

City of Philadelphia



(Bill No. 180872)

AN ORDINANCE

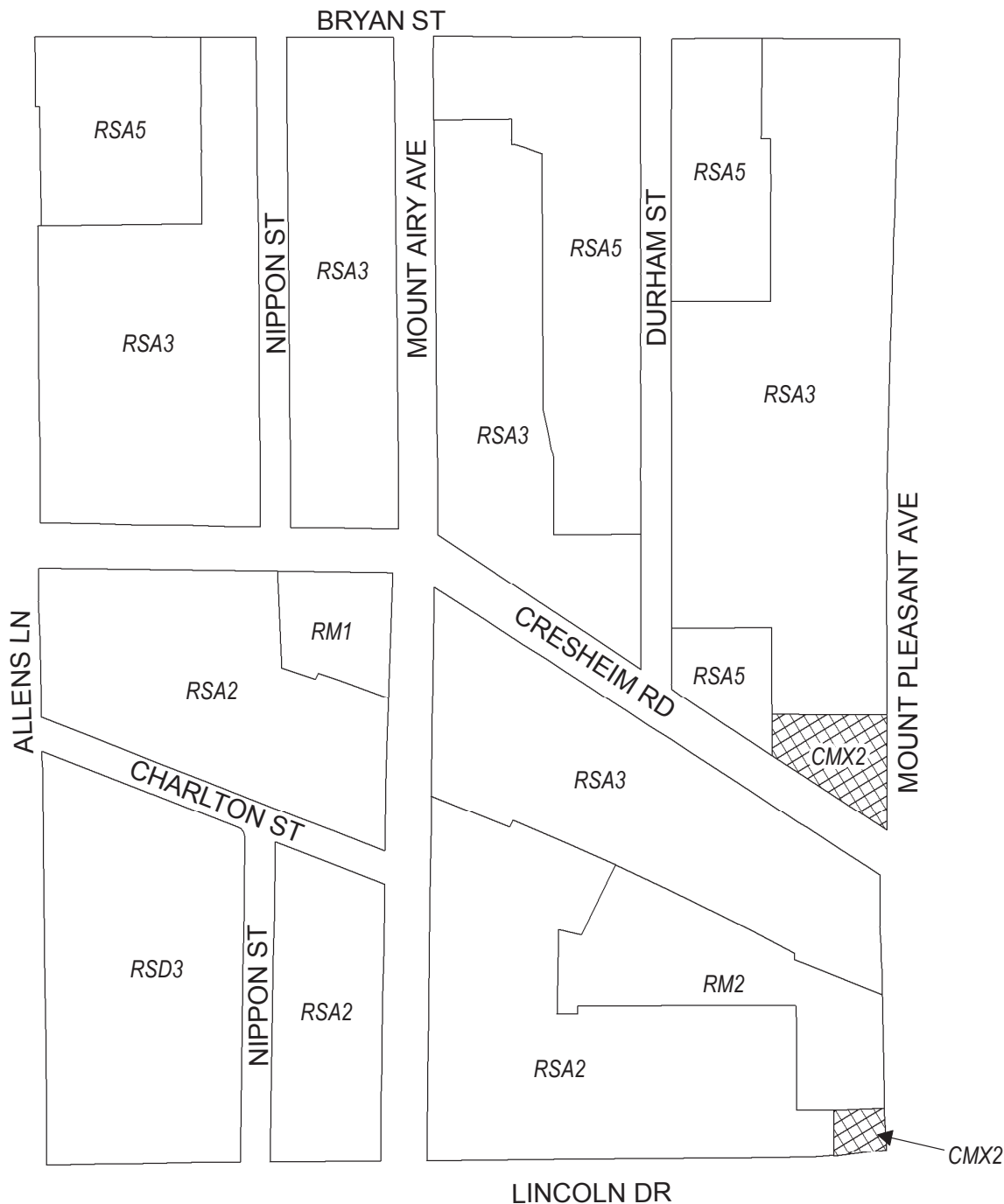
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street.

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 Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street from the existing zoning designations indicated on Maps "A1", "A2", "A3" and "A4" set forth below to the zoning designations indicated on Maps "B1", "B2", "B3" and "B4" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning



Zoning Districts



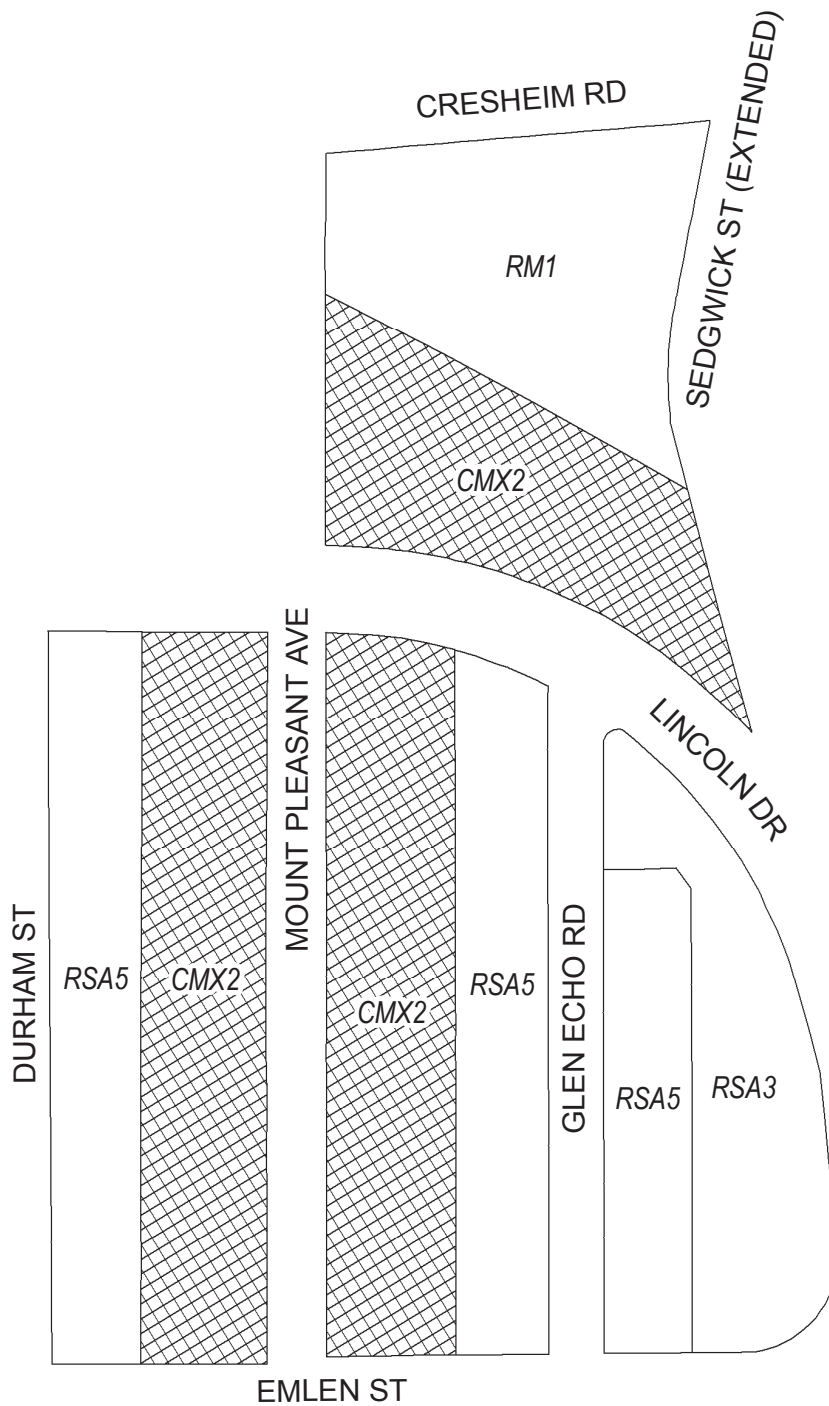
CMX-2, Commercial Mixed-Use



RM-1/RM-2, Residential Multi-Family;
RSA-2/RSA-3/RSA-5, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached



Map A2 Existing Zoning



Zoning Districts



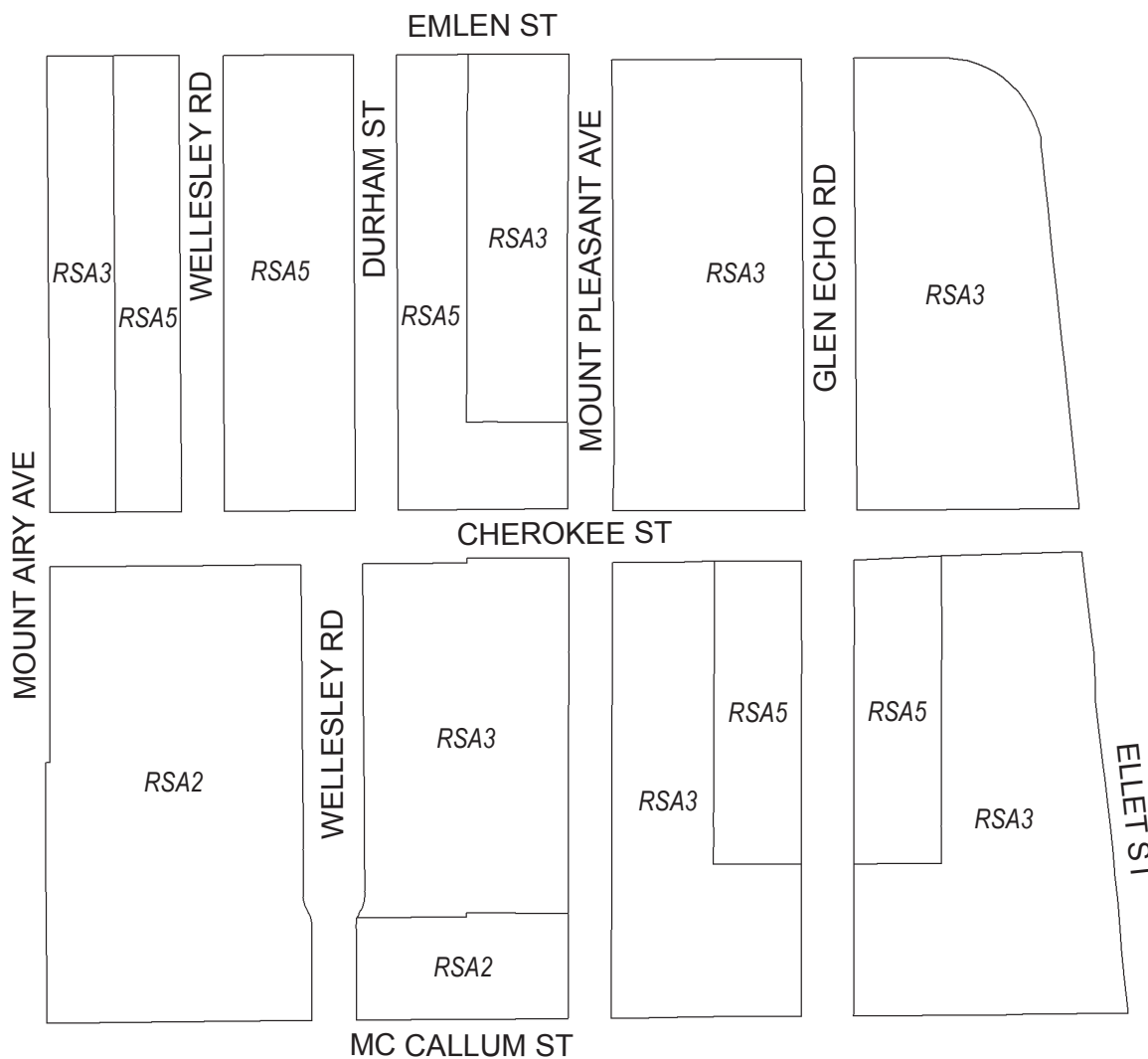
CMX-2, Commercial Mixed-Use



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



Map A3 Existing Zoning

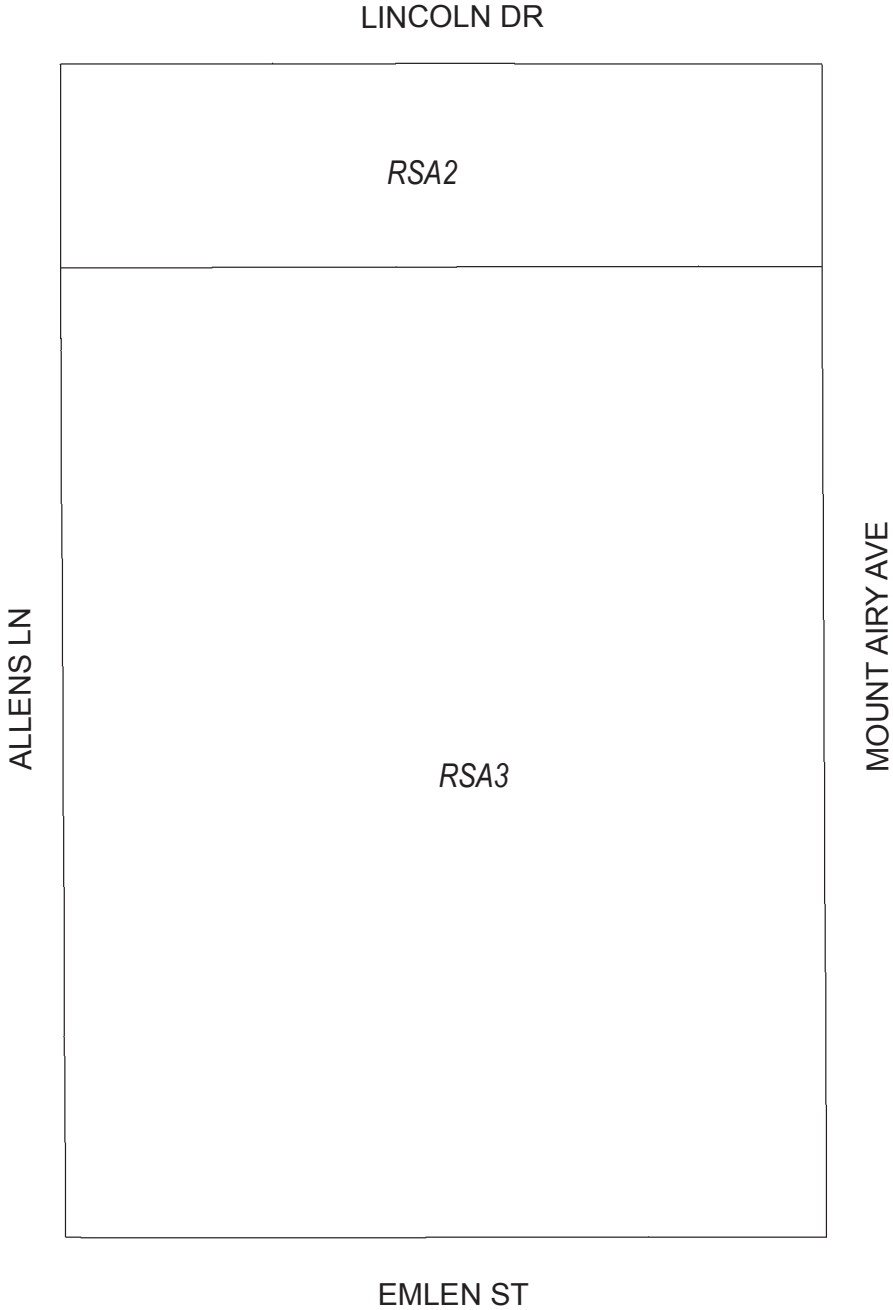


Zoning Districts

 RSA-2/RSA-3/RSA-5, Residential Single-Family Attached



Map A4 Existing Zoning

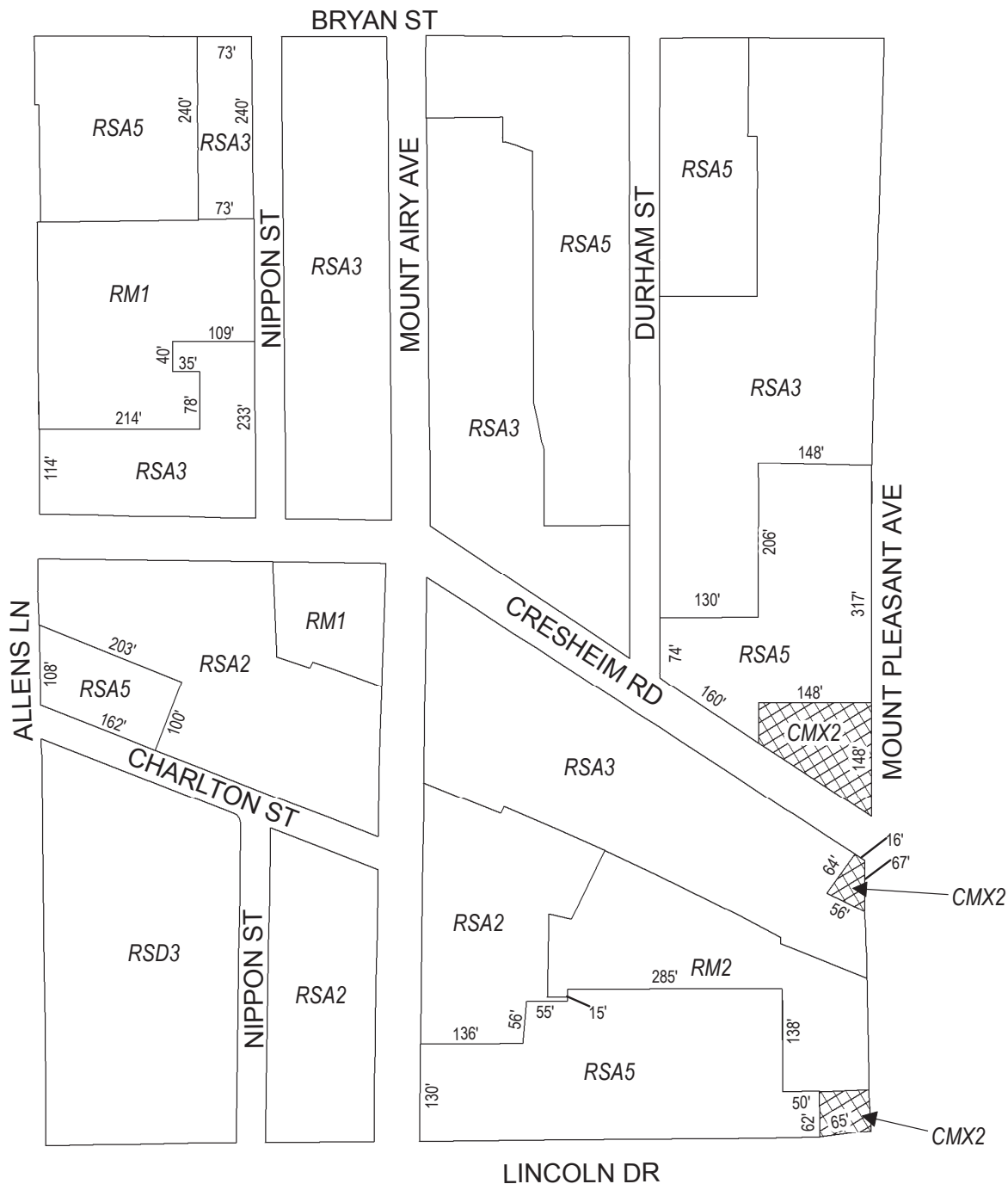


Zoning Districts

 RSA-2/RSA-3, Residential Single-Family Attached



Map B1 Proposed Zoning



Zoning Districts



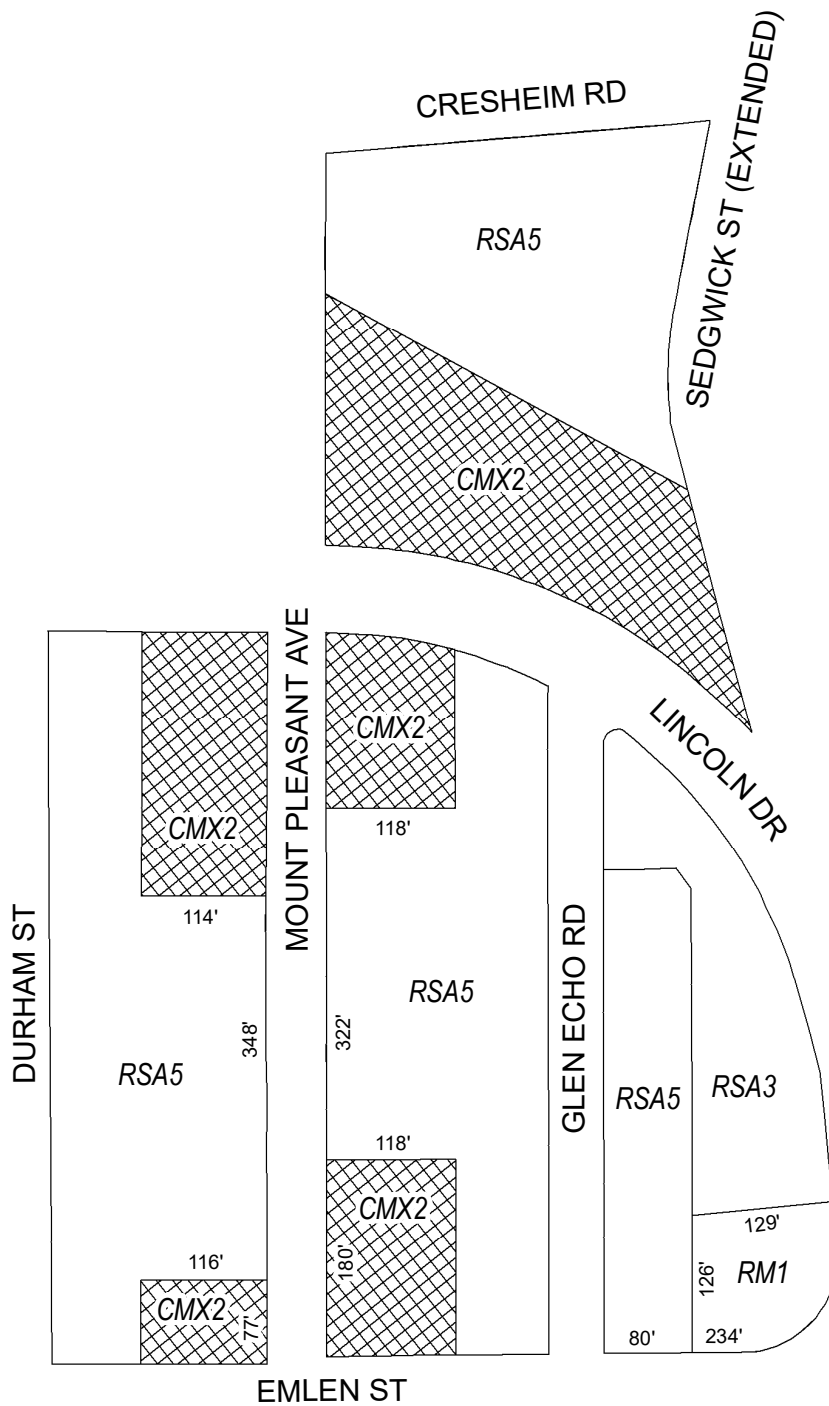
CMX-2, Commercial Mixed-Use





RM-1/RM-2, Residential Multi-Family;
 RSA-2/RSA-3/RSA-5, Residential Single-Family Attached;
 RSD-3, Residential Single-Family Detached



Map B2 Proposed Zoning

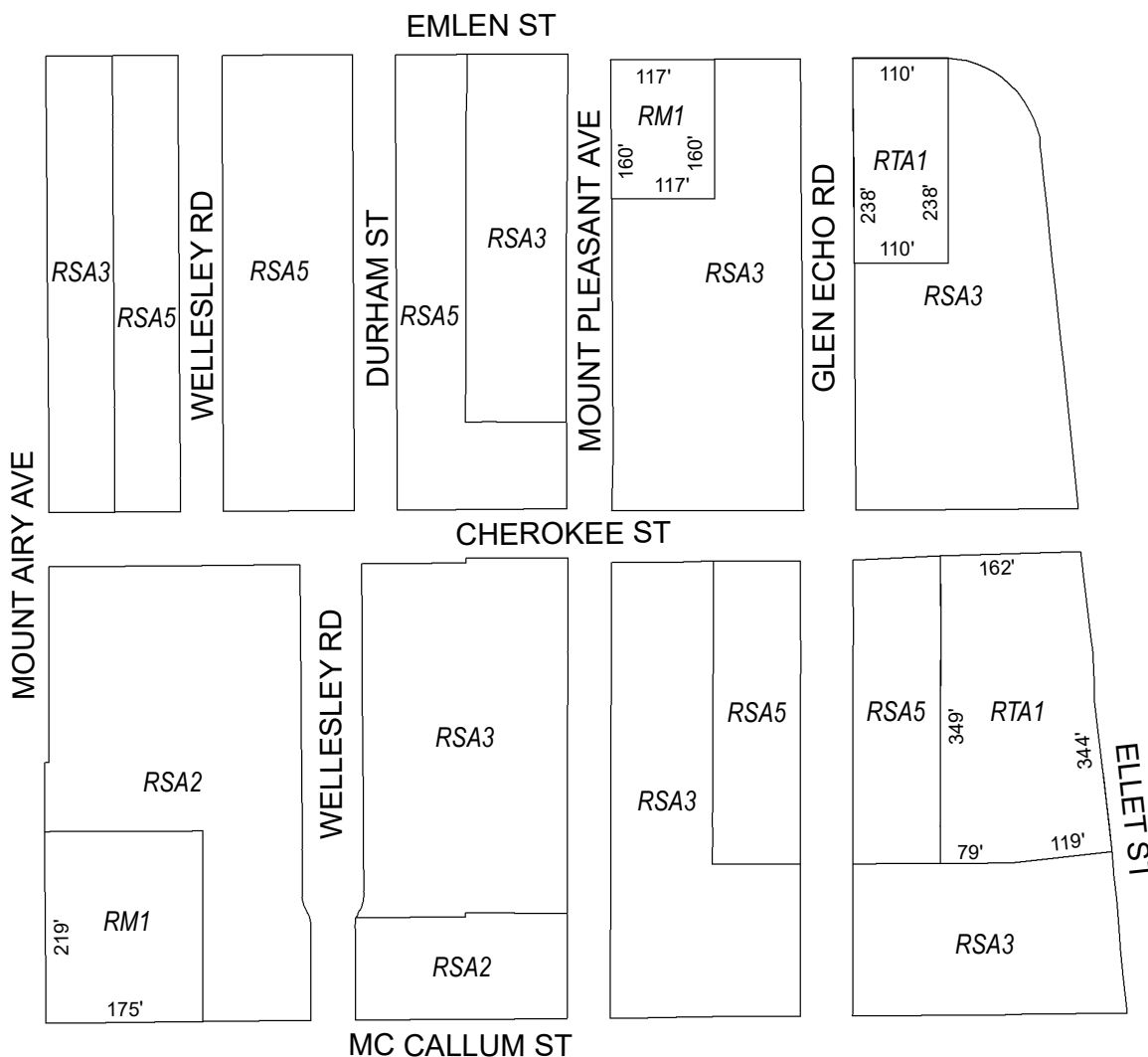


Zoning Districts

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



Map B3 Proposed Zoning

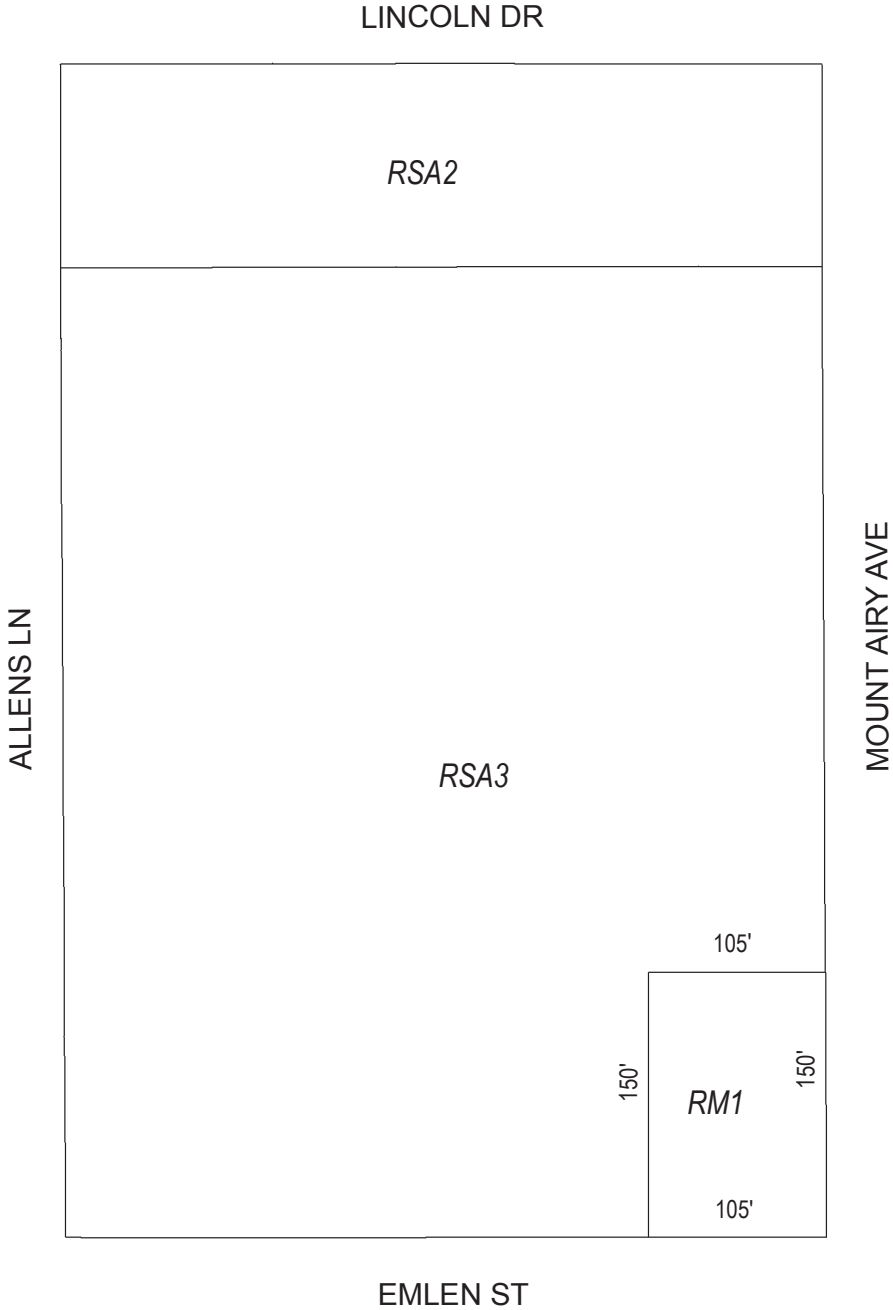


Zoning Districts

- RM-1, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached



Map B4 Existing Zoning



Zoning Districts

RSA-2/RSA-3, Residential Single-Family Attached; RM-1, Residential Multi-Family



City of Philadelphia

BILL NO. 180872 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 29, 2018. The Bill was Signed by the Mayor on December 11, 2018.



Michael A. Decker
Chief Clerk of the City Council