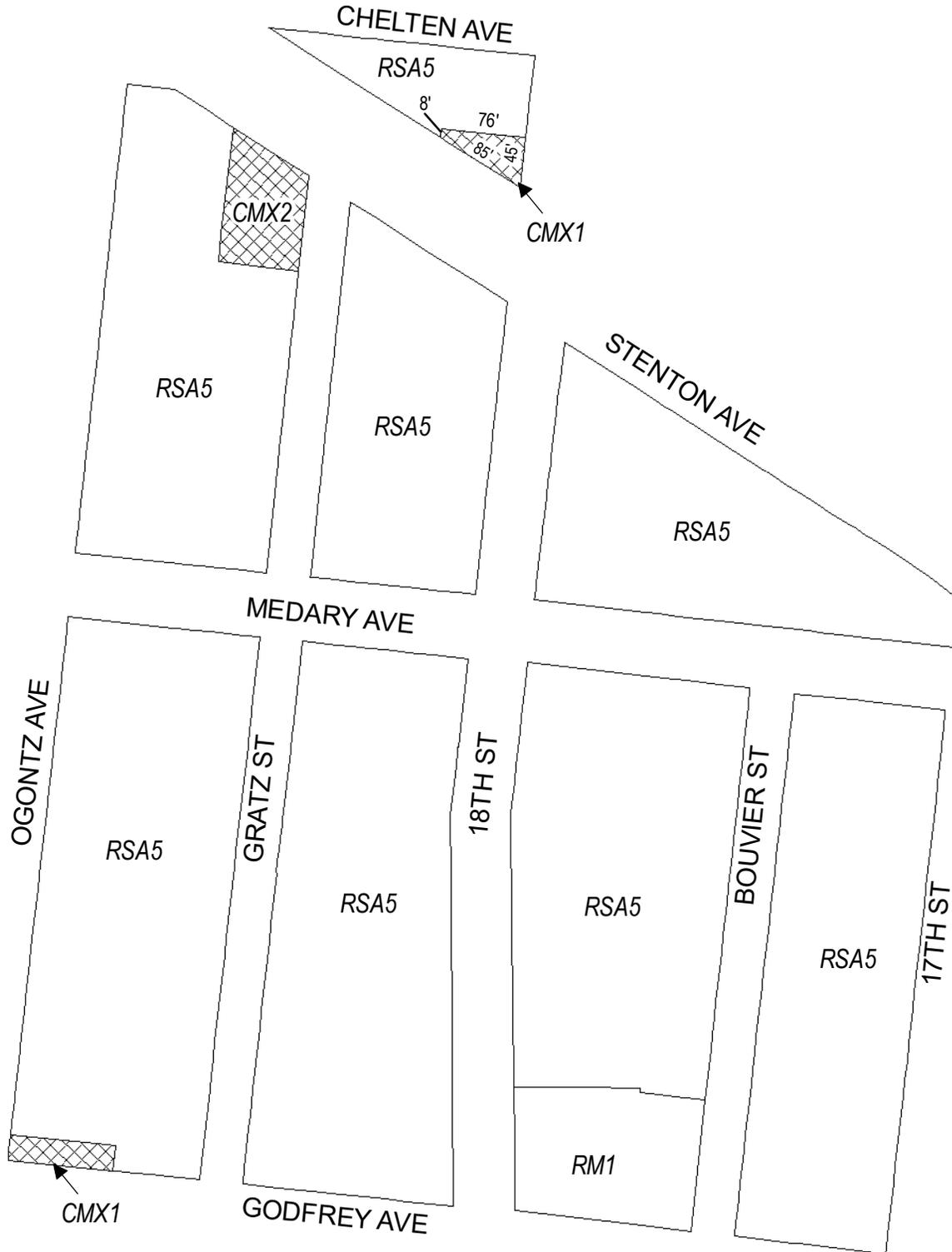

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

Map B6 Proposed Zoning

Zoning Districts

⧄ CMX-1/CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia

Map B7 Proposed Zoning

GODFREY AVE

RSA5

RSA5

RSA5

RSA5

90'

CMX2

380'

90'

WISTER ST

BEECHWOOD ST

21ST ST

SPENCER AVE

RSA5

RSA5

RSA5

NORWOOD ST

CHURCH LN

Zoning Districts

CMX-2, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

City of Philadelphia
Map B8 Proposed Zoning

GODFREY AVE

CMX1

RSA5

178'

334'

CMX2

80'

155'

80'

CMX2

RSA5

LAMBERT ST

RSA3

RSA5

WOODSTOCK ST

112'

80'

RSA5

112'

127'

140'

CMX2

61'

RSA3

40'

61'

115'

96'

70'

RSA5

96'

20TH ST

CMX1

SPENCER AVE

21ST ST

RSA5

RSA5

RSA5

67'

60'

64'

19'

CHURCH LN

47'

31'

36'

CMX1

CMX1 →

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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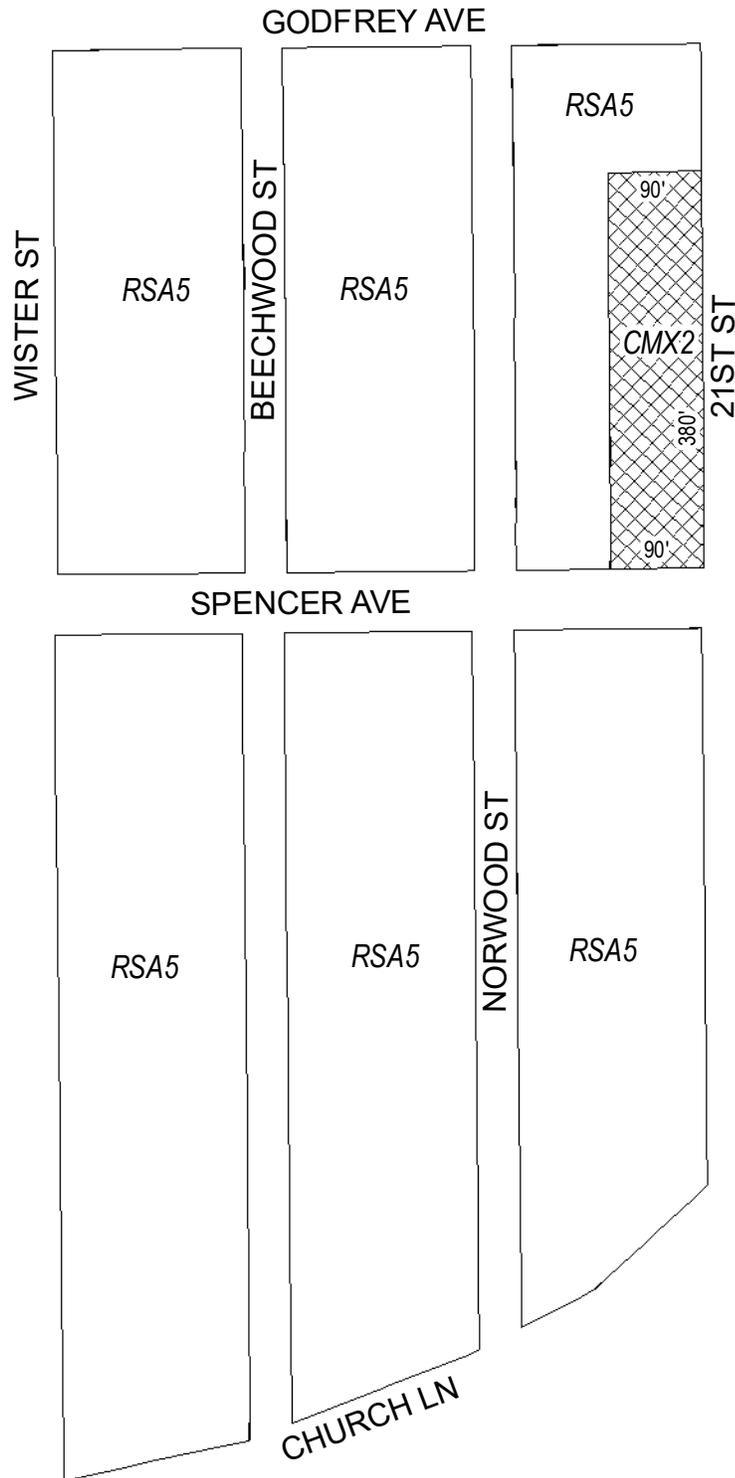
N

City of Philadelphia

Map B9 Proposed Zoning
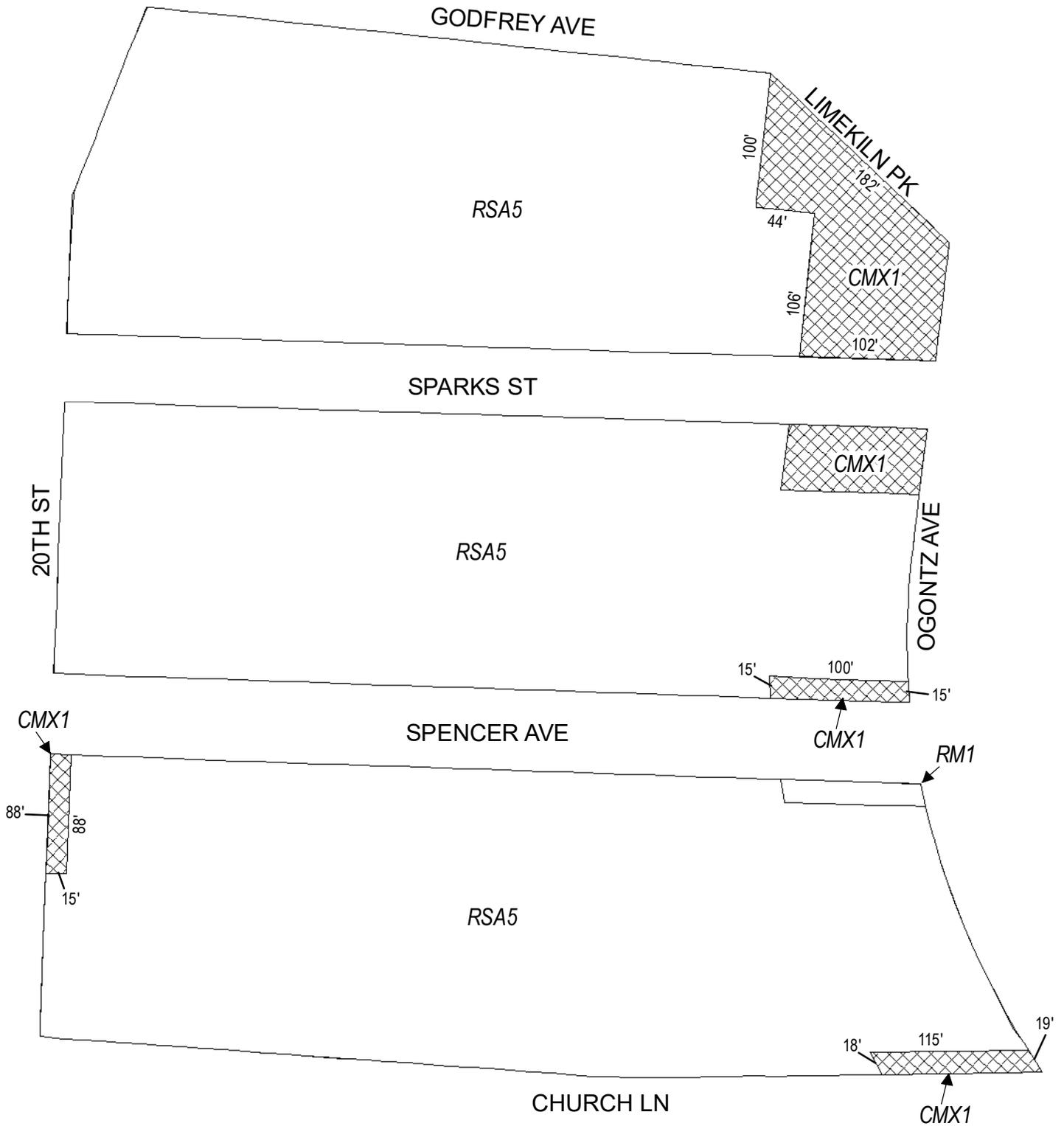
Zoning Districts

CMX-1, Commercial Mixed-Use

RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
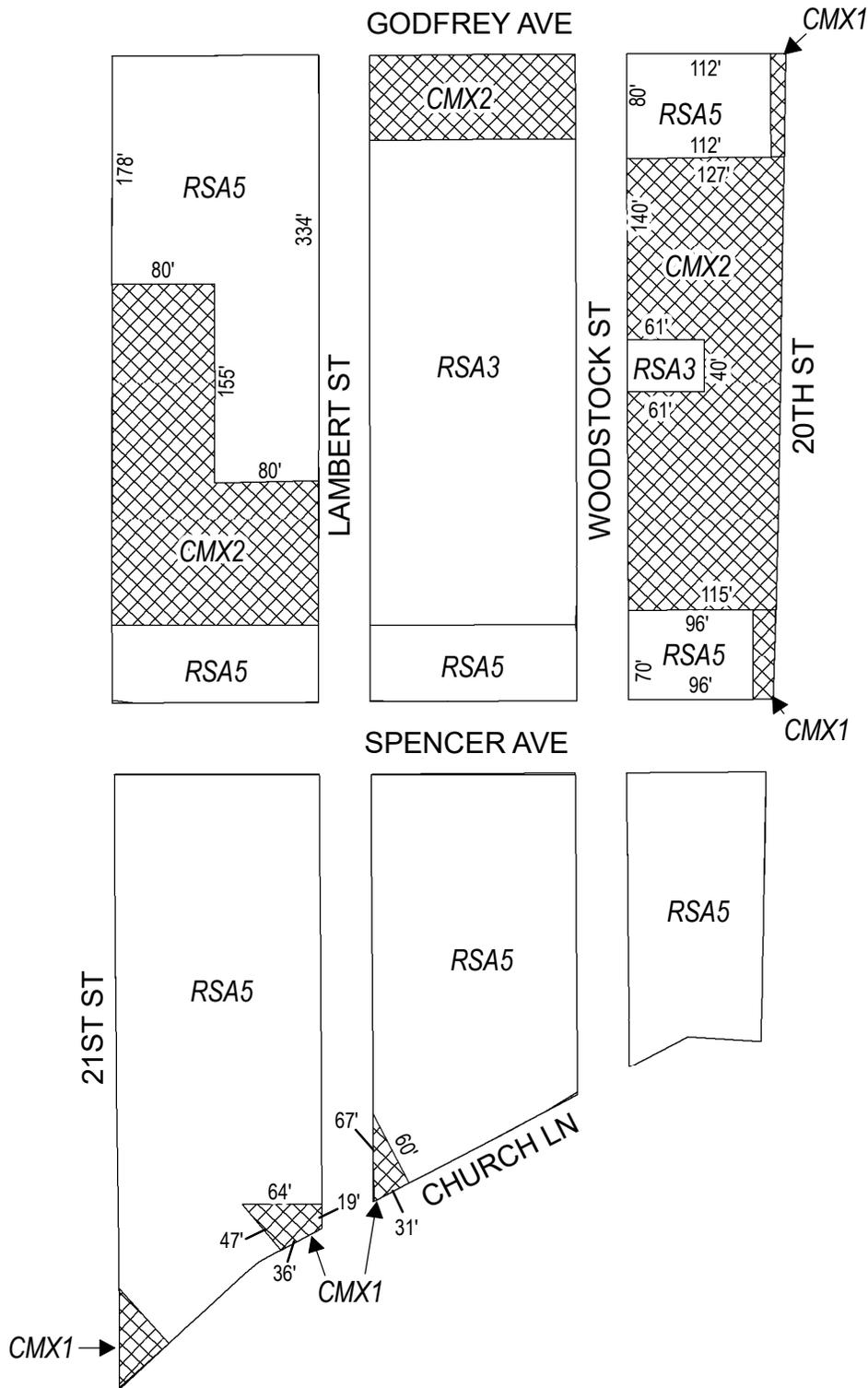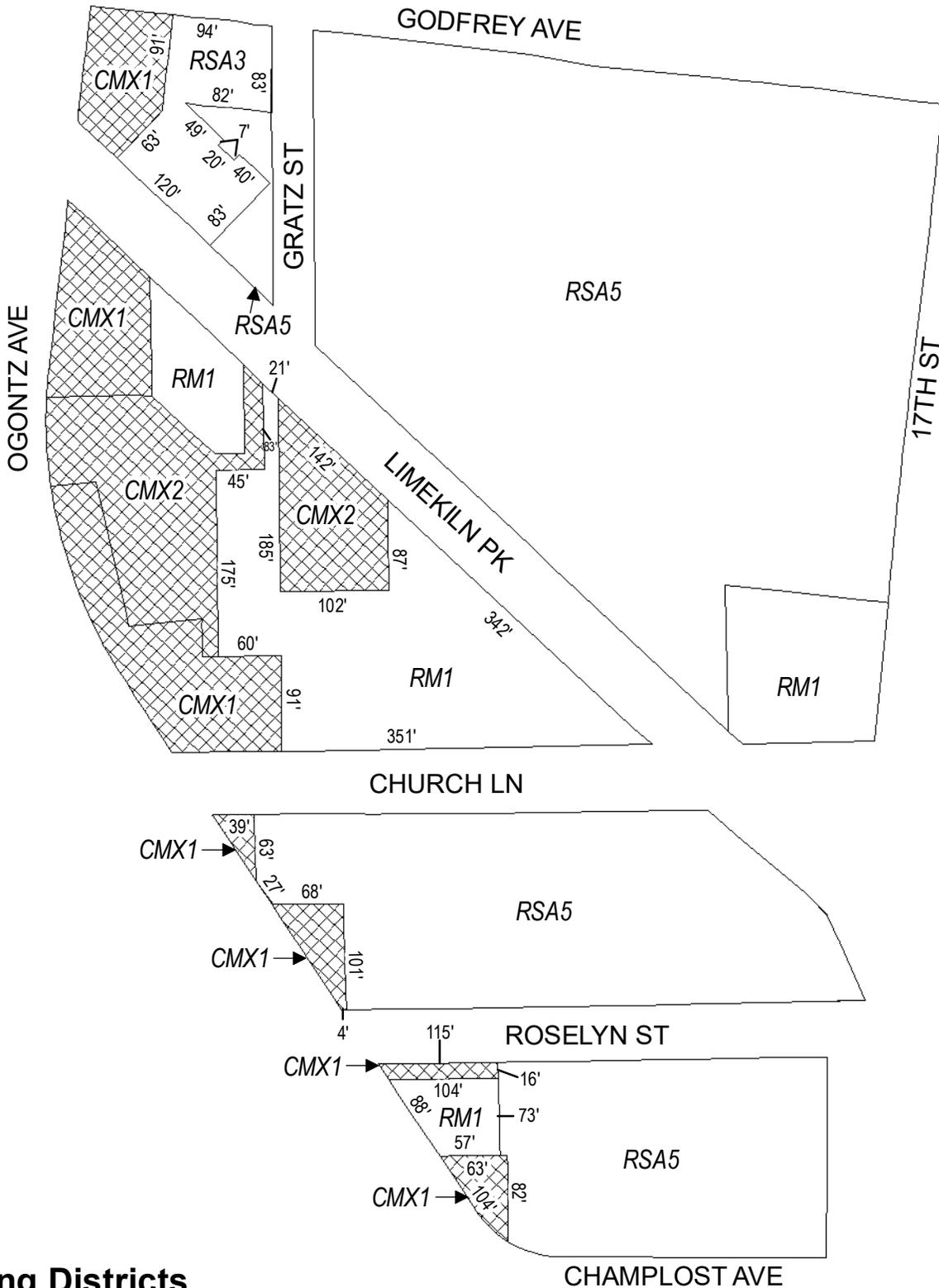
Map B10 Proposed Zoning

GODFREY AVE

94'
RSA3
83'
CMX1
82'
7'
49'
20' 40'
63'
120'
83'

GRATZ ST

RSA5

17TH ST

CMX1

OGONTZ AVE

RM1
21'

83'

CMX2
45'
142'
CMX2
185'
87'
102'

LIMEKILN PK

175'

342'

60'

CMX1
91'

RM1

RM1

351'

CHURCH LN

39'
CMX1 →
63'
27'
68'
CMX1 →
101'

RSA5

4'
ROSELYN ST
115'
CMX1 →
104'
16'
88'
RM1
73'
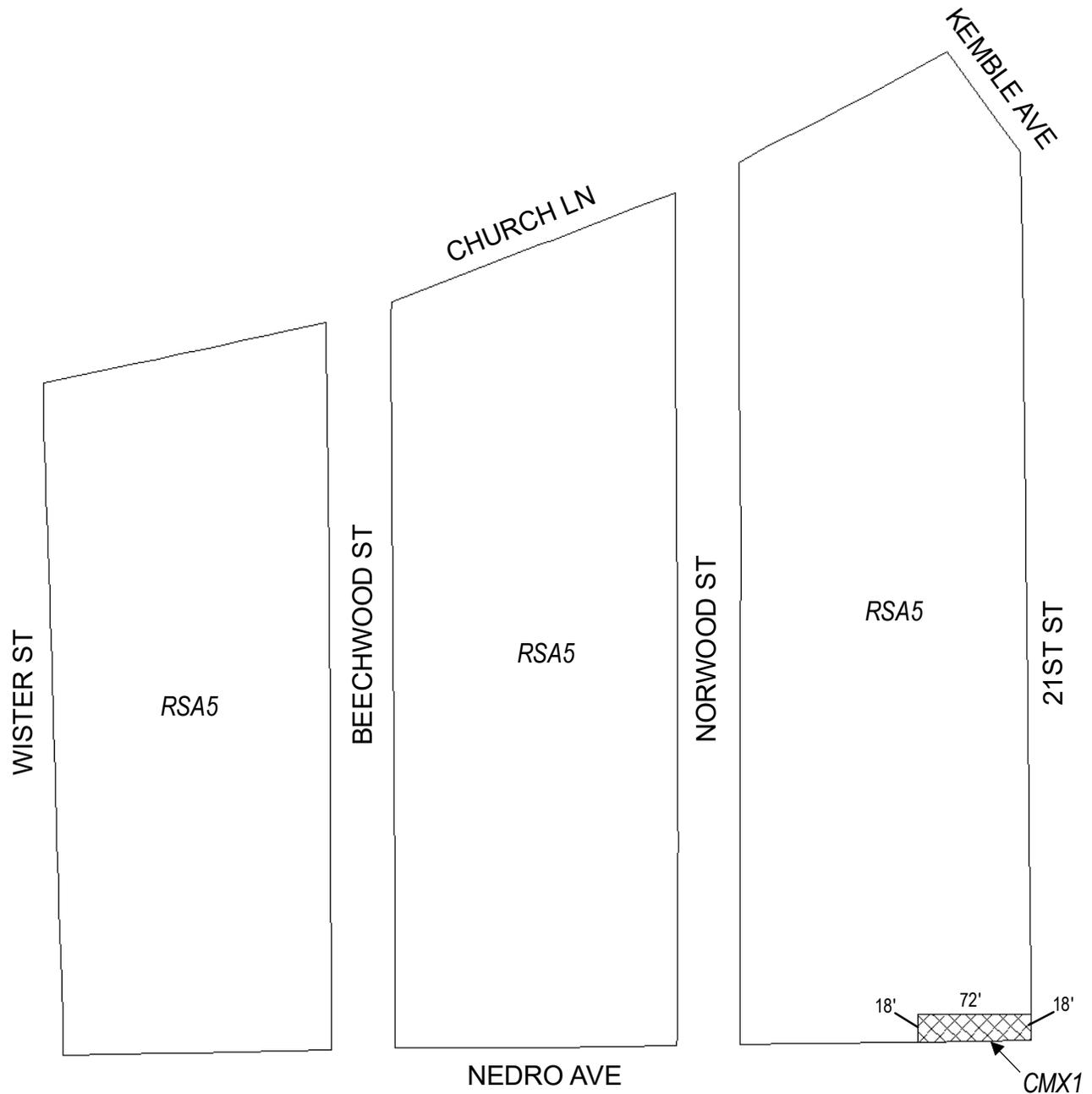57'
RSA5
63'
CMX1 →
104'
82'

CHAMPLOST AVE

Zoning Districts

CMX-1/CMX-2, Commercial Mixed-Use

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

N

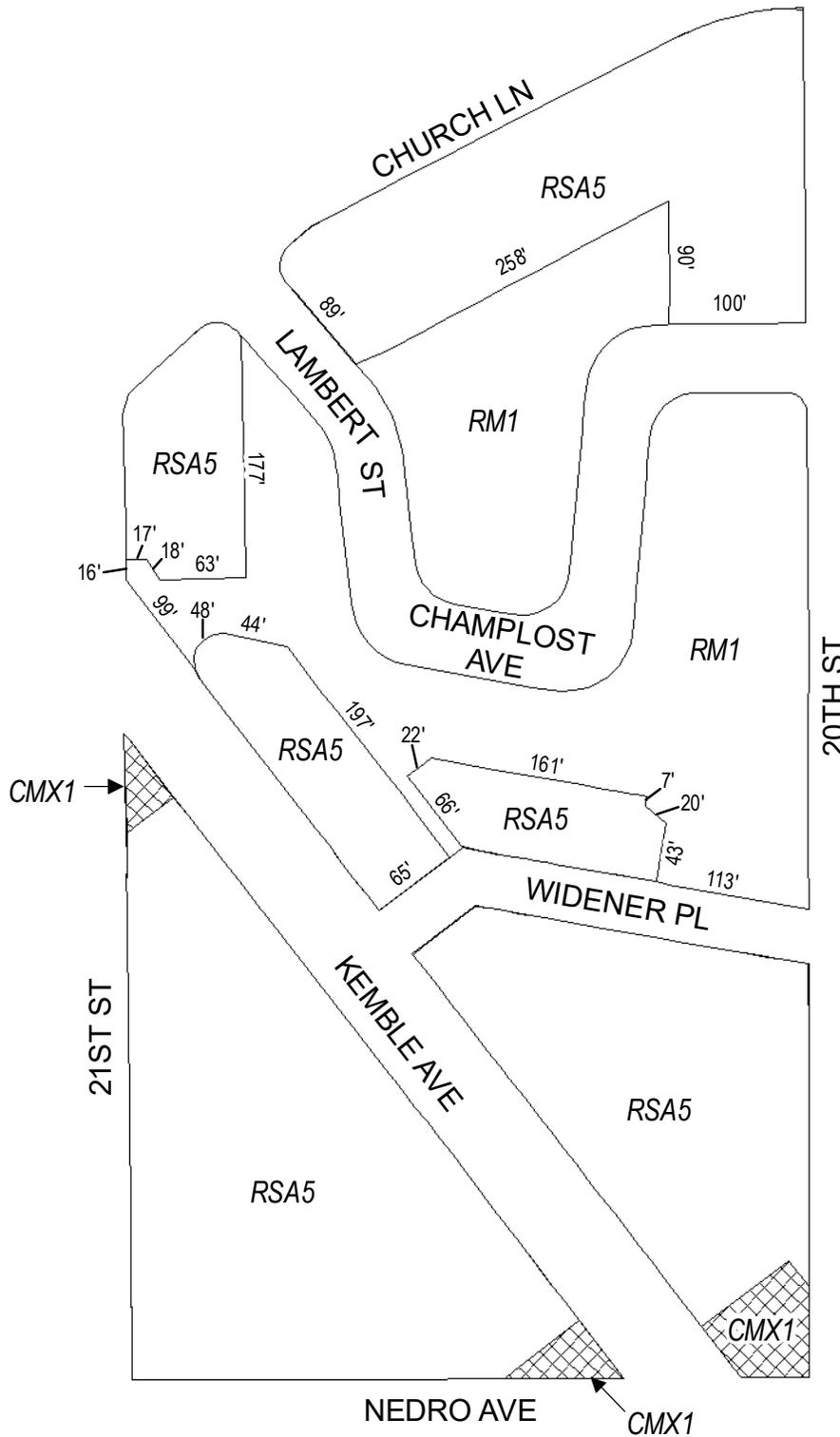# Map B11 Proposed Zoning

KEMBLE AVE

CHURCH LN

WISTER ST

BEECHWOOD ST

NORWOOD ST

21ST ST

RSA5

RSA5

RSA5

18' 72' 18'

CMX1

NEDRO AVE

Zoning Districts

CMX-1, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

City of Philadelphia

Map B12 Proposed Zoning

CHURCH LN

RSA5

25.8'

90'

89'

100'

RSA5

177'

RM1

17'
18'
63'
16'

99'

48'
44'

CHAMPLOST AVE

RM1

LAMBERT ST

20TH ST

197'

RSA5

22'

161'

7'

66'

RSA5

20'

CMX1

65'

43'

113'

WIDENER PL

21ST ST

KEMBLE AVE

RSA5

RSA5

RSA5

CMX1

NEDRO AVE

CMX1

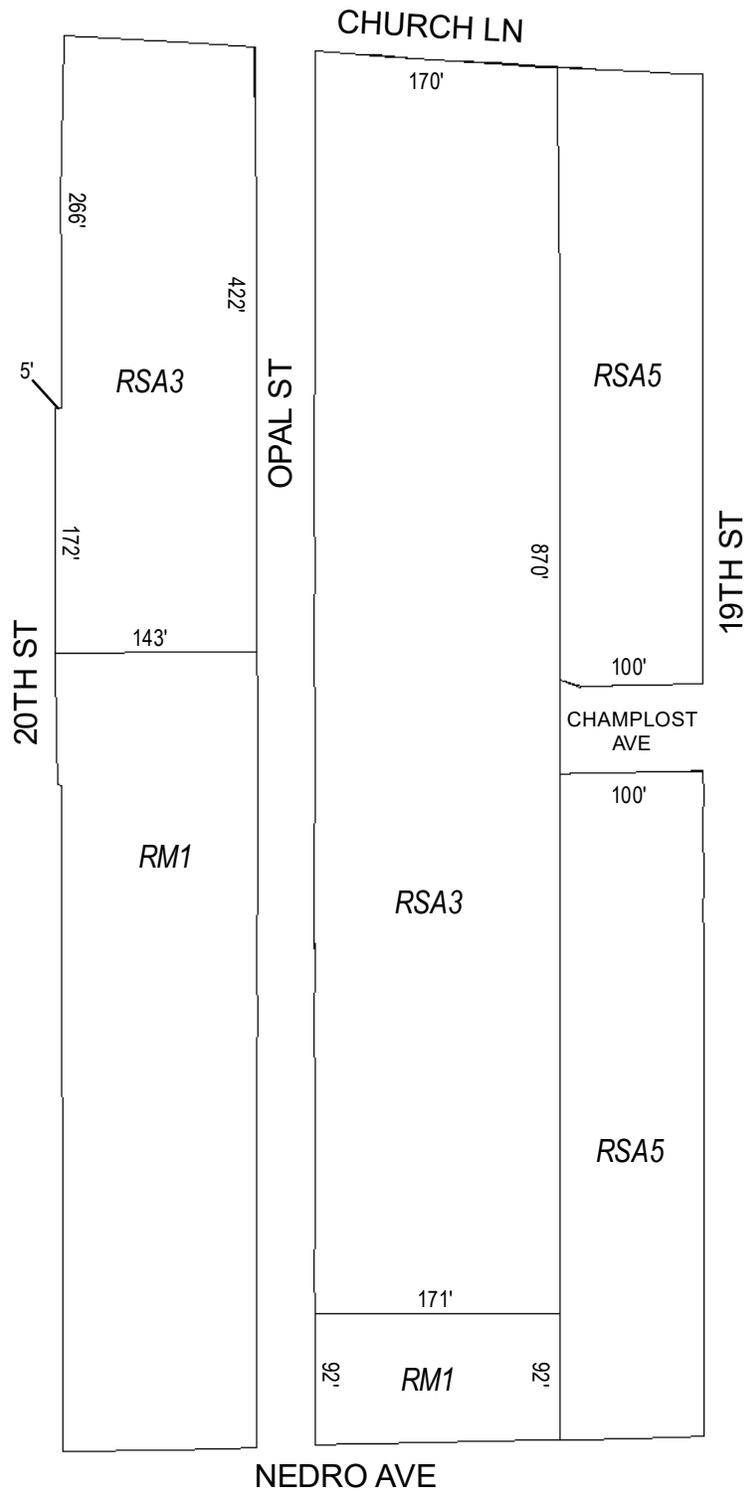## Zoning Districts

CMX-1, Commercial Mixed-Use

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

N

Map B13 Proposed Zoning

CHURCH LN
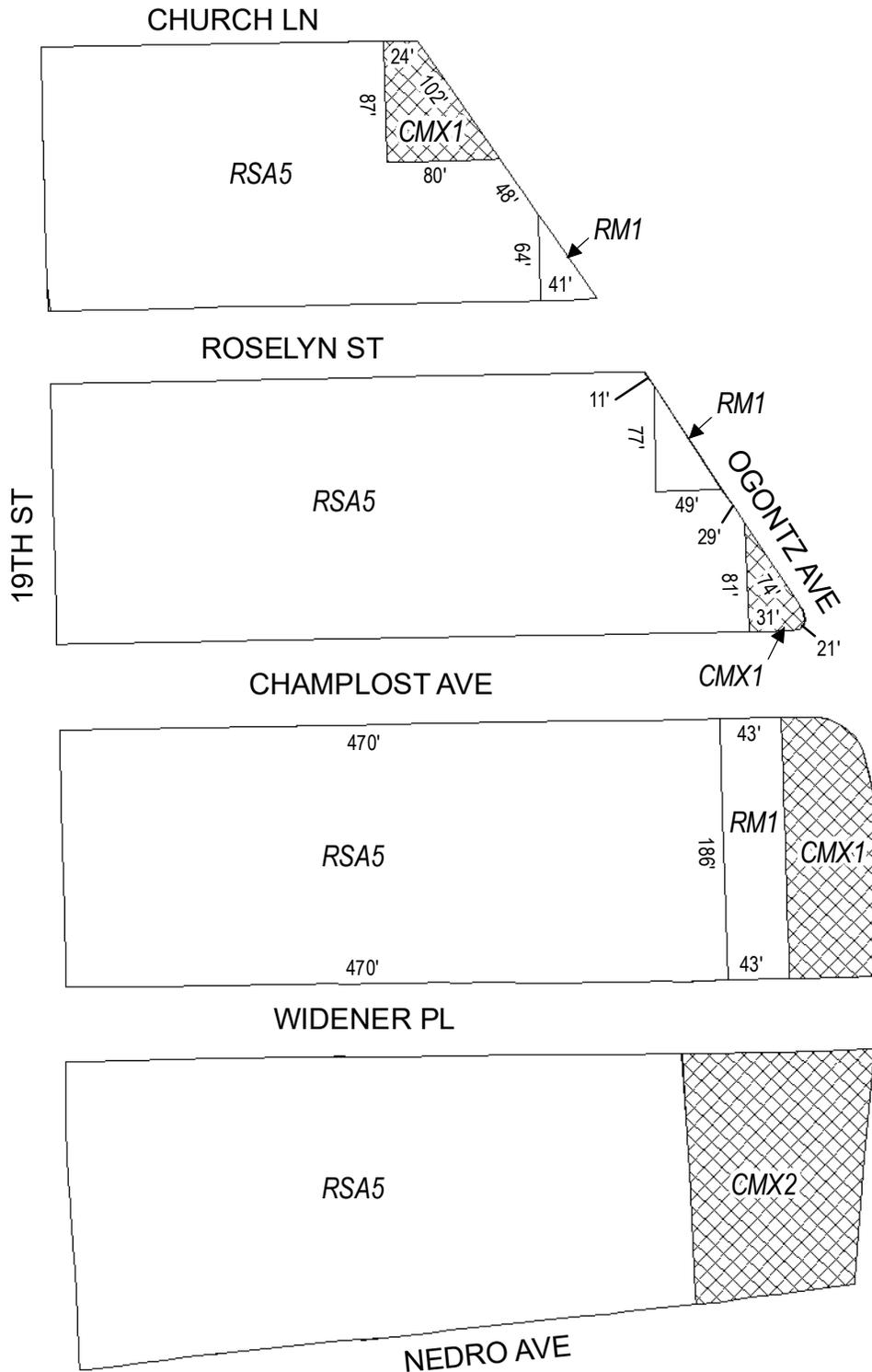
170'

266'

422'

5'

RSA3

OPAL ST

RSA5

172'

19TH ST

87.0'

143'

100'

20TH ST

CHAMPLOST AVE

100'

RM1

RSA3

RSA5

171'

92'

92'

RM1

NEDRO AVE

Zoning Districts

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

N

Map B14 Proposed Zoning

CHURCH LN

24'

102'

87'

CMX1

RSA5

80'

48'

RM1

64'

41'

ROSELYN ST

11'

RM1

77'

RSA5

49'

29'

OGONTZ AVE

81'

74'

31'

21'

19TH ST

CMX1

CHAMPLOST AVE

470'

43'

RM1

186'

CMX1

RSA5

470'

43'

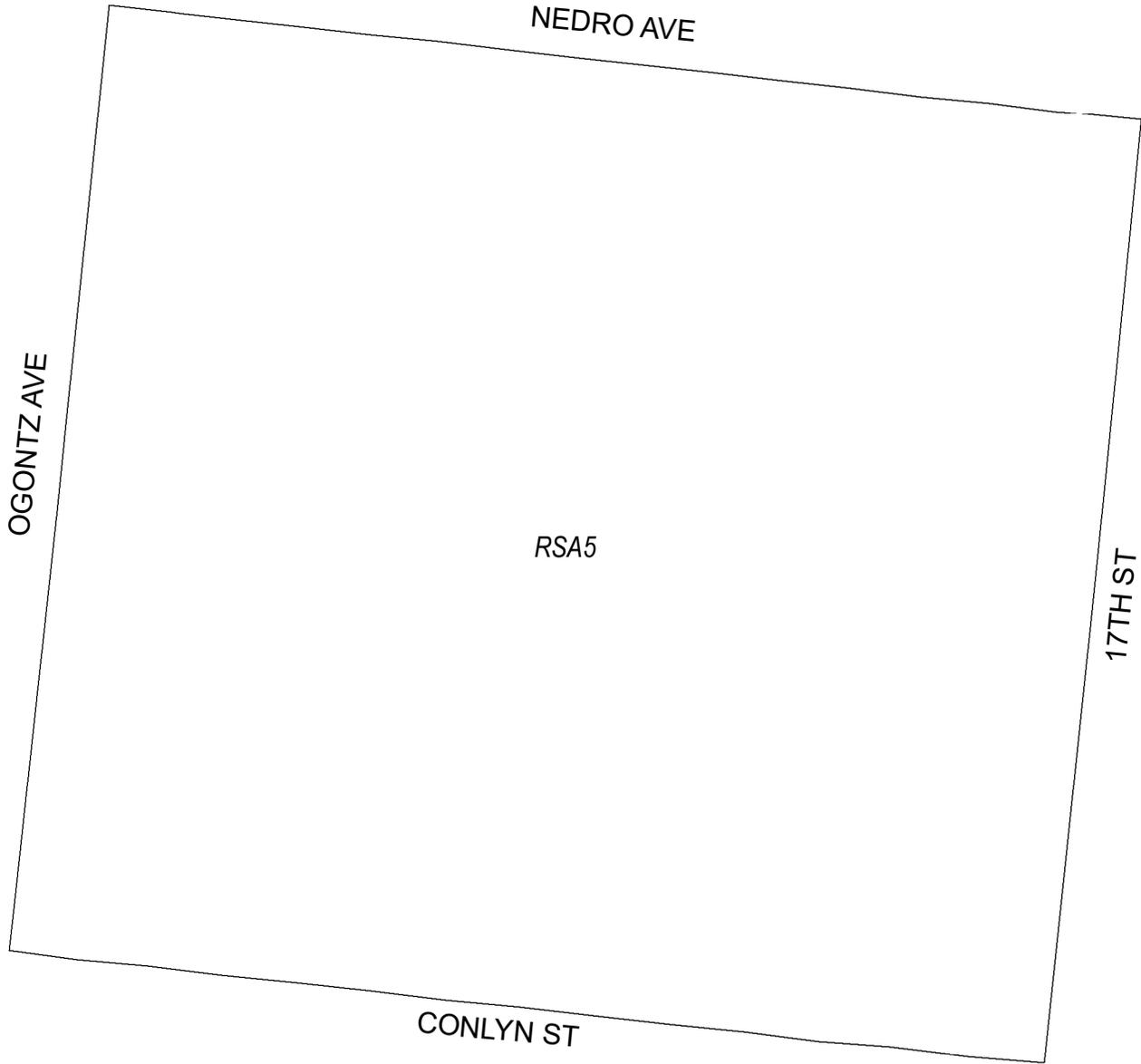WIDENER PL

RSA5

CMX2

NEDRO AVE

Zoning Districts

☒ CMX-1/CMX-2, Commercial Mixed-Use

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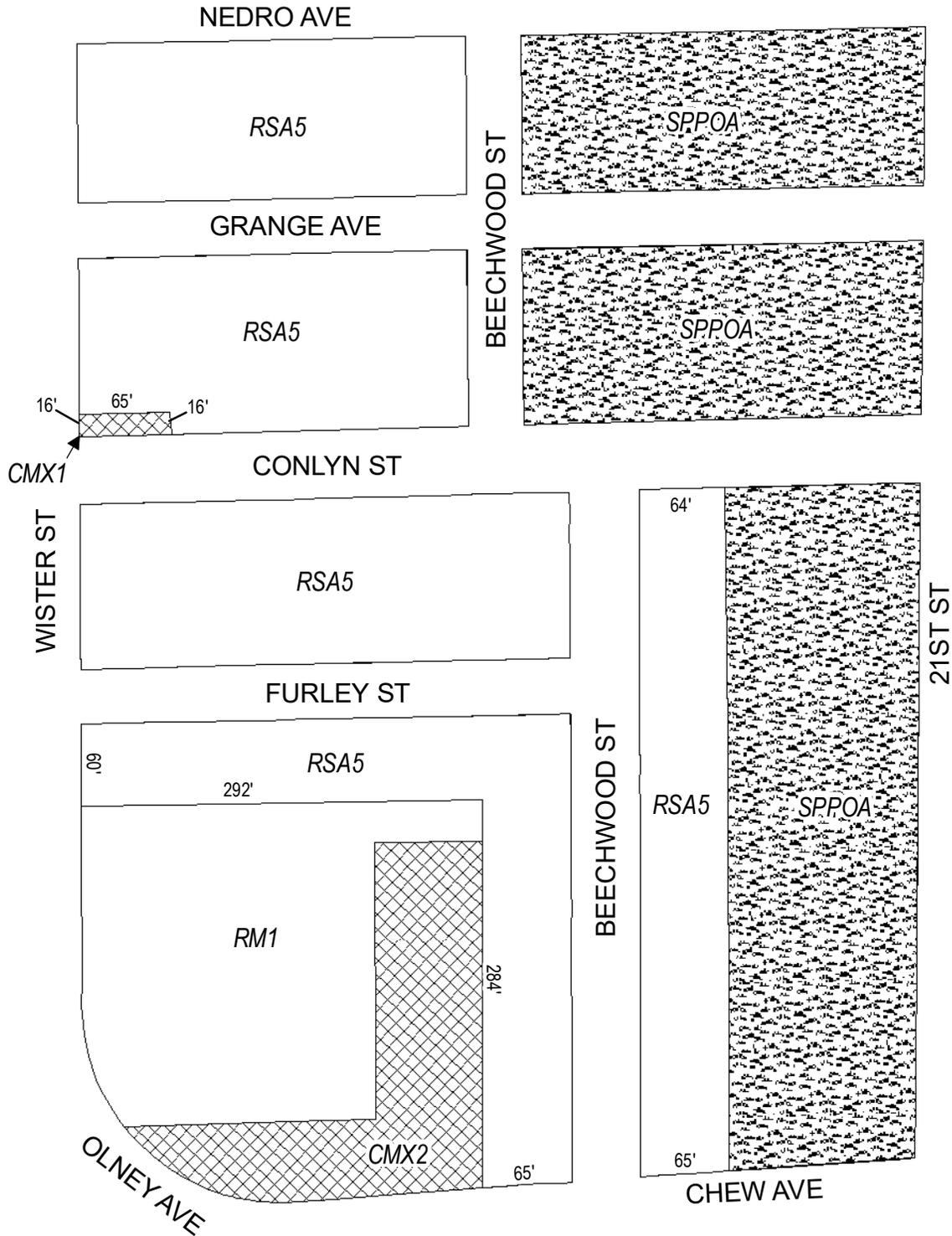
N

Map B15 Proposed Zoning

NEDRO AVE

OGONTZ AVE

RSA5

17TH ST

CONLYN ST

N

Zoning Districts

RSA-5, Residential Single-Family Attached

Map B16 Proposed Zoning

NEDRO AVE

RSA5

BEECHWOOD ST

SP.PO.A

GRANGE AVE

RSA5

SP.PO.A

16'   65'   16'

CMX1

CONLYN ST

WISTER ST

RSA5

64'

21ST ST

FURLEY ST

60'

RSA5

292'

RSA5

BEECHWOOD ST

SP.PO.A

RM1

284'

CMX2

65'
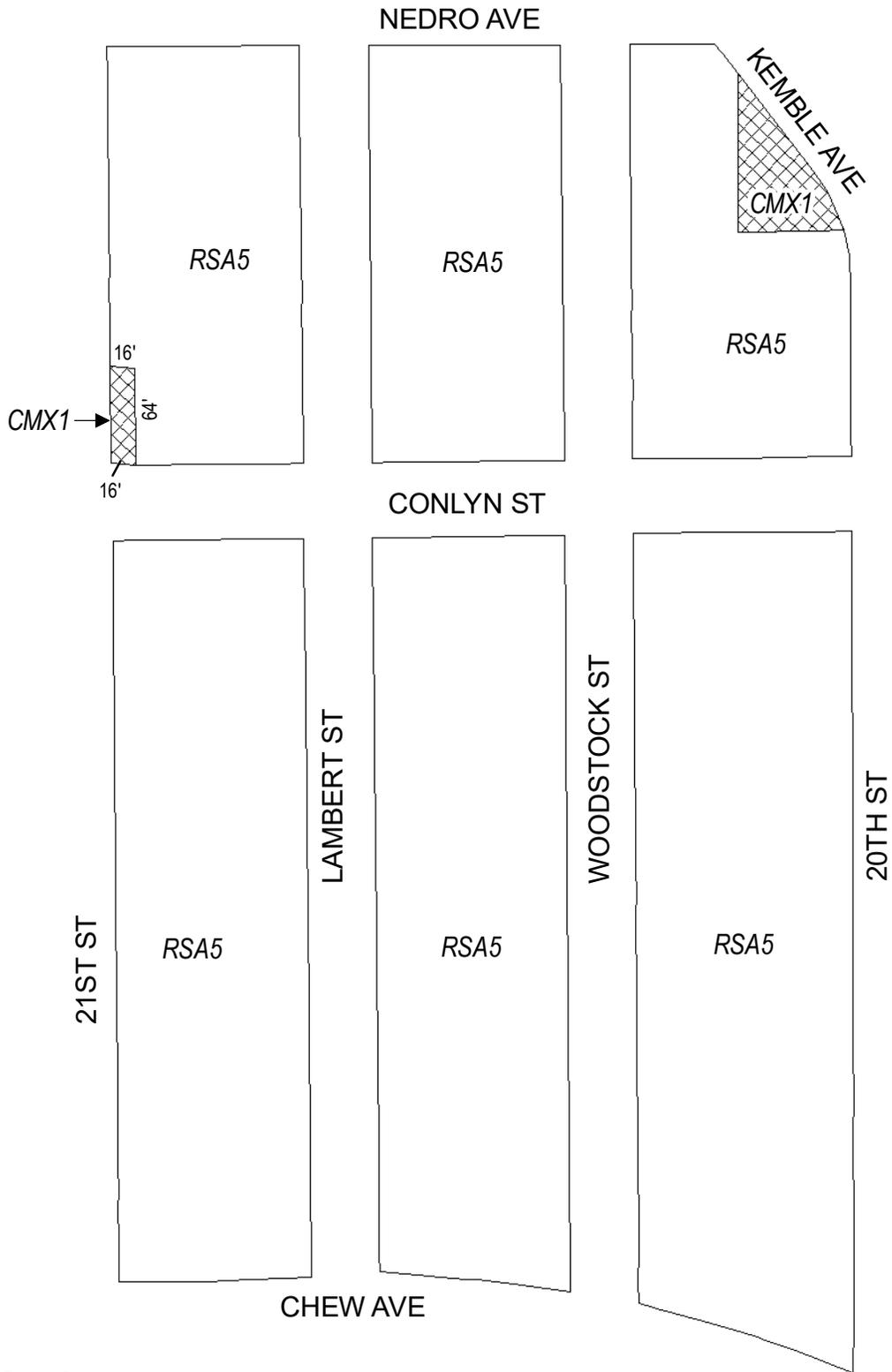
65'

OLNEY AVE

CHEW AVE

Zoning Districts

▨ CMX-1/CMX-2, Commercial Mixed-Use

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

▦ SP-PO-A, Parks & Open Space

N

City of Philadelphia
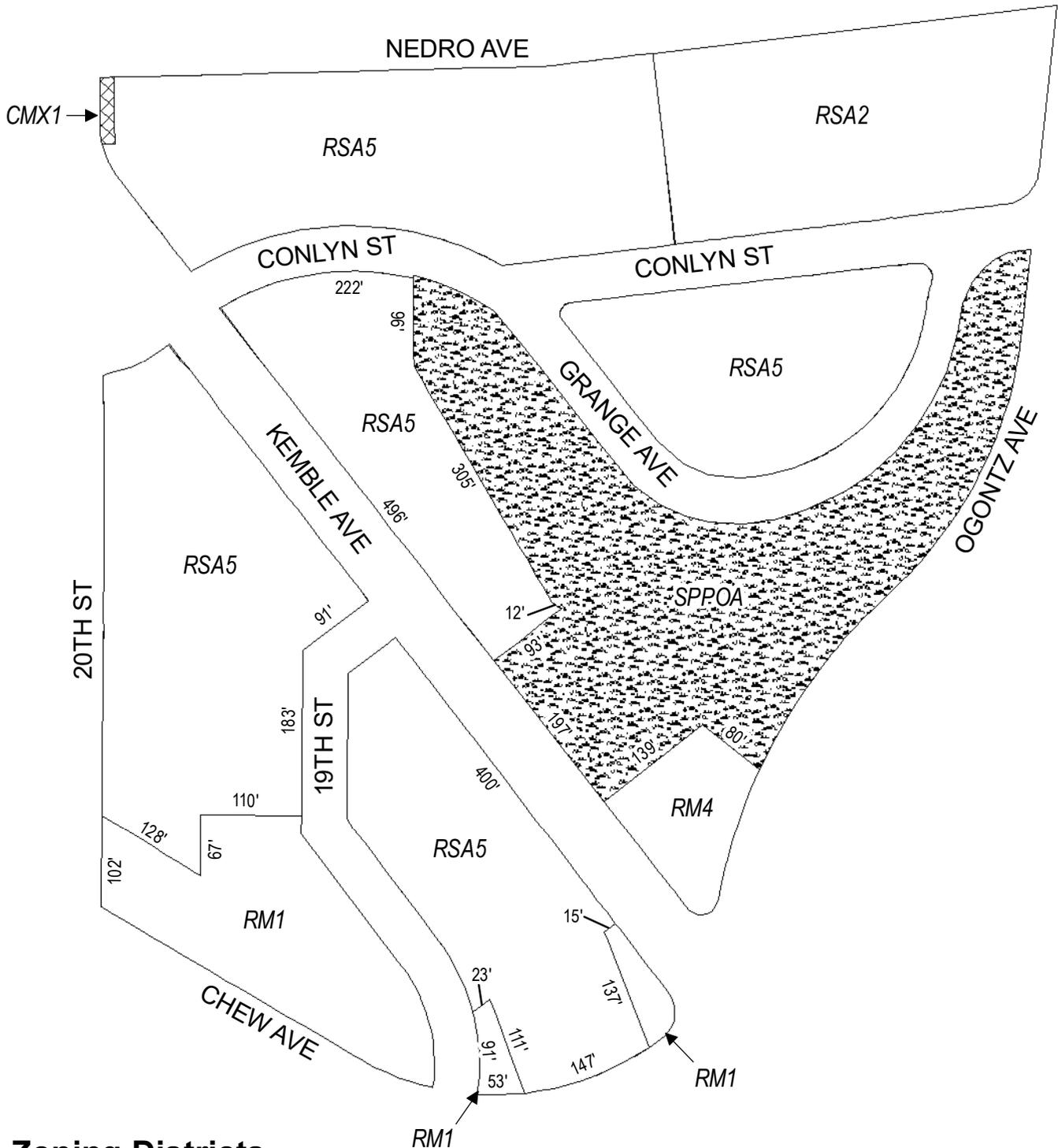
Map B17 Proposed Zoning

NEDRO AVE

RSA5

RSA5

KEMBLE AVE

CMX1

RSA5

16'

CMX1 → 64'

16'

CONLYN ST

RSA5

RSA5

RSA5

21ST ST

LAMBERT ST

WOODSTOCK ST

20TH ST

CHEW AVE

Zoning Districts

CMX-1, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

City of Philadelphia

Map B18 Proposed Zoning

NEDRO AVE

CMX1 →

RSA5

RSA2

CONLYN ST

CONLYN ST

222'

96'

RSA5

RSA5

GRANGE AVE

OGONTZ AVE

305'

KEMBLE AVE

496'

20TH ST

RSA5

SPPOA

91'

12'

93'

19TH ST

183'

197'

80'

139'

400'

110'

RM4

128'

67'

RSA5

102'

15'

RM1

23'

137'

CHEW AVE

111'

91'

147'

RM1

53'

RM1

N
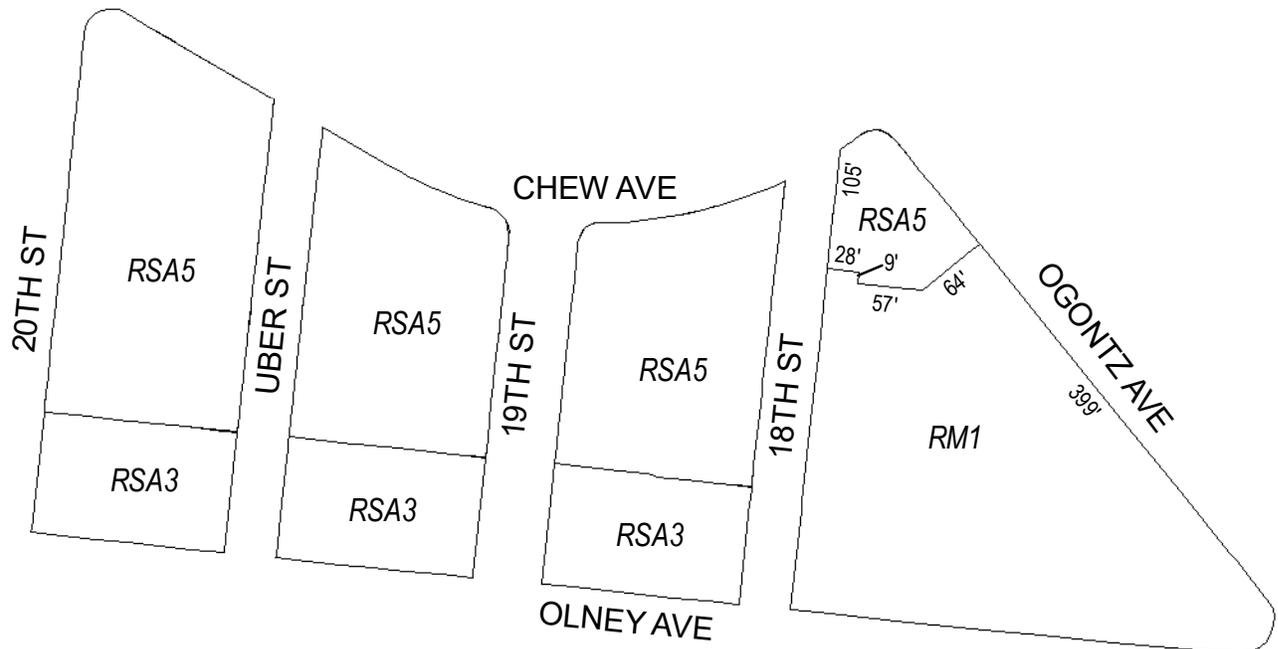
Zoning Districts

CMX-1, Commercial Mixed-Use

RM-1/RM-4, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached
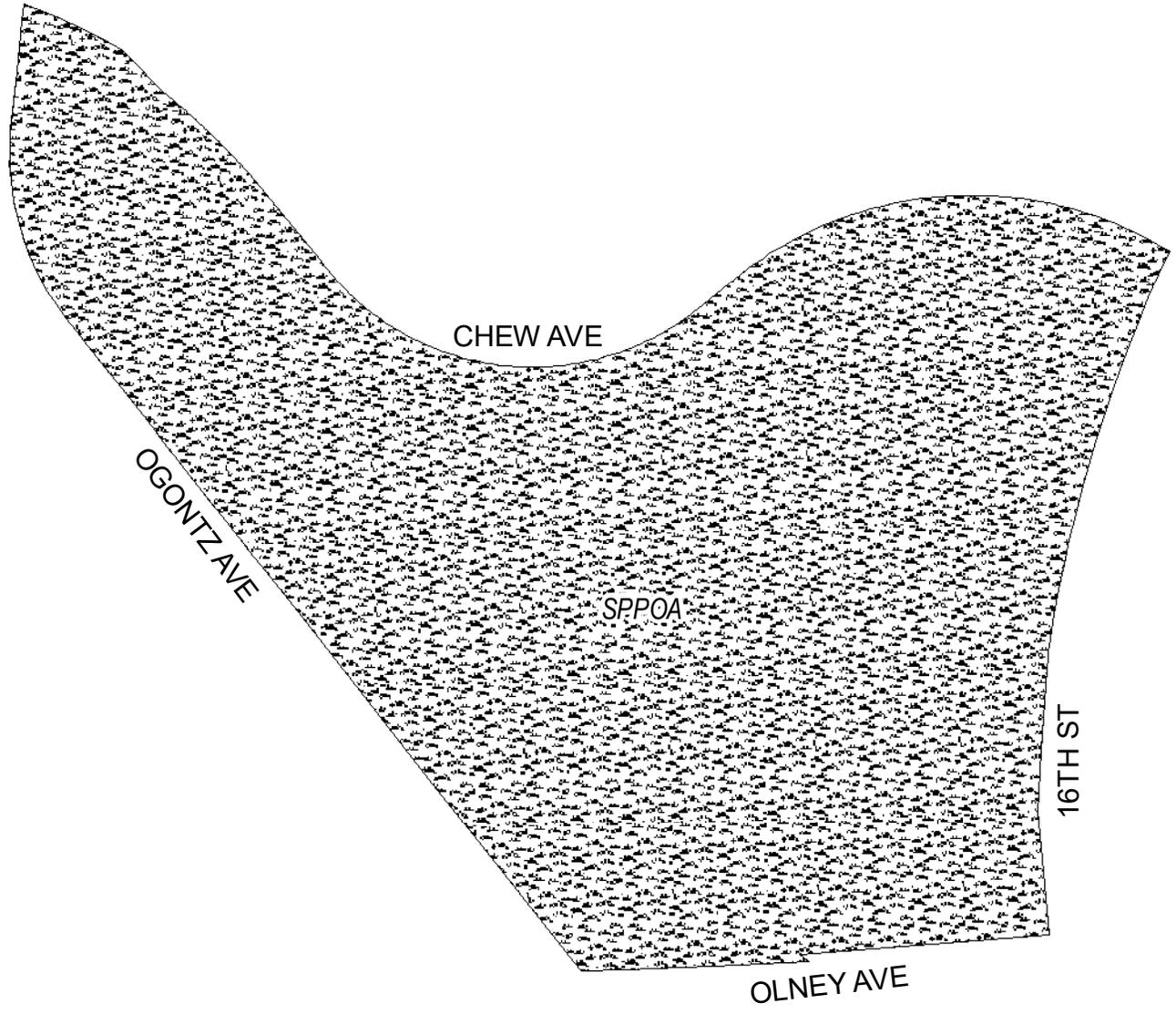
SP-PO-A, Parks and Open Space

Map B19 Proposed Zoning

Zoning Districts

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

N

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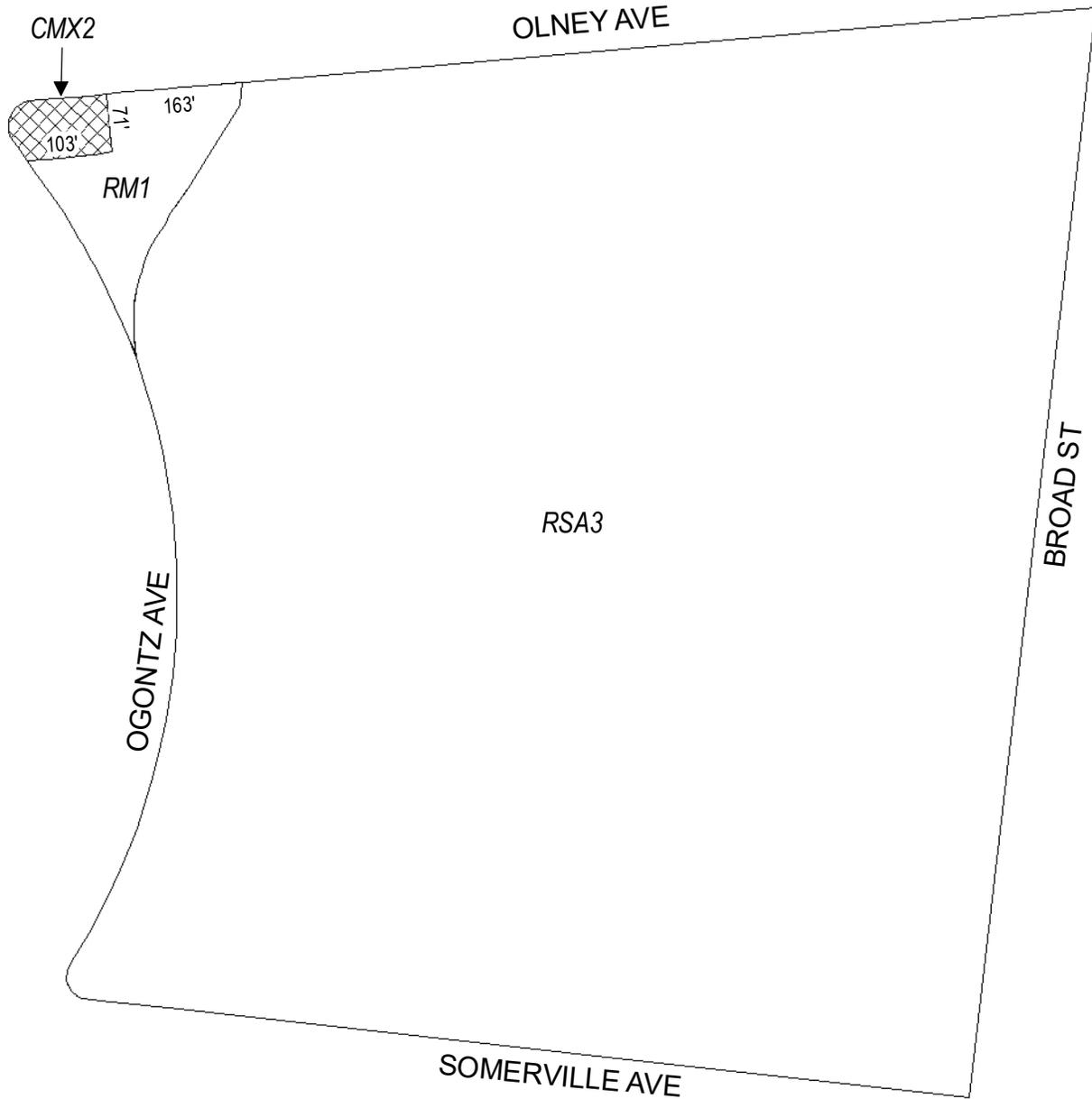
Map B20 Proposed Zoning

CHEW AVE

OGONTZ AVE

SPPOA

16TH ST

OLNEY AVE

Zoning Districts

SP-PO-A, Parks and Open Space

N

City of Philadelphia

Map B21 Proposed Zoning

CMX2

OLNEY AVE

17'

163'

103'

RM1

OGONTZ AVE

RSA3

BROAD ST

SOMERVILLE AVE

Zoning Districts

CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia
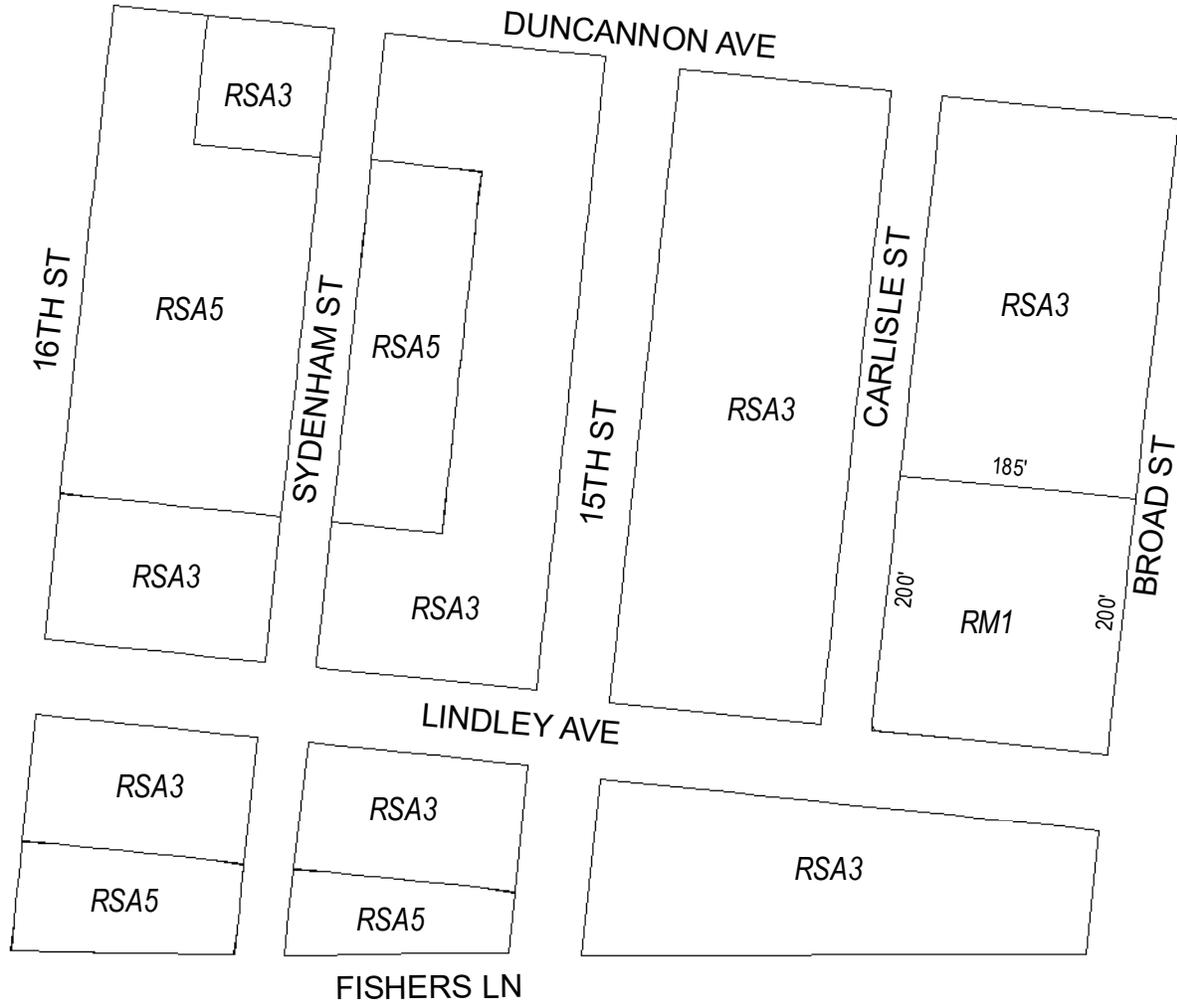# Map B22 Proposed Zoning

SOMERVILLE AVE

RSA5

SYDENHAM ST

RSA5

RSA3

RSA5

82'

74'

340'

RSA5

RSA3

RSA3

74'

82'

FISHER AVE

16TH ST

RSA5

SYDENHAM ST

RSA5

15TH ST

RSA3

CARLISLE ST

RSA3

BROAD ST

30'

77'

30'

CMX1

DUNCANNON AVE

N

Zoning Districts

CMX-1, Commercial Mixed-Use

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

City of Philadelphia

Map B23 Proposed Zoning

DUNCANNON AVE

RSA3

16TH ST

RSA5

SYDENHAM ST

RSA5

15TH ST

RSA3

CARLISLE ST

RSA3

BROAD ST

185'

RSA3

RSA3

RSA3

200'

200'

RM1

LINDLEY AVE

RSA3

RSA3

RSA3

RSA5

RSA5

FISHERS LN

Zoning Districts

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

N

City of Philadelphia

Map B24 Proposed Zoning

LINDLEY AVE

CMX2 →

RSA5

ASHDALE ST

BELFIELD AVE

OGONTZ AVE

RSA5

CMX2

Zoning Districts

CMX-2, Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N
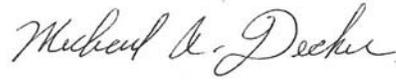
City of Philadelphia

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 7, 2019. The Bill was Signed by the Mayor on March 19, 2019.

Michael A. Decker
Chief Clerk of the City Council