

City of Philadelphia



(Bill No. 241059)

AN ORDINANCE

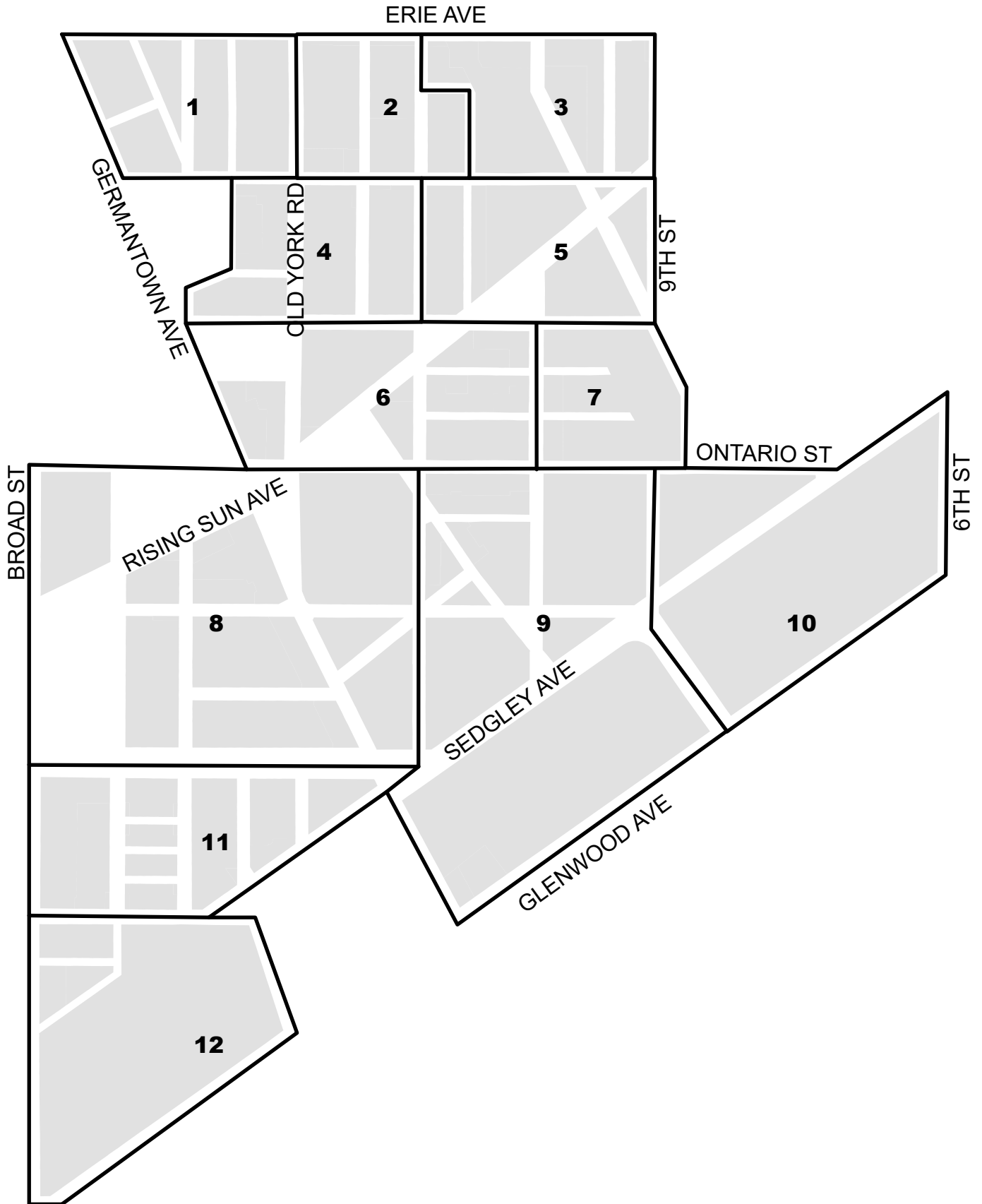
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, 9th Street, Hutchinson Street, Ontario Street, Sedgley Street, 6th Street, Glenwood Avenue, and Broad Street

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

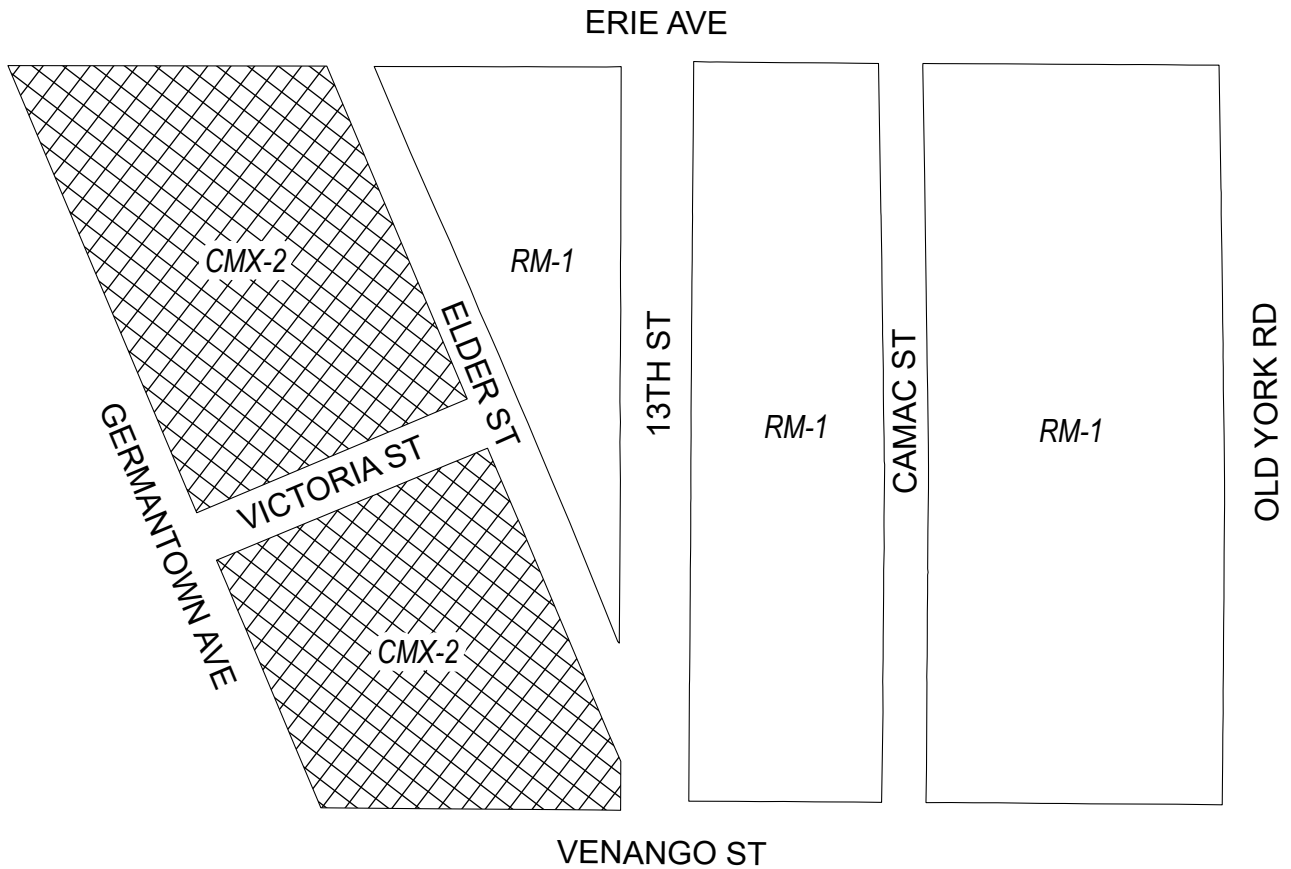
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Erie Avenue, 9th Street, Hutchinson Street, Ontario Street, Sedgley Street, 6th Street, Glenwood Avenue, and Broad Street from the existing zoning designations indicated on Maps “A1,” “A2,” “A3,” “A4,” “A5,” “A6,” “A7,” “A8,” “A9,” “A10,” “A11,” and “A12,” set forth below, to the zoning designations indicated on “B1,” “B2,” “B3,” “B4,” “B5,” “B6,” “B7,” “B8,” “B9,” “B10,” “B11,” and “B12,” set forth below.

SECTION 2. This Ordinance shall become effective immediately.


Key Map



Map A1 Existing Zoning



Zoning Districts

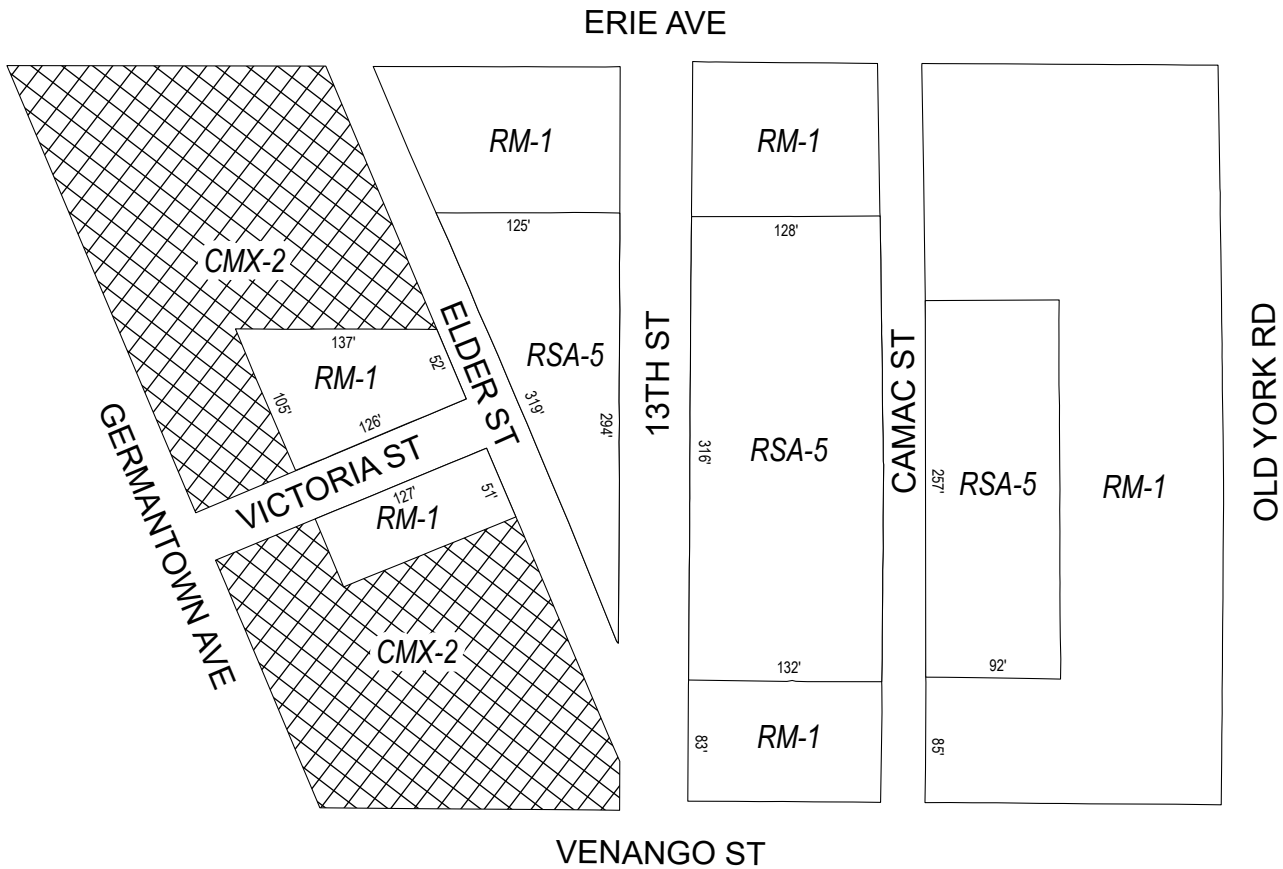
 CMX-2, Commercial Mixed-Use

 RM-1, Residential Multi-Family



City of Philadelphia



Map B1 Proposed Zoning

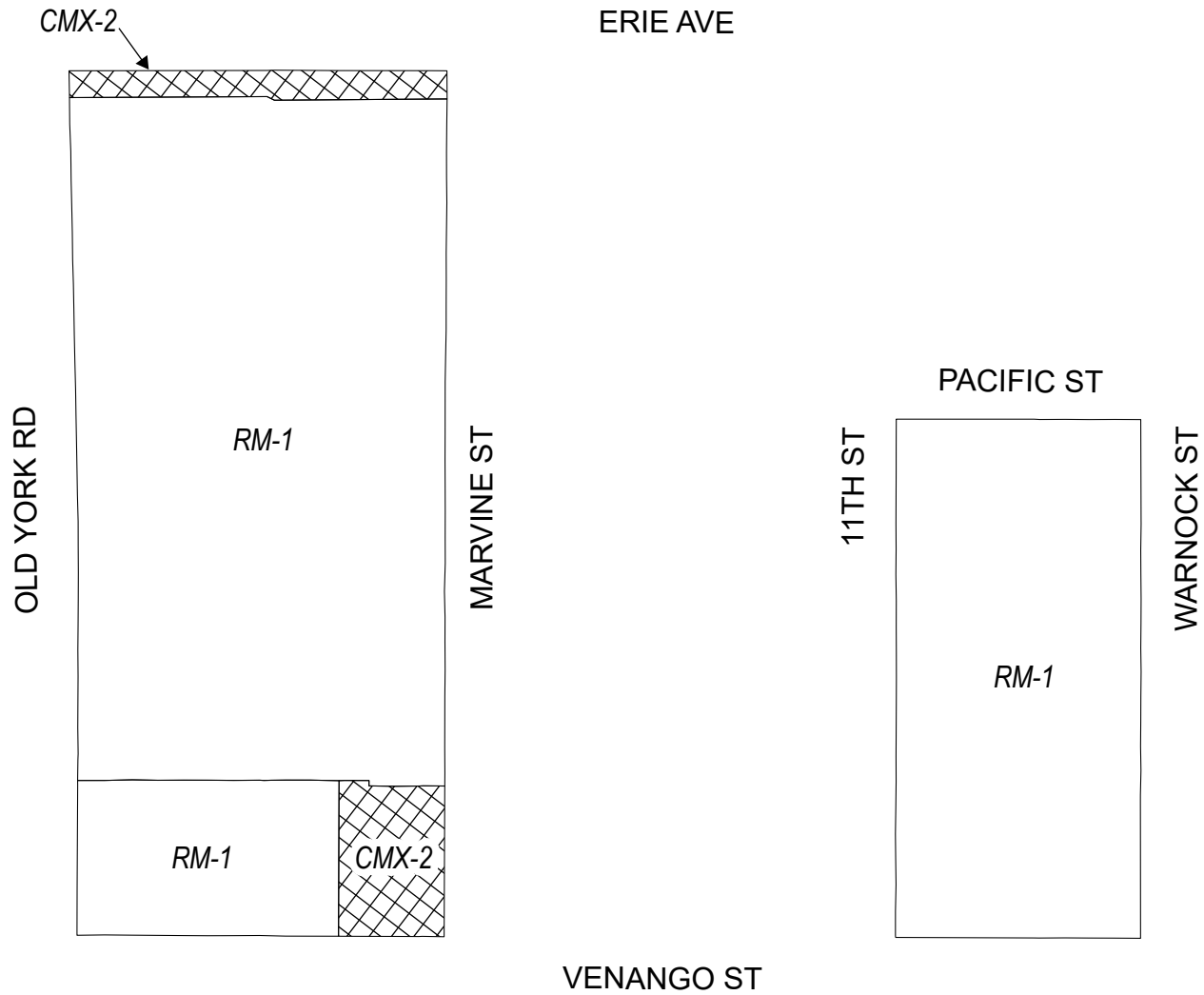


Zoning Districts



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



Map A2 Existing Zoning



Zoning Districts

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




Map B2 Proposed Zoning



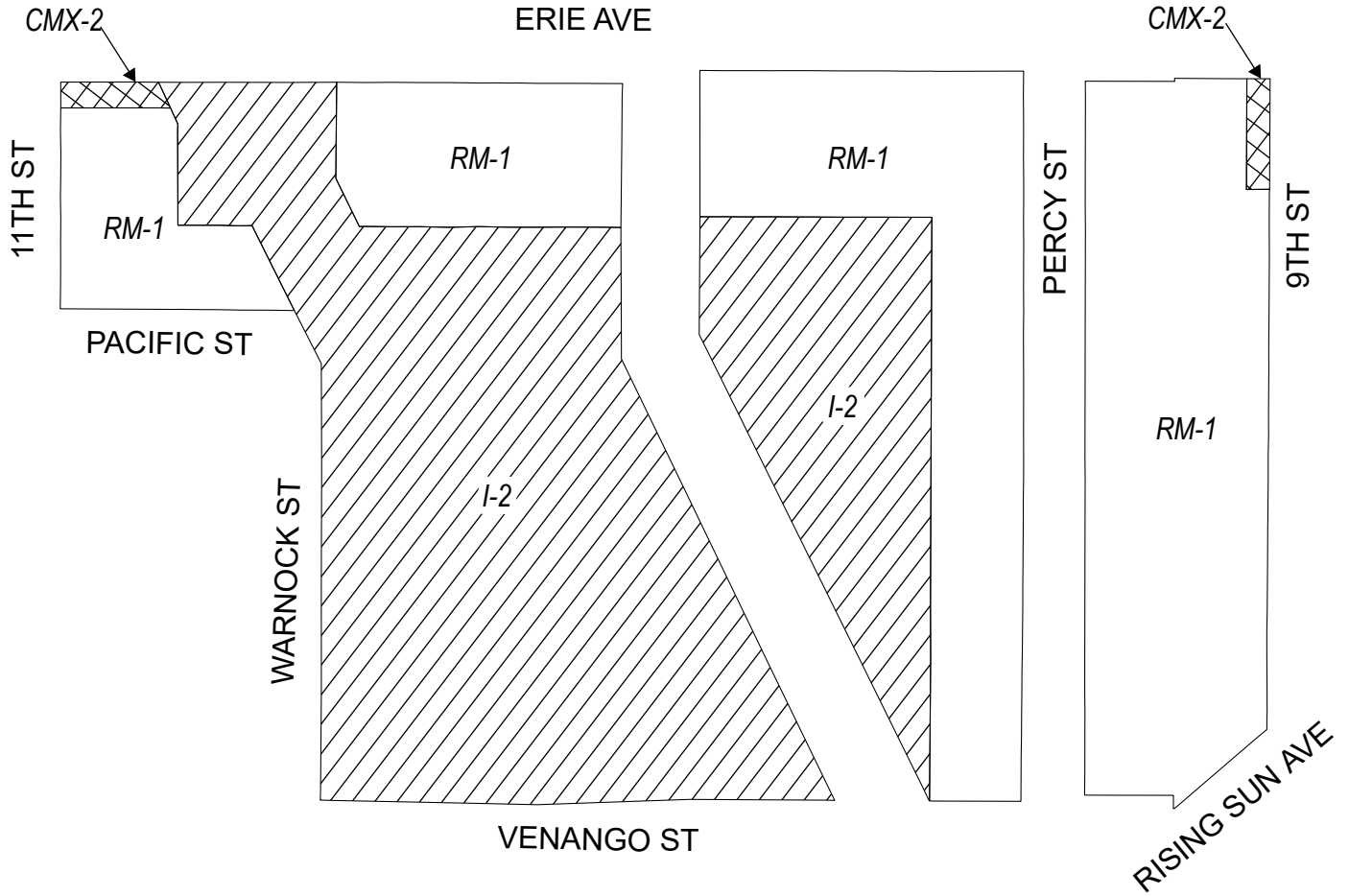
Zoning Districts

 CMX-2, Commercial Mixed-Use




 RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached



Map A3 Existing Zoning

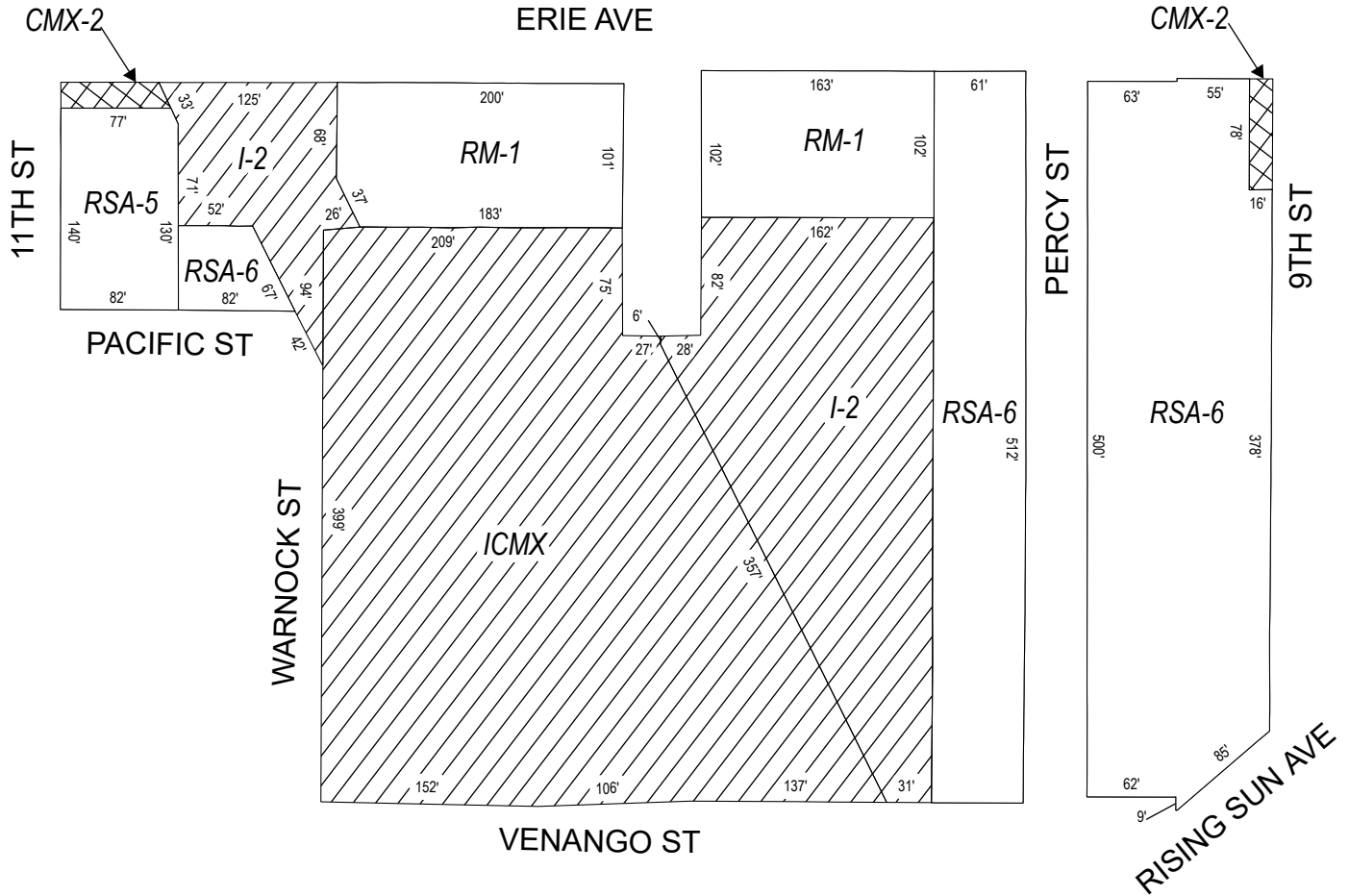


Zoning Districts




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



Map B3 Proposed Zoning

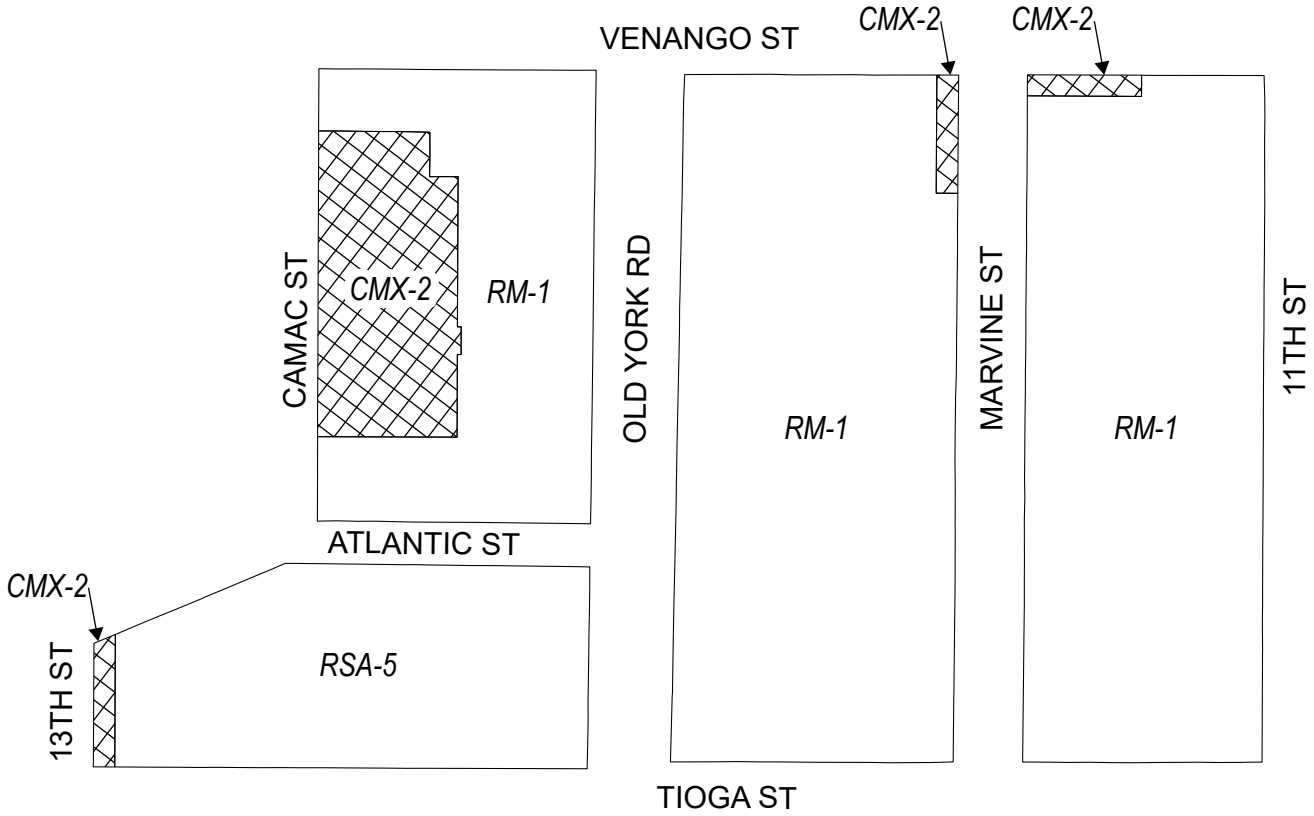


Zoning Districts

-  CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
- City of Philadelphia



Map A4 Existing Zoning



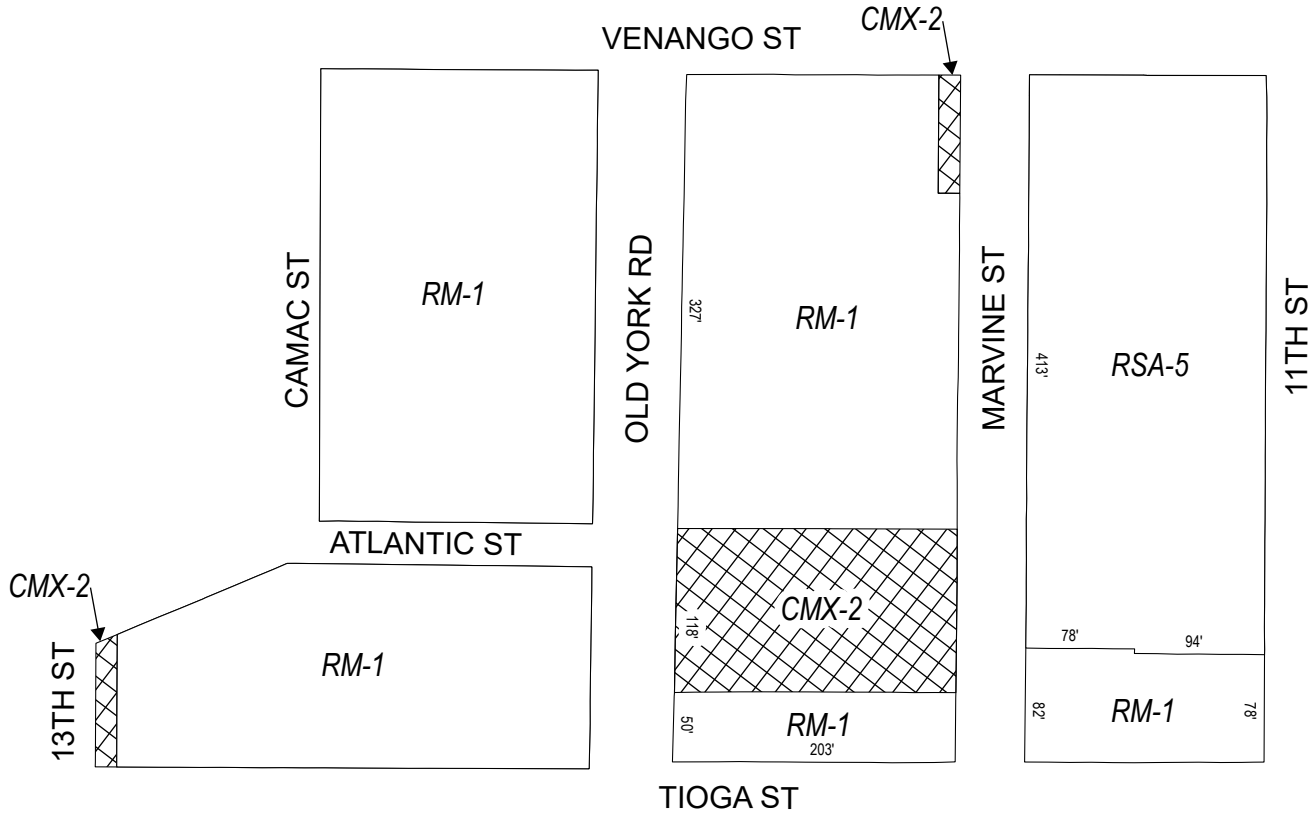
Zoning Districts

 CMX-2, Commercial Mixed-Use

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



Map B4 Proposed Zoning



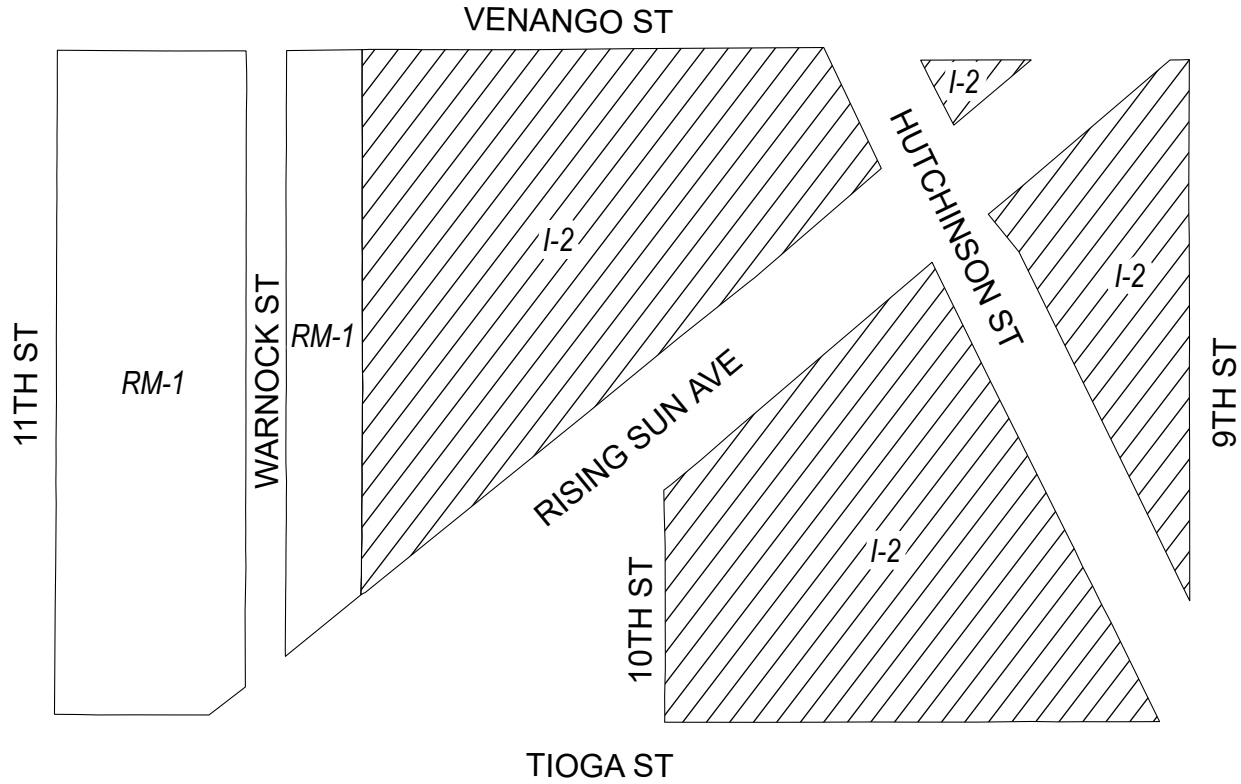
Zoning Districts

☒ CMX-2, Commercial Mixed-Use



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



Map A5 Existing Zoning

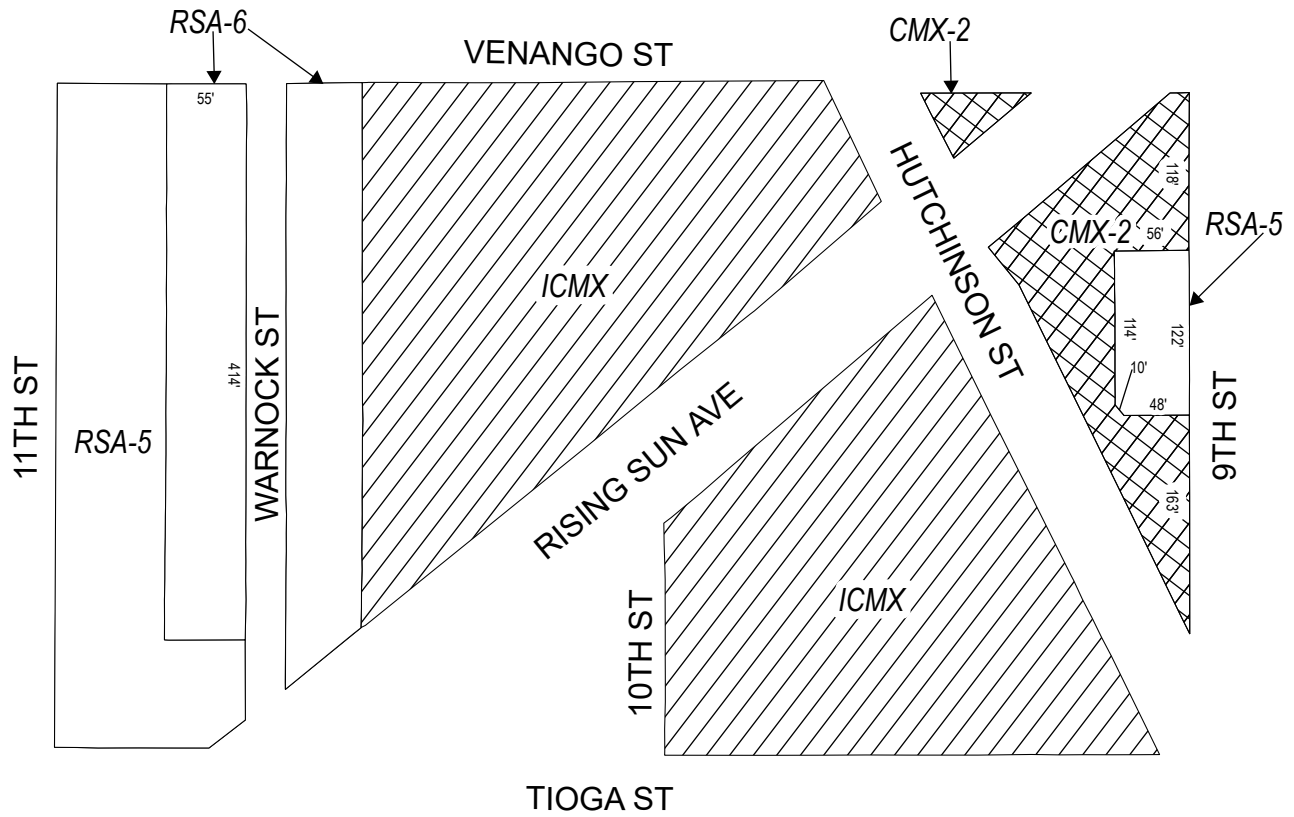


Zoning Districts




-  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map B5 Proposed Zoning

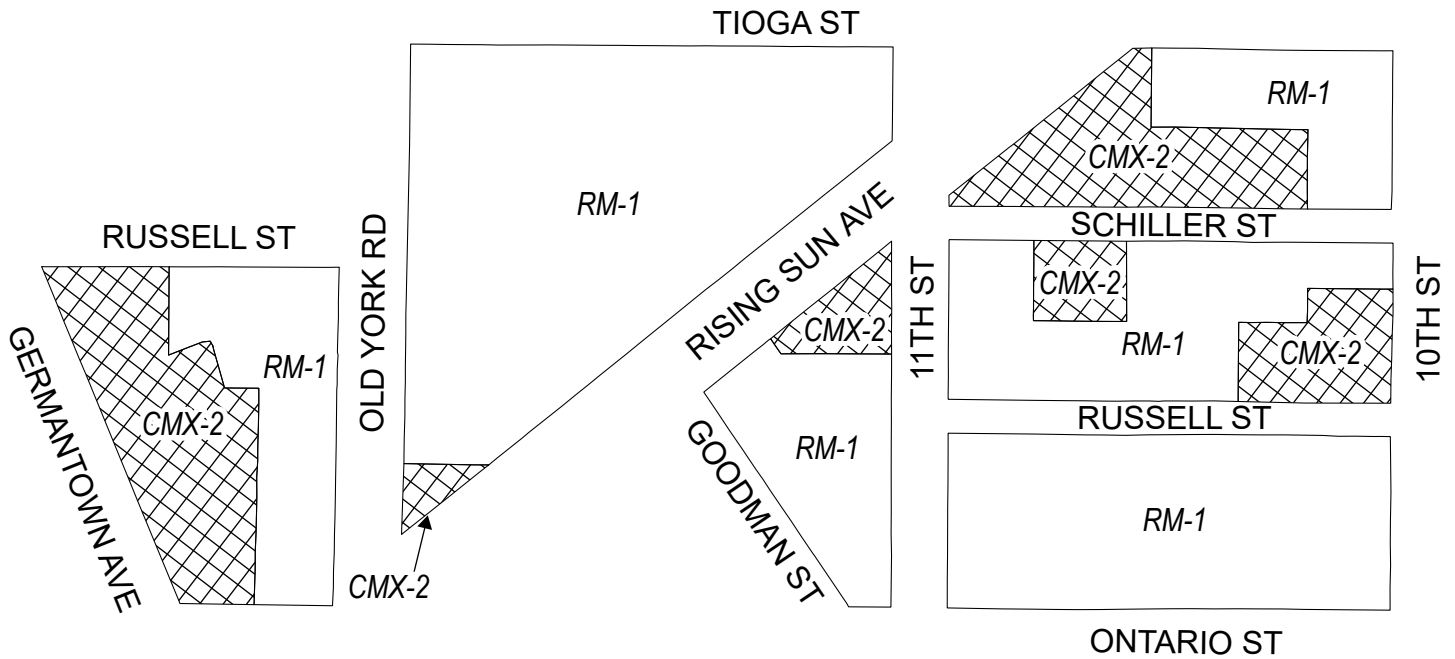


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-Use
 -  RSA-5/RSA-6, Residential Single-Family Attached
- City of Philadelphia -12-



Map A6 Existing Zoning

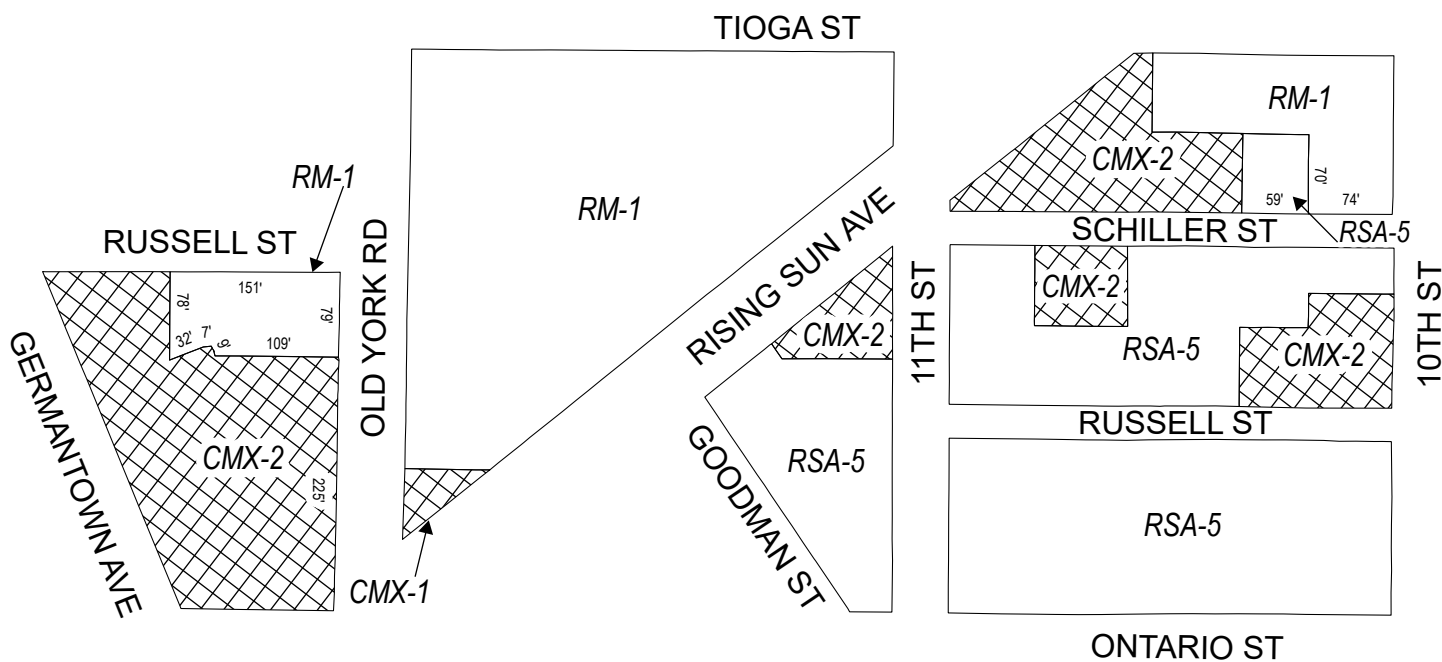


Zoning Districts

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



Map B6 Proposed Zoning



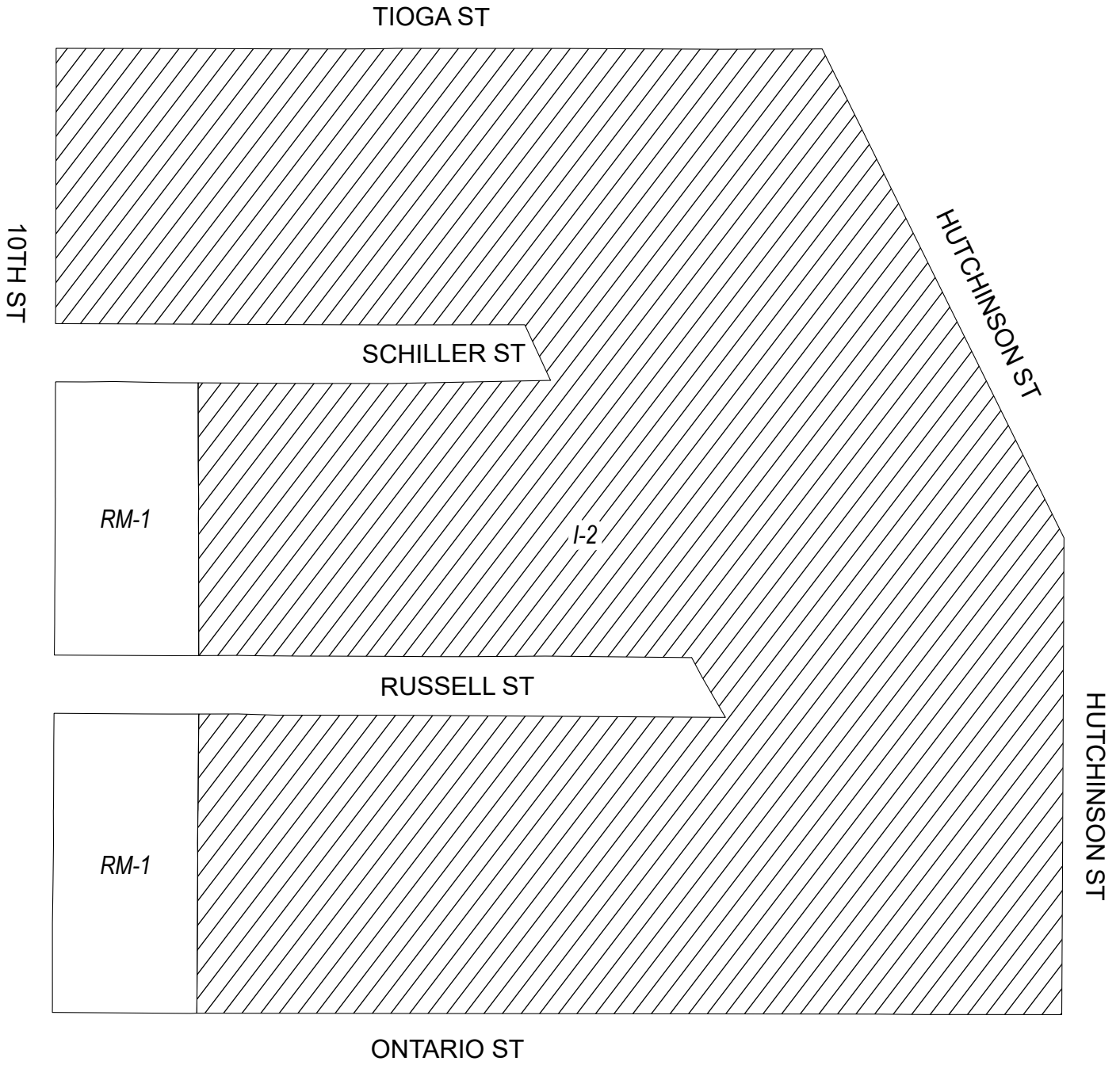
Zoning Districts

⊠ CMX-1/CMX-2, Commercial Mixed-Use



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



Map A7 Existing Zoning

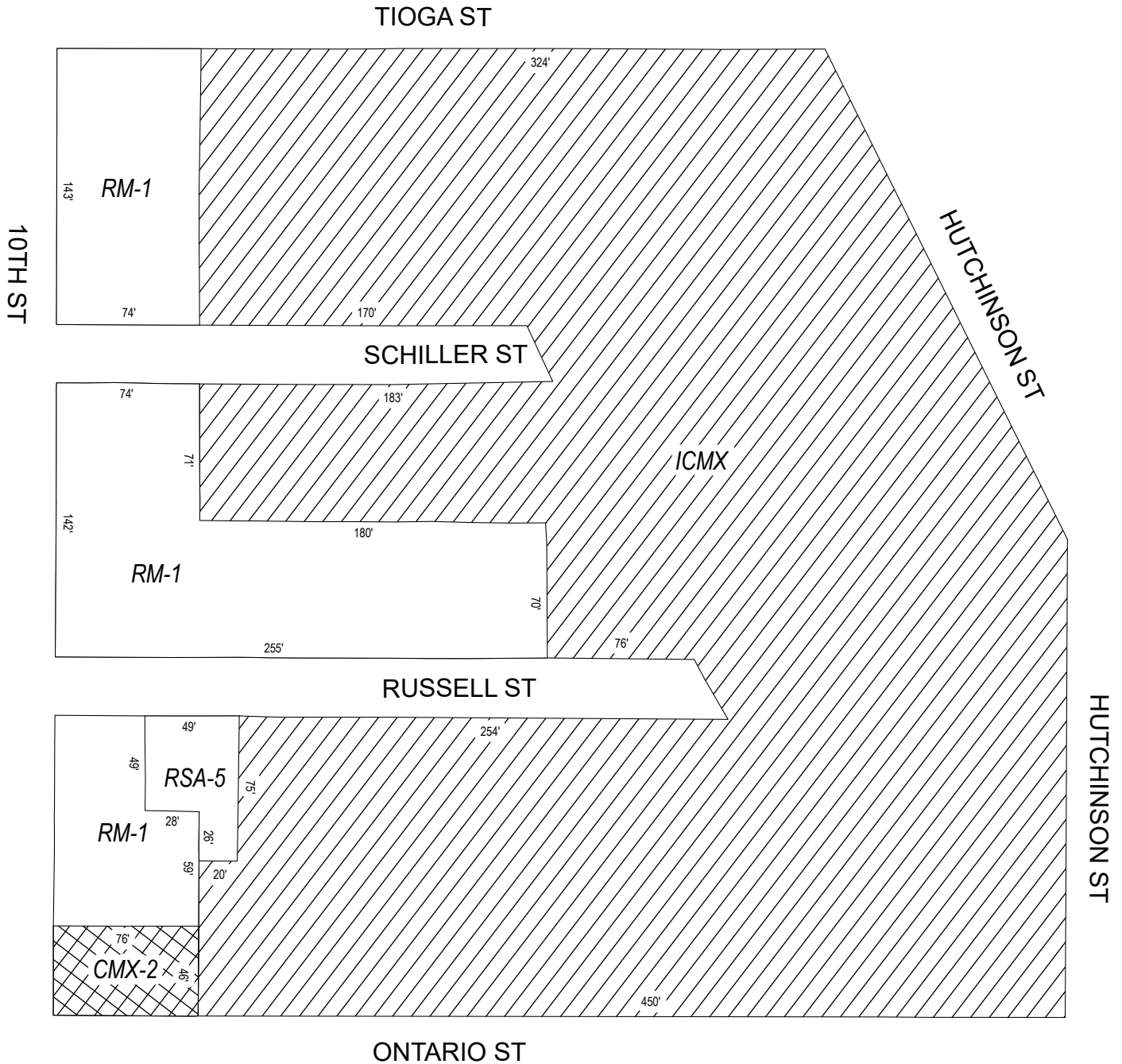


Zoning Districts




-  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map B7 Proposed Zoning

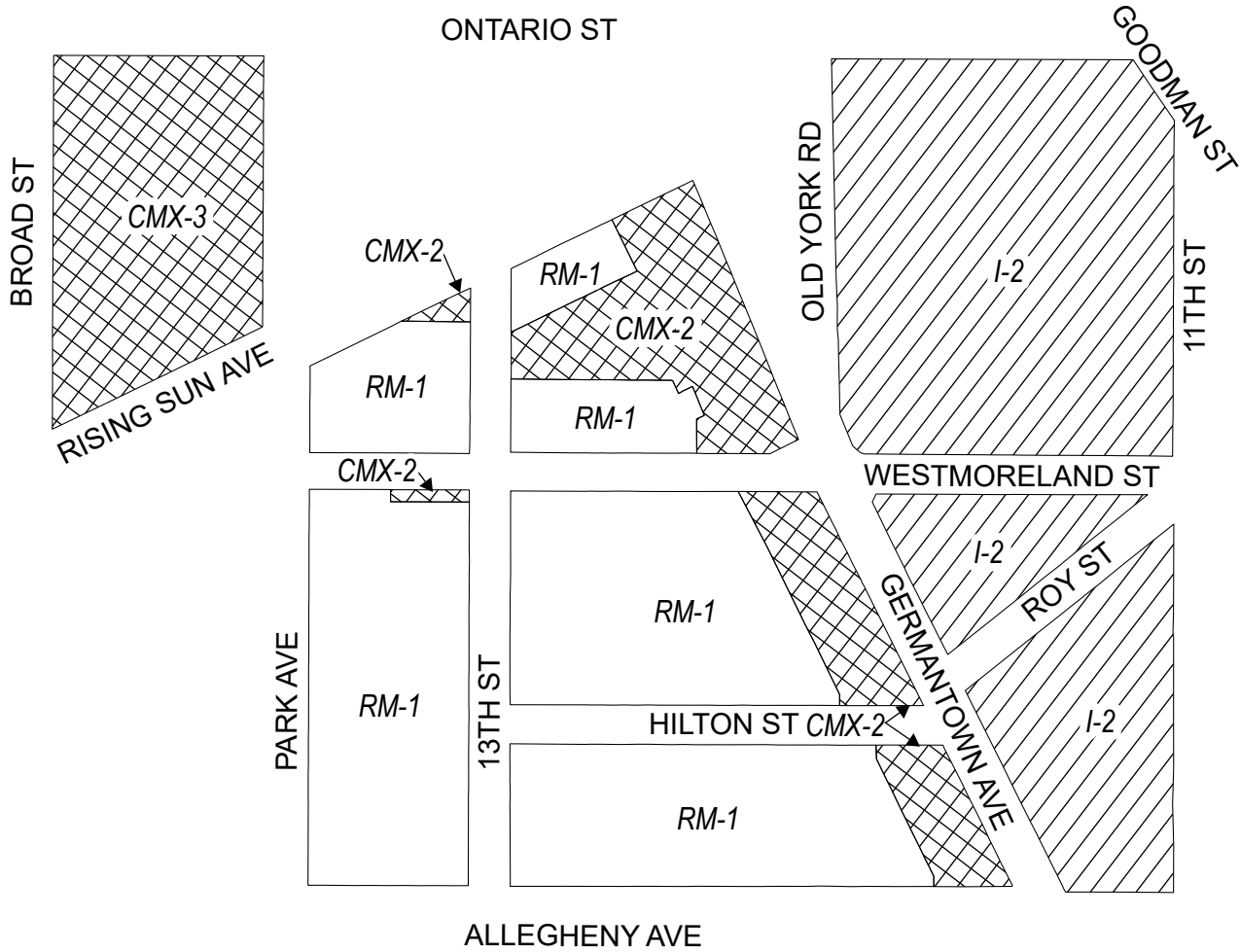


Zoning Districts

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



Map A8 Existing Zoning



Zoning Districts

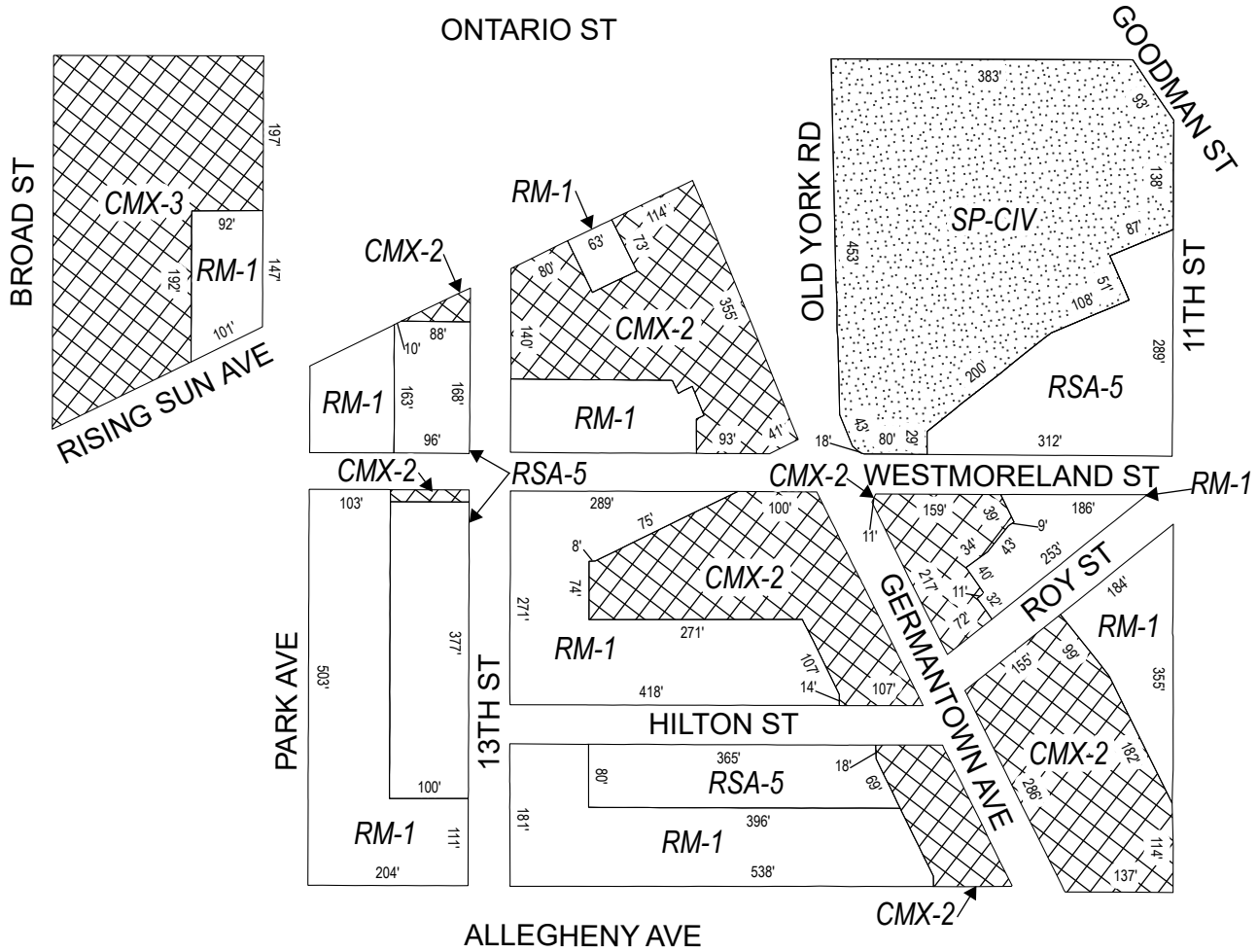
 CMX-2/CMX-3, Commercial Mixed-Use

 I-2, Medium Industrial




 RM-1, Residential Multi-Family



Map B8 Proposed Zoning

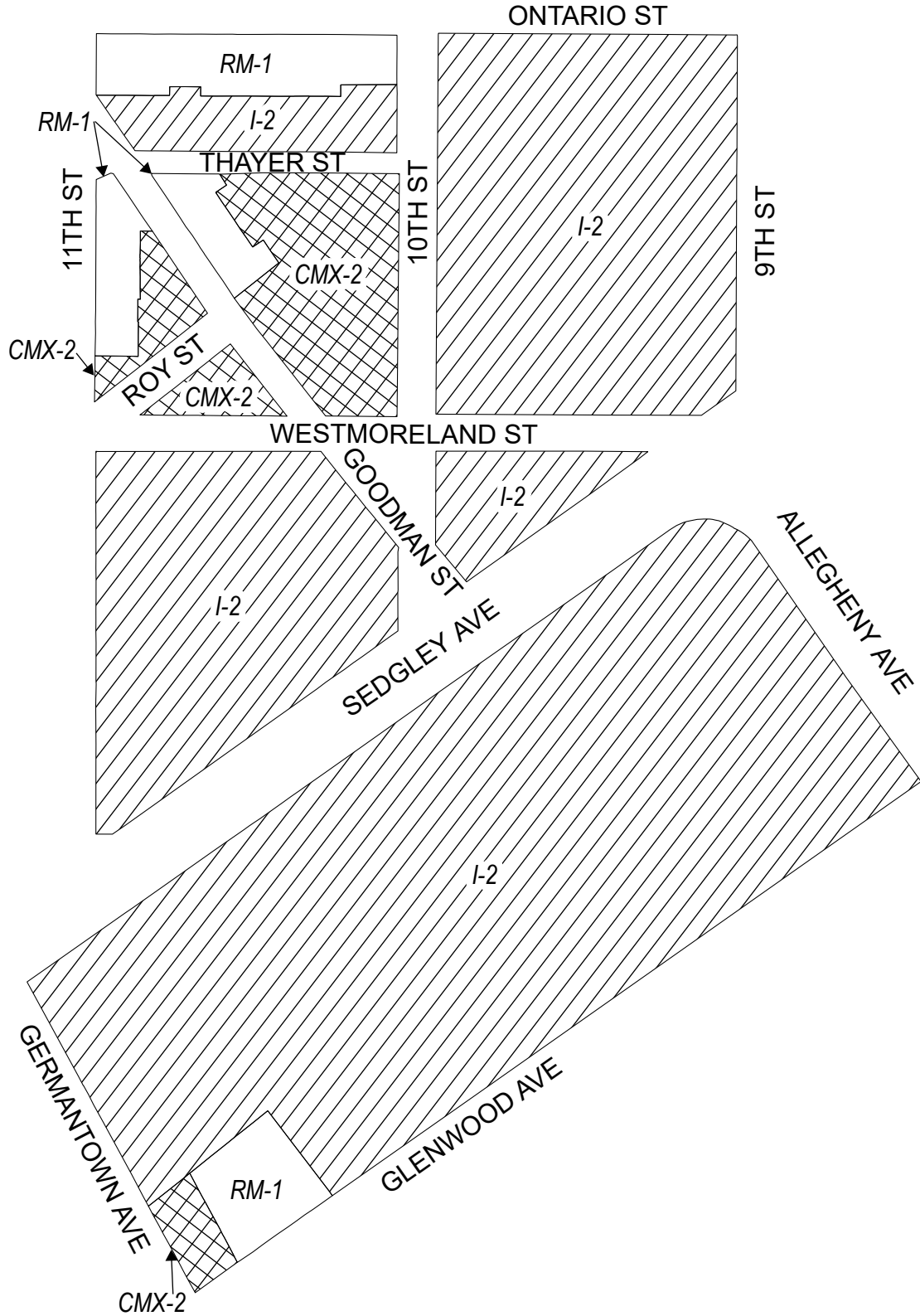


Zoning Districts

-  CMX-2/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical



Map A9 Existing Zoning



Zoning Districts

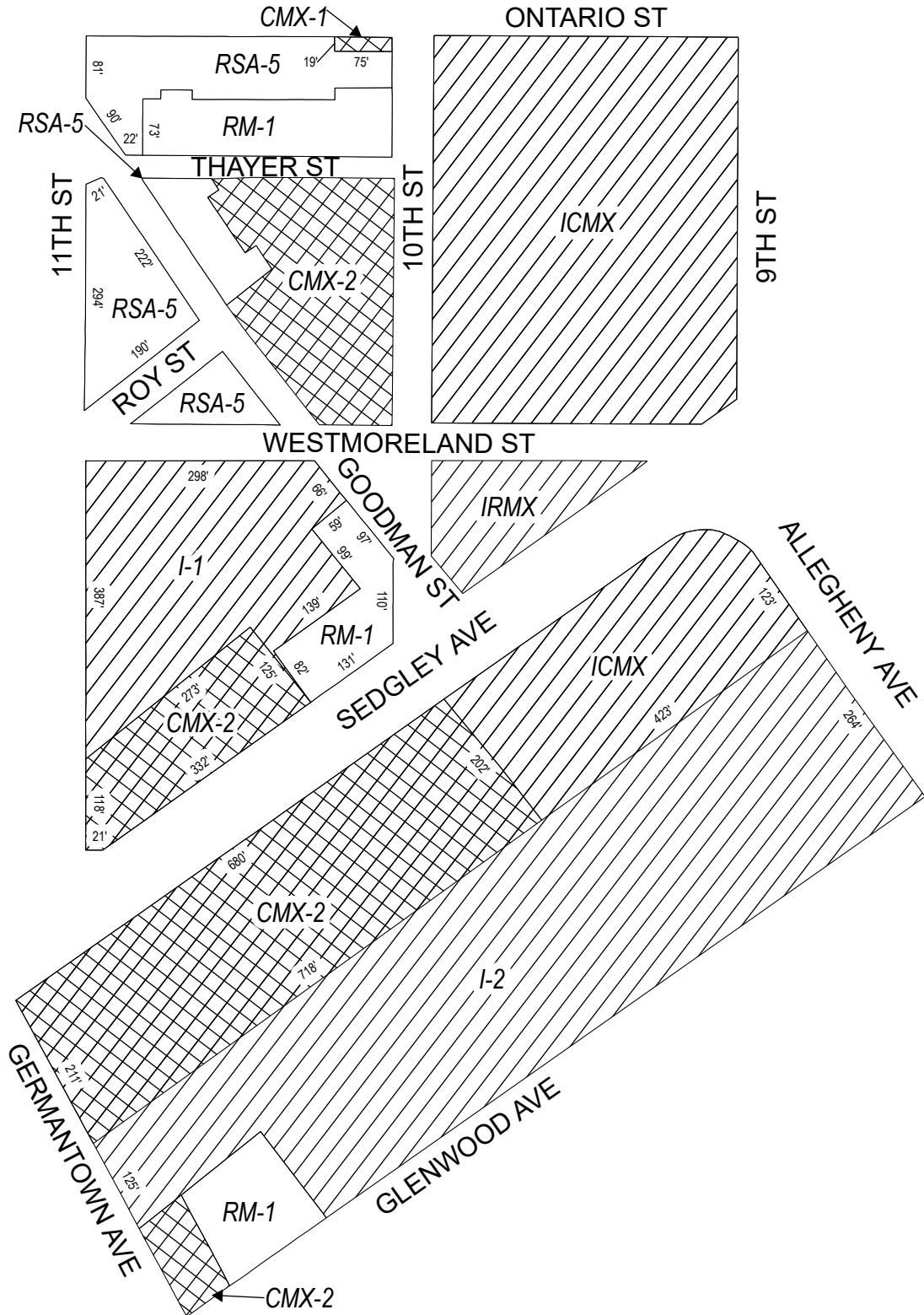
 CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial




 RM-1, Residential Multi-Family



Map B9 Proposed Zoning

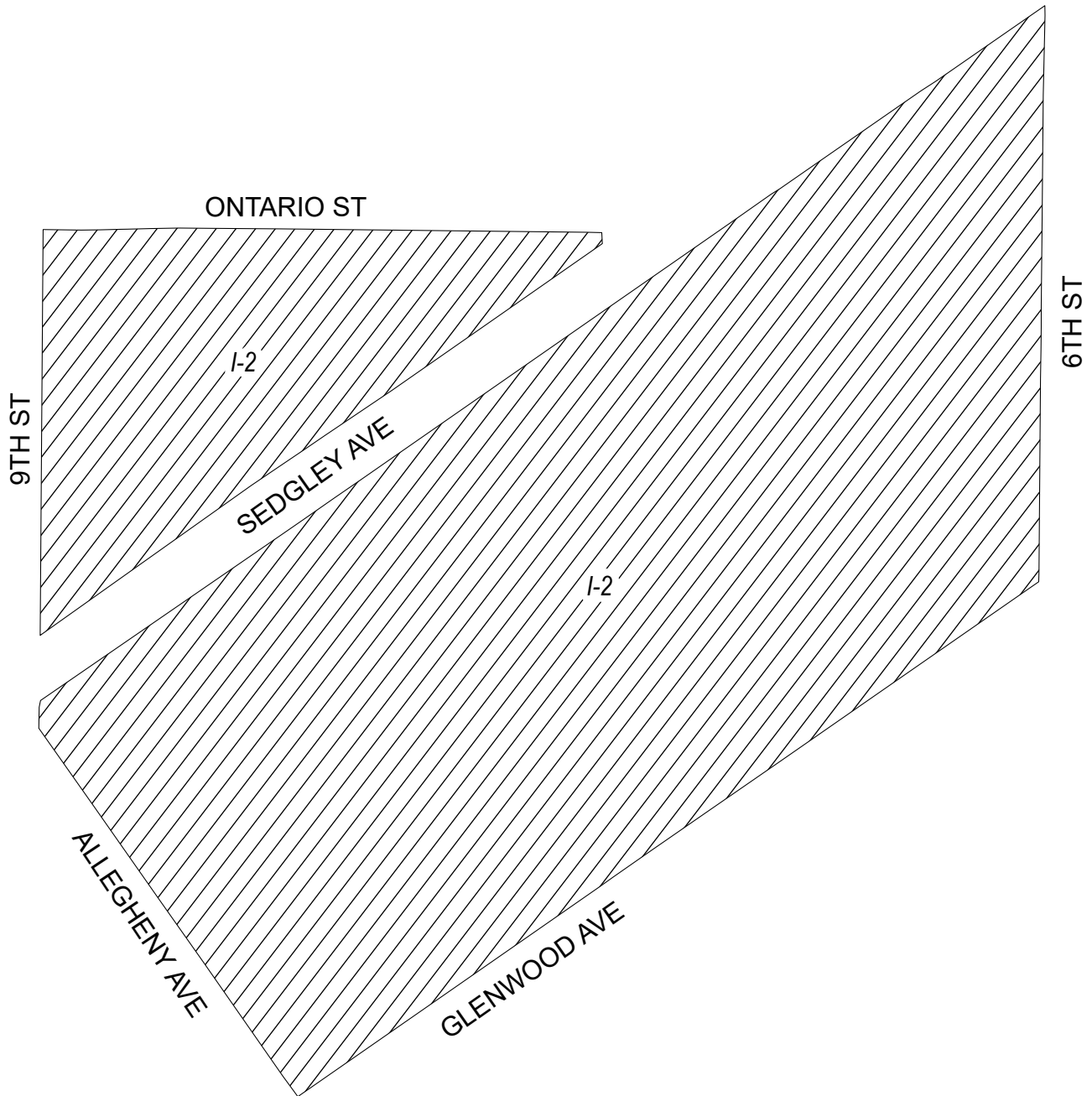


Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
-  I-1, Light Industrial; I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use; IRMX, Industrial Residential Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



Map A10 Existing Zoning

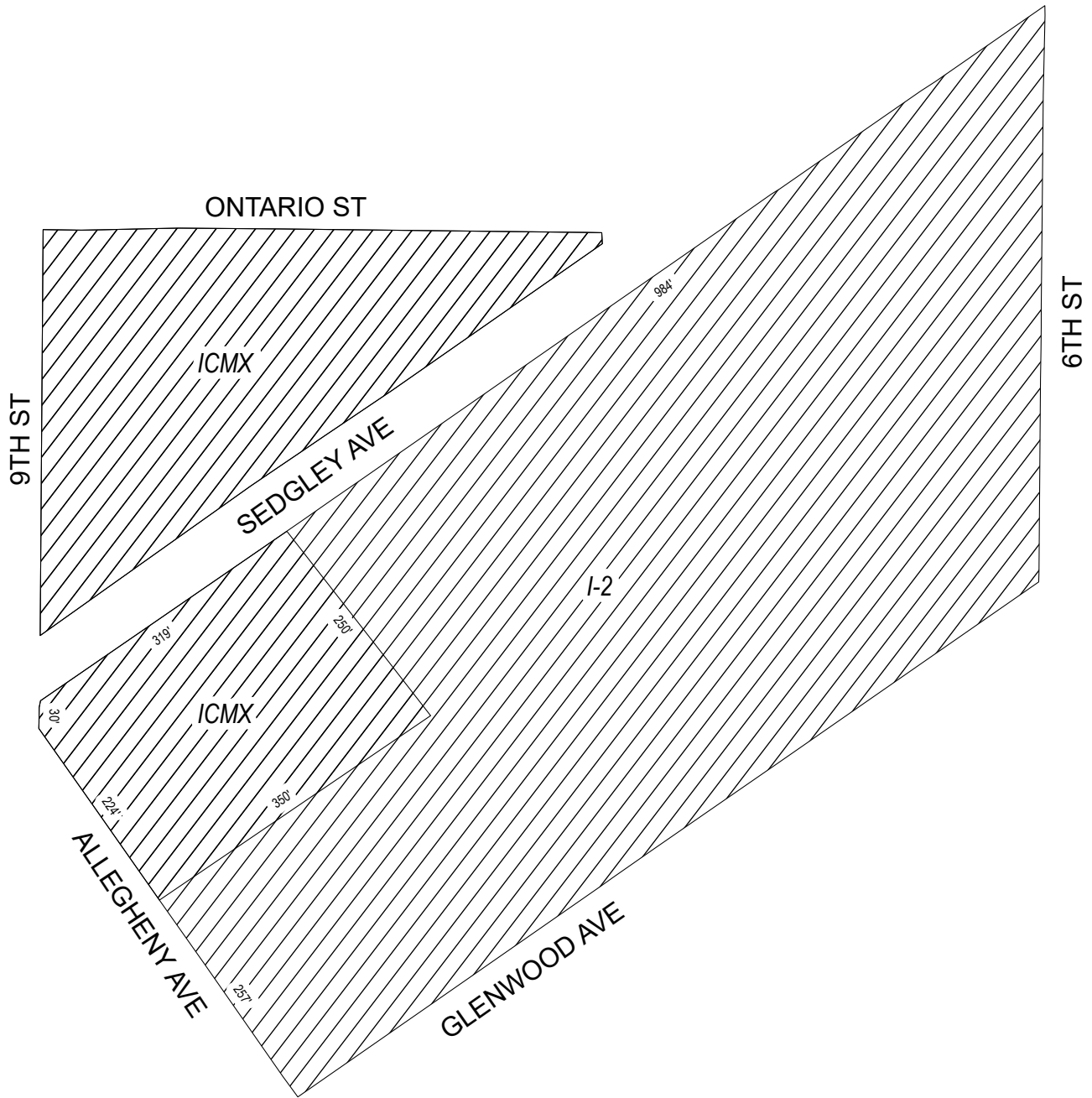


Zoning Districts


 I-2, Medium Industrial
City of Philadelphia



Map B10 Proposed Zoning

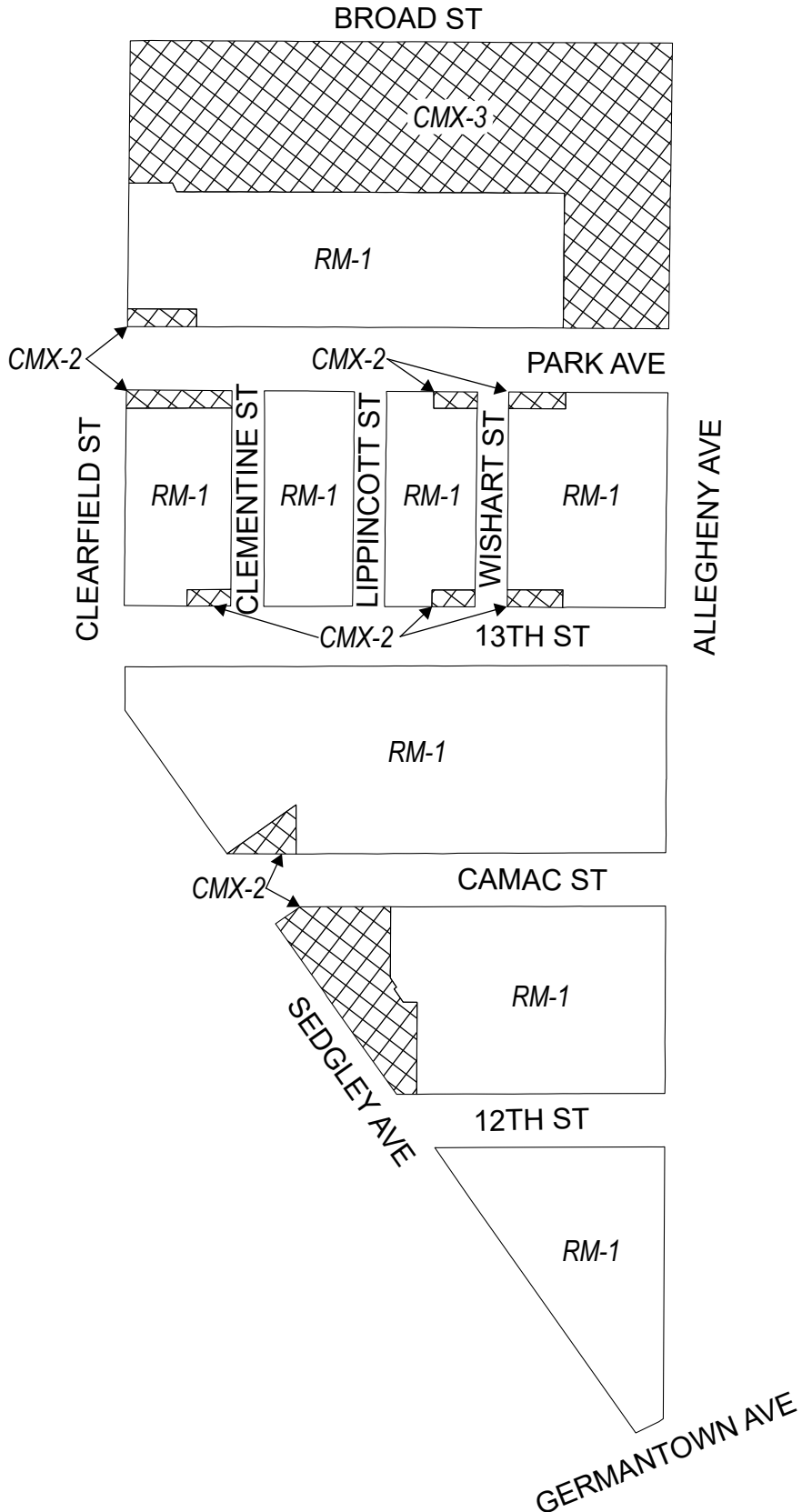


Zoning Districts

 I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
 City of Philadelphia



Map A11 Existing Zoning



Zoning Districts

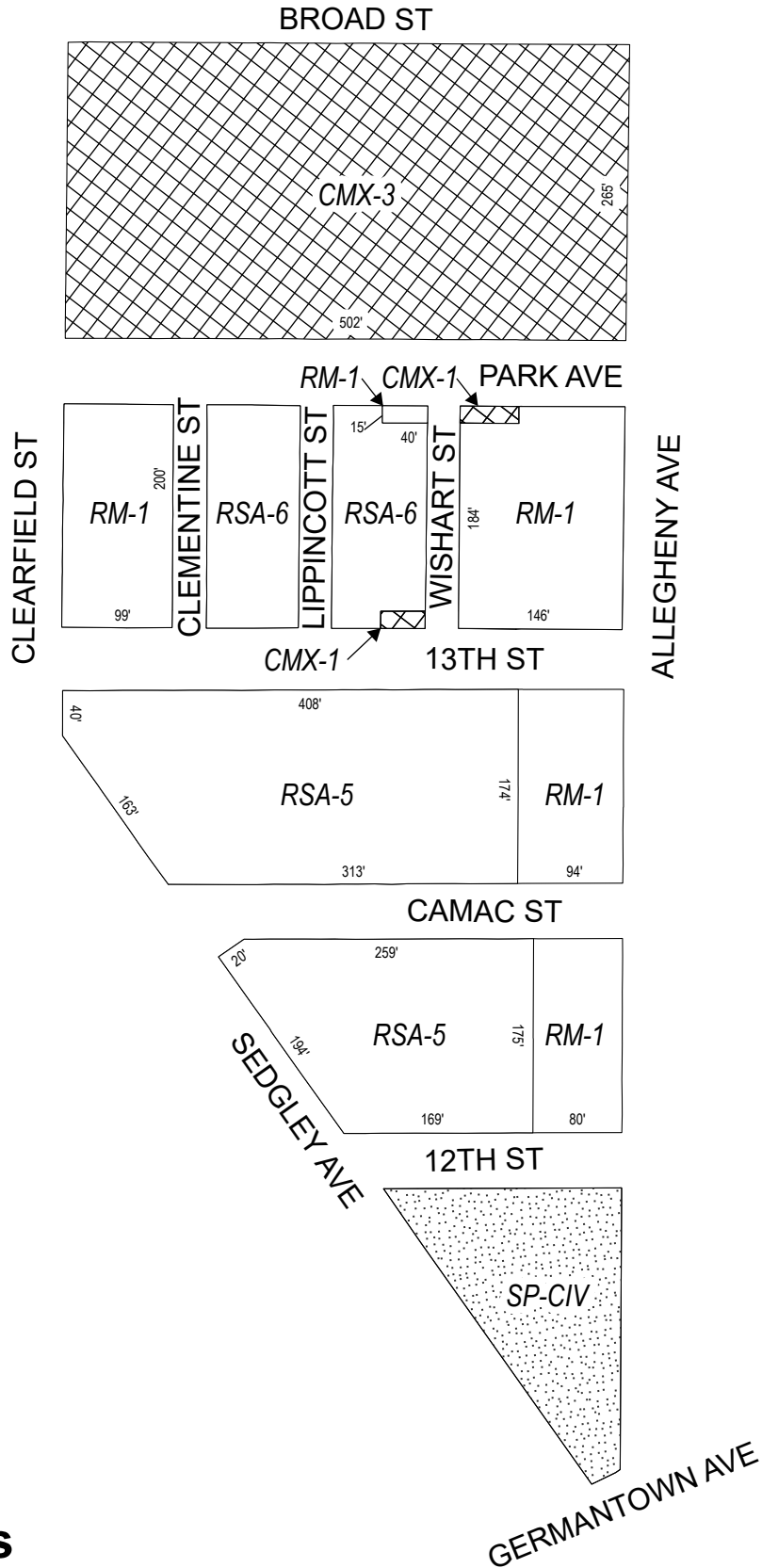
 CMX-2/CMX-3, Commercial Mixed-Use

 RM-1, Residential Multi-Family




City of Philadelphia



Map B11 Proposed Zoning

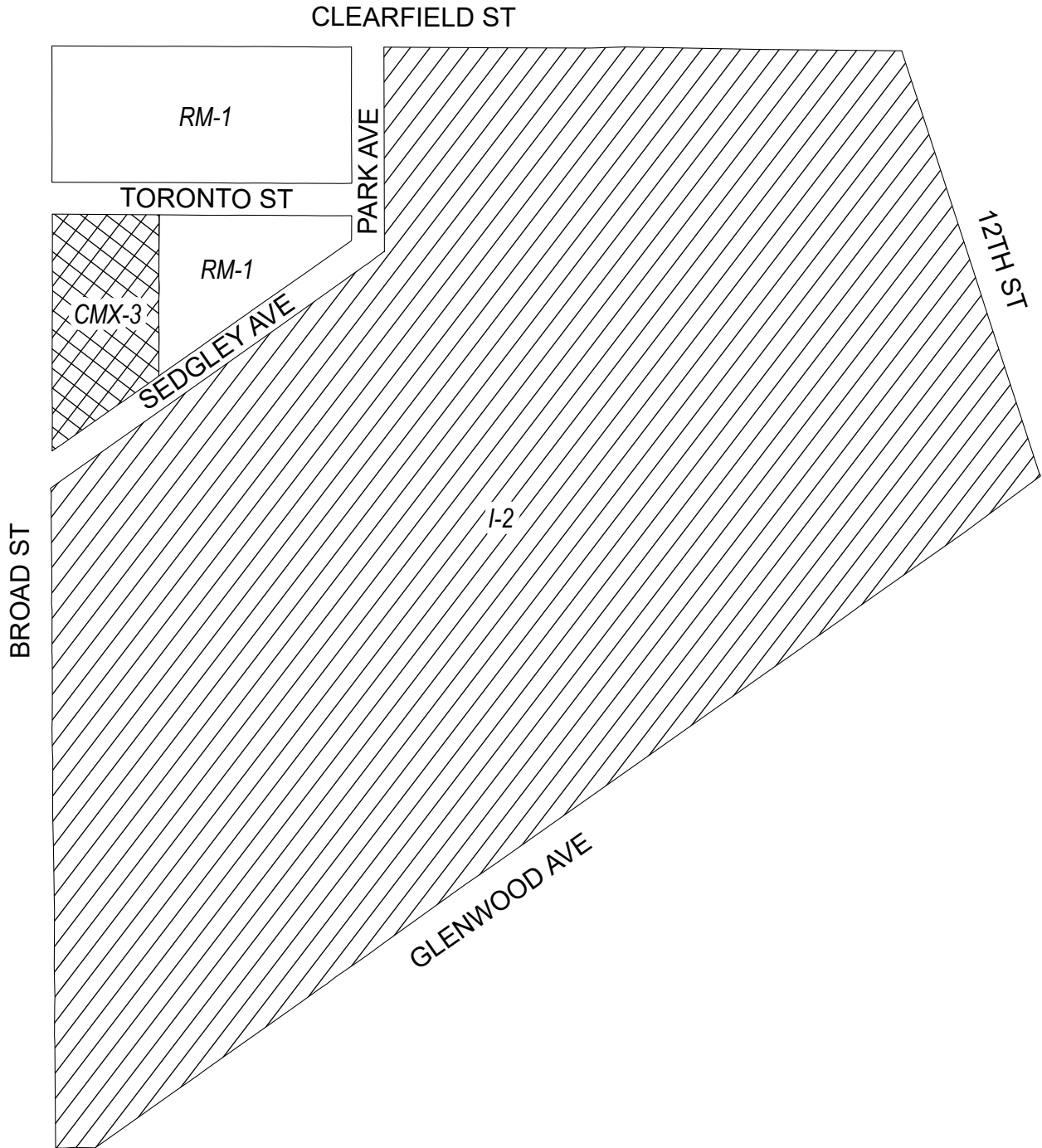


Zoning Districts

-  CMX-1/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical



Map A12 Existing Zoning



Zoning Districts

 CMX-3, Commercial Mixed-Use

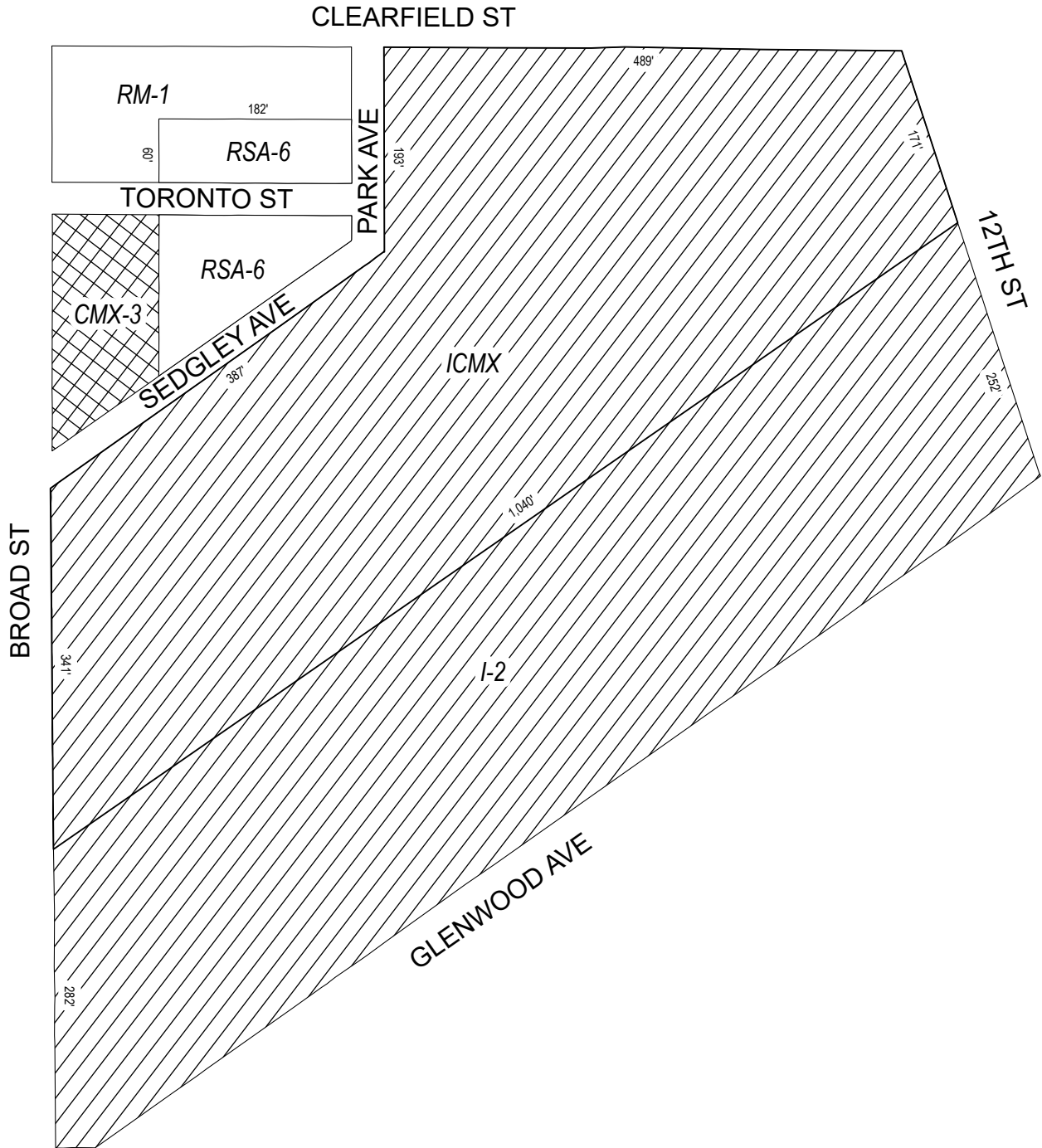
 I-2, Medium Industrial

 RM-1, Residential Multi-Family




City of Philadelphia



Map B12 Proposed Zoning



Zoning Districts

-  CMX-3, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia

BILL NO. 241059 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 12, 2024. The Bill was Signed by the Mayor on December 23, 2024.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is written in a cursive, flowing style.

Elizabeth McCollum
Interim Chief Clerk of the City Council