

City of Philadelphia



(Bill No. 230585)

AN ORDINANCE

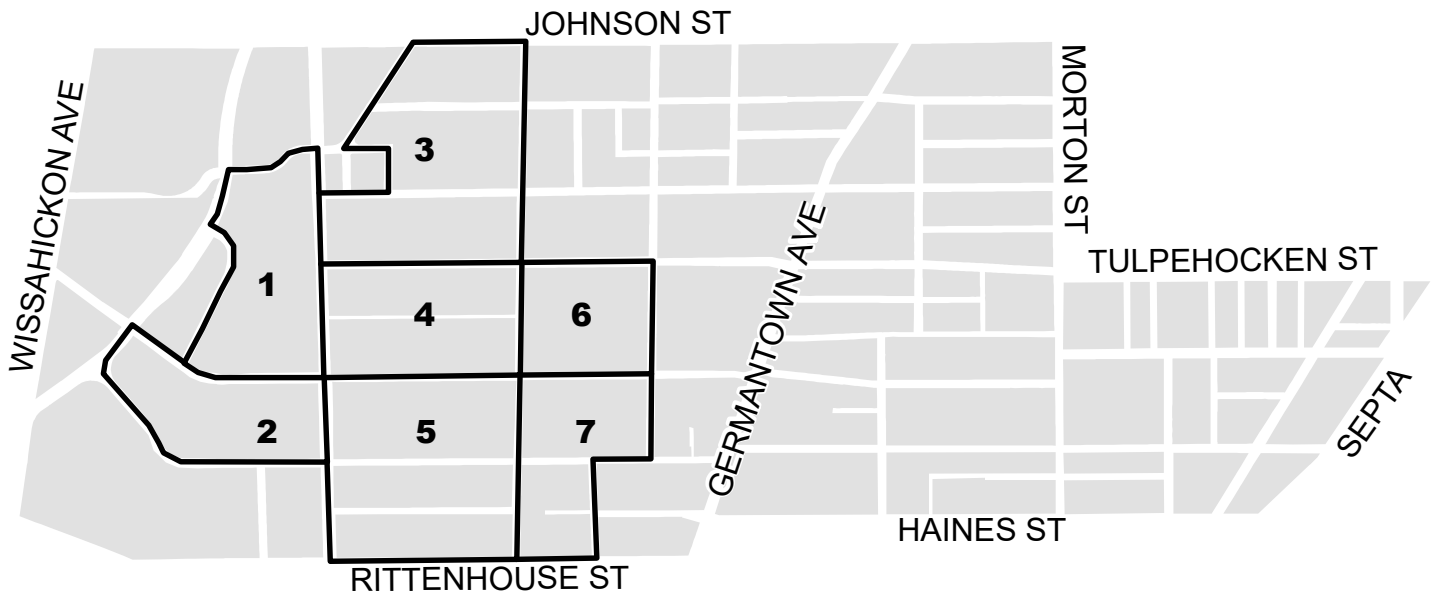
Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

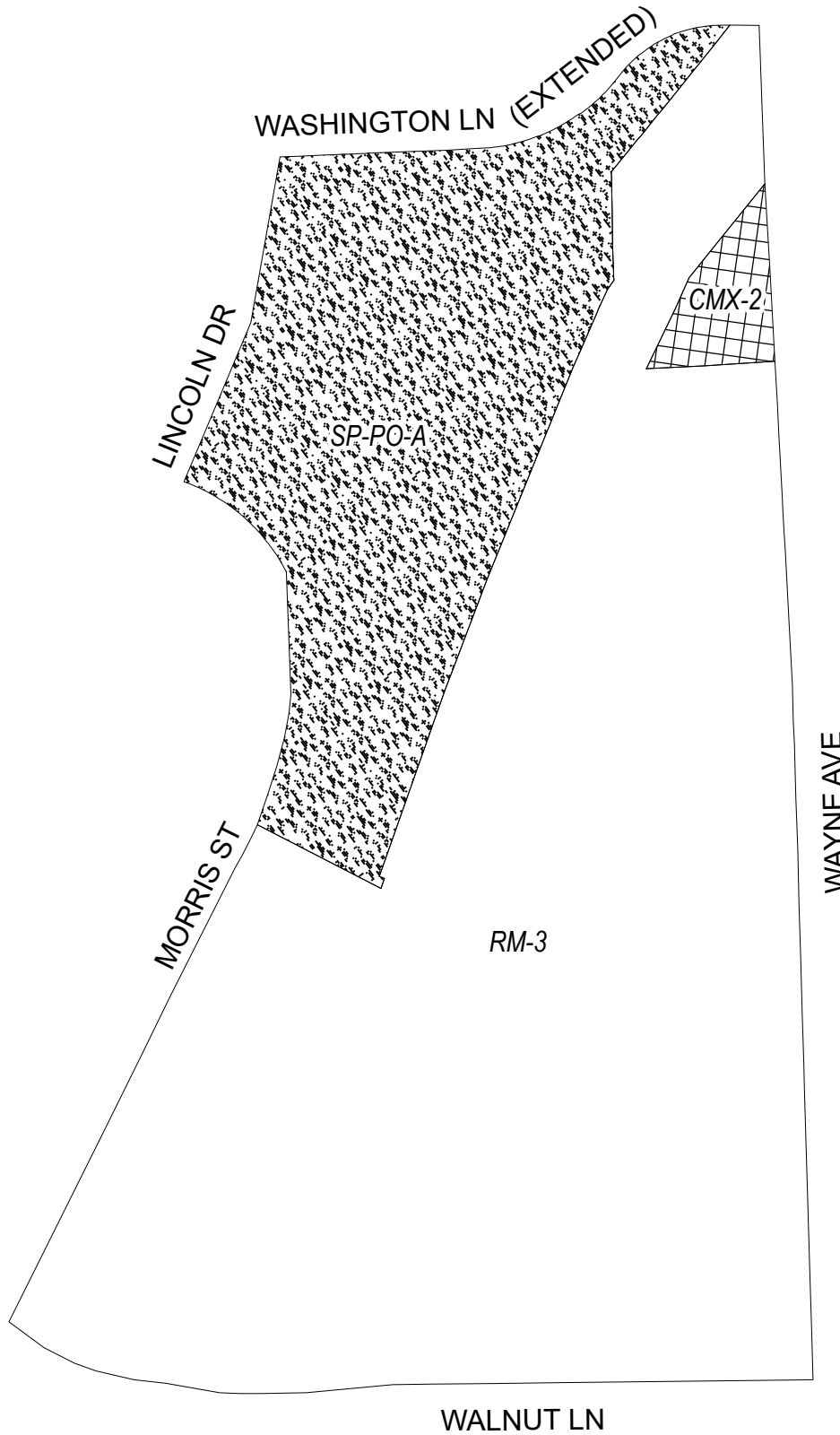
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area by Johnson Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue from the existing zoning designations indicated on Maps "A1" through "A7," set forth below, to the zoning designations indicated on Maps "B1" through "B7," set forth below.

SECTION 2. This Ordinance shall become effective immediately.




Key Map



Map A1 Existing Zoning

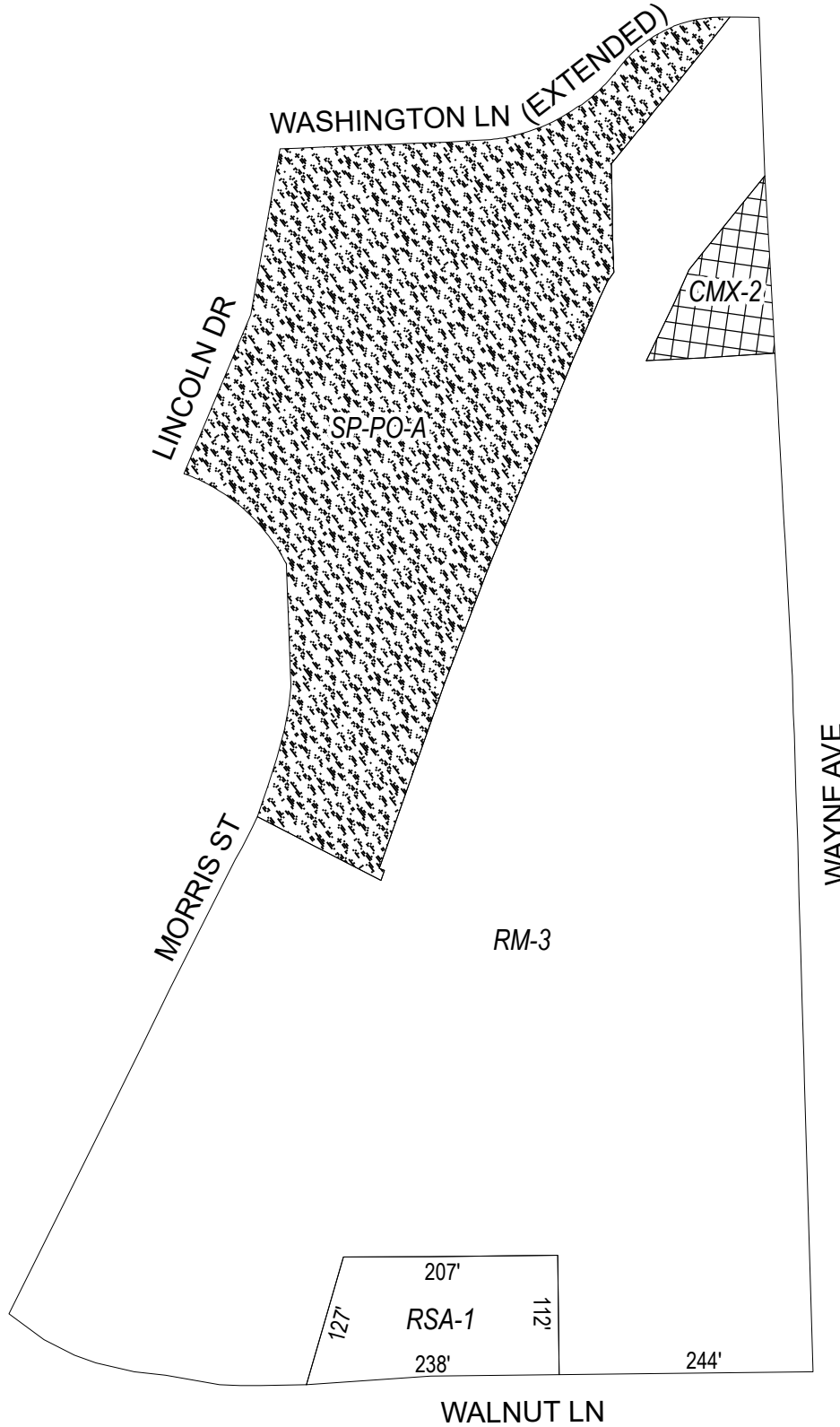


Zoning Districts




-  CMX-2, Commercial Mixed-Use
-  RM-3, Residential Multi-Family
-  SP-PO-A, Parks and Open Space



Map B1 Proposed Zoning

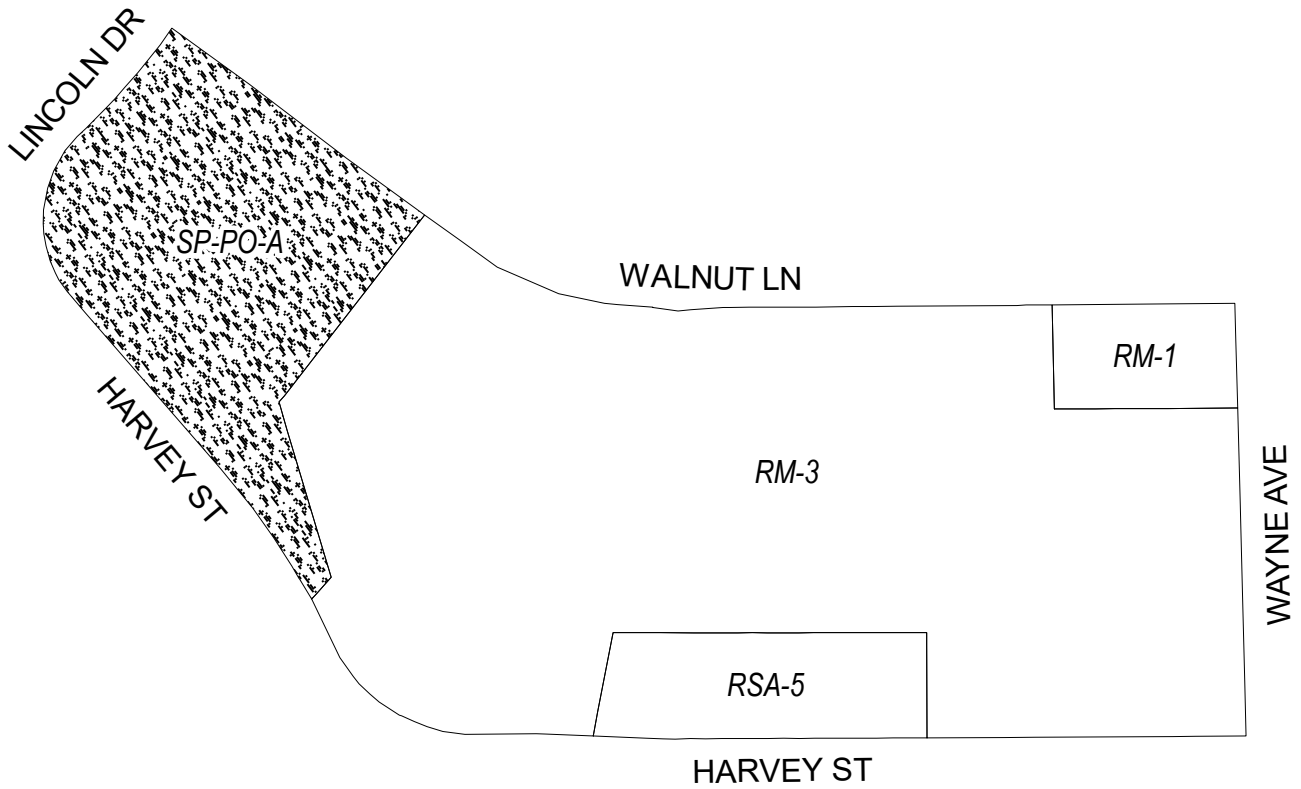


Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RM-3, Residential Multi-Family; RSA-1, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



Map A2 Existing Zoning

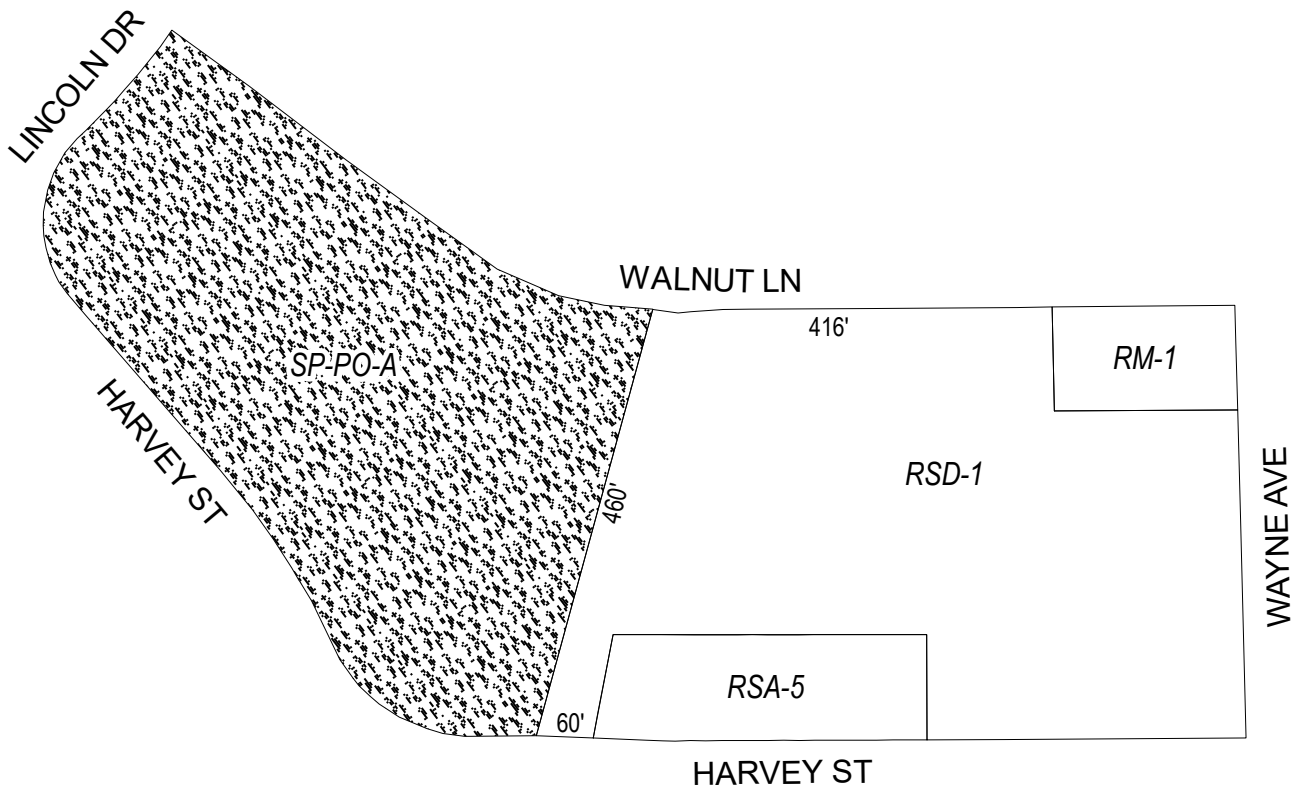


Zoning Districts




-  RM-1/RM-3, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



Map B2 Proposed Zoning

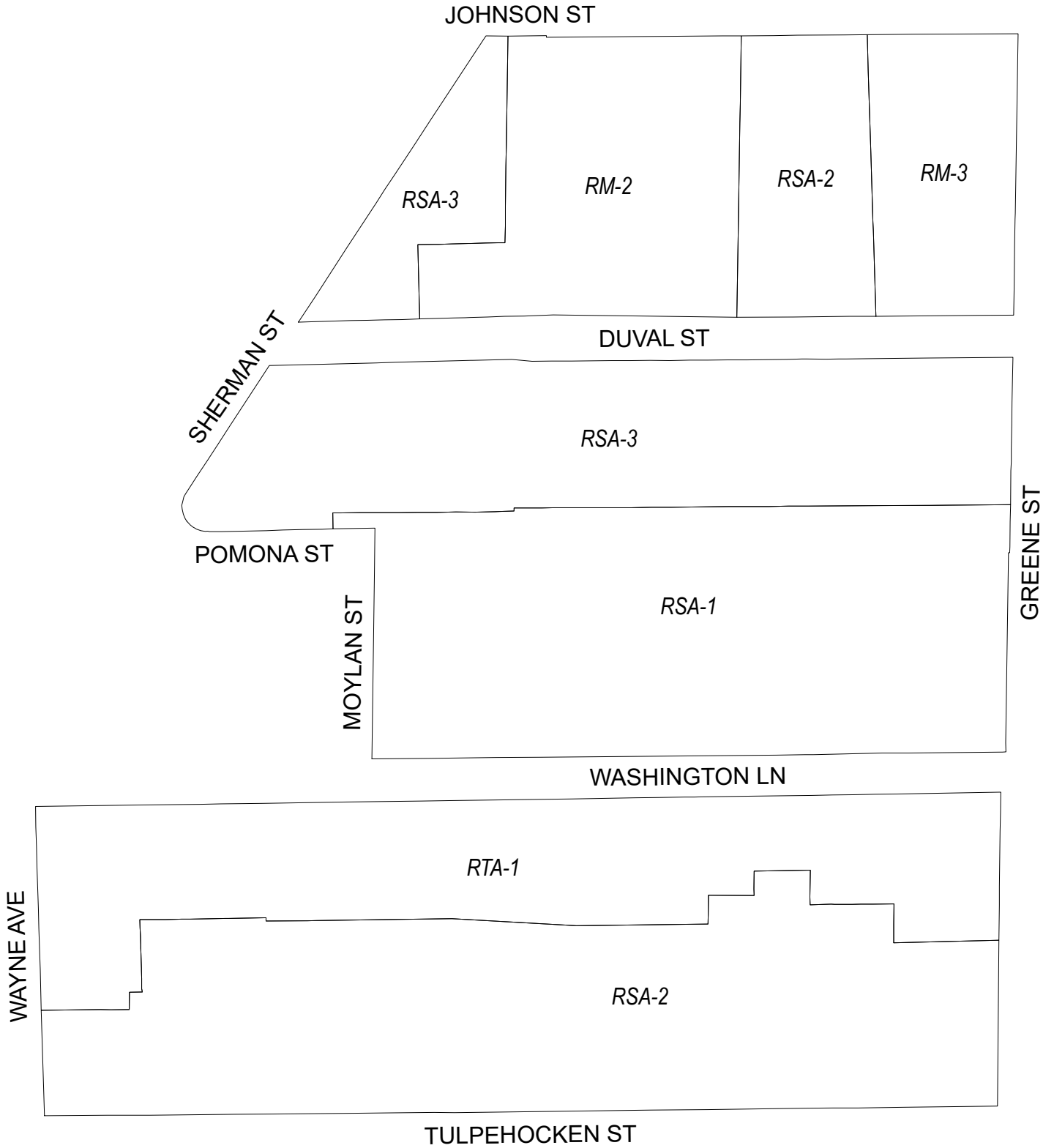


Zoning Districts

-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached;
-  RSD-1, Residential Single-Family Detached
-  SP-PO-A, Parks and Open Space



Map A3 Existing Zoning

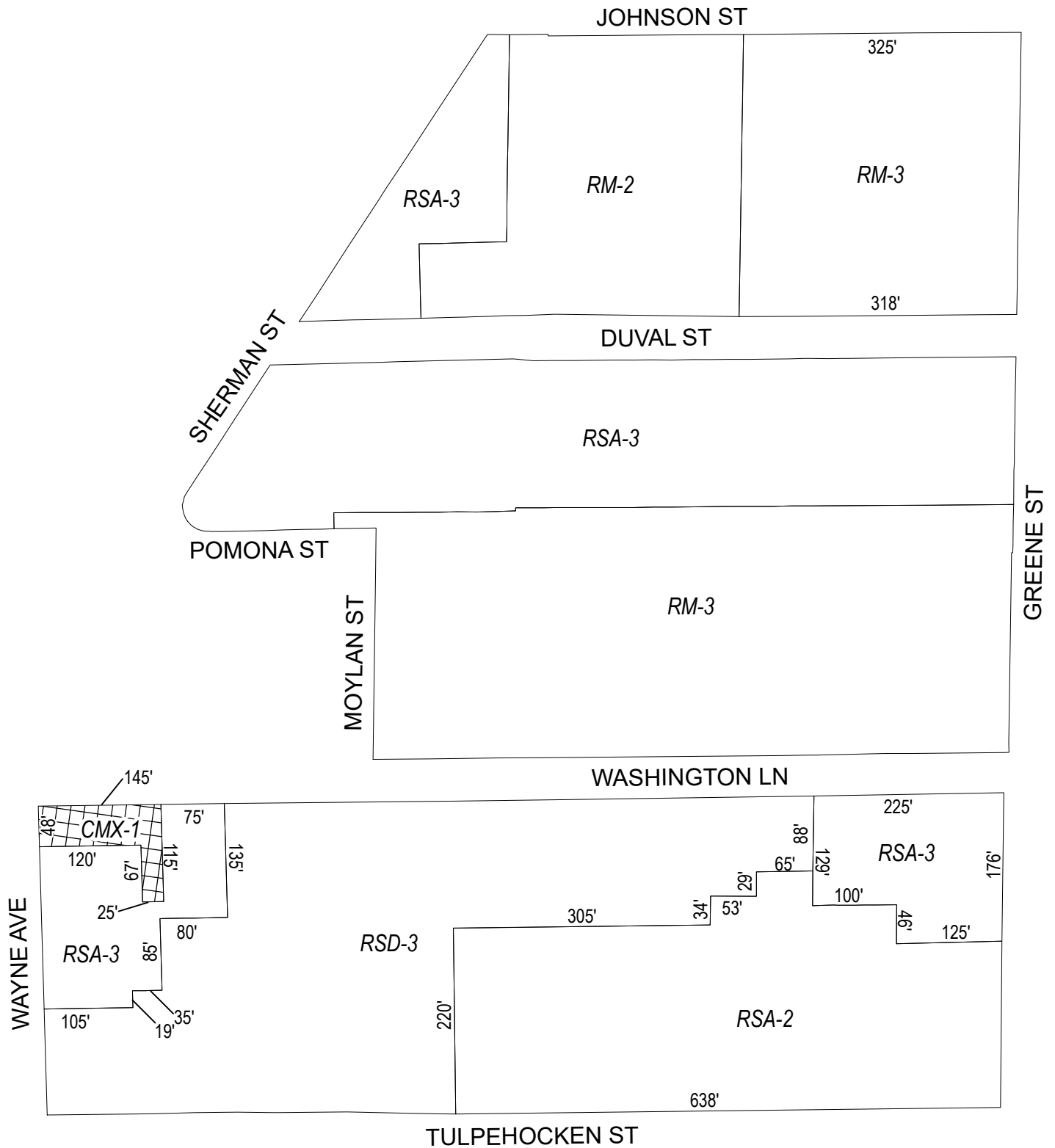


Zoning Districts

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



Map B3 Proposed Zoning



Zoning Districts



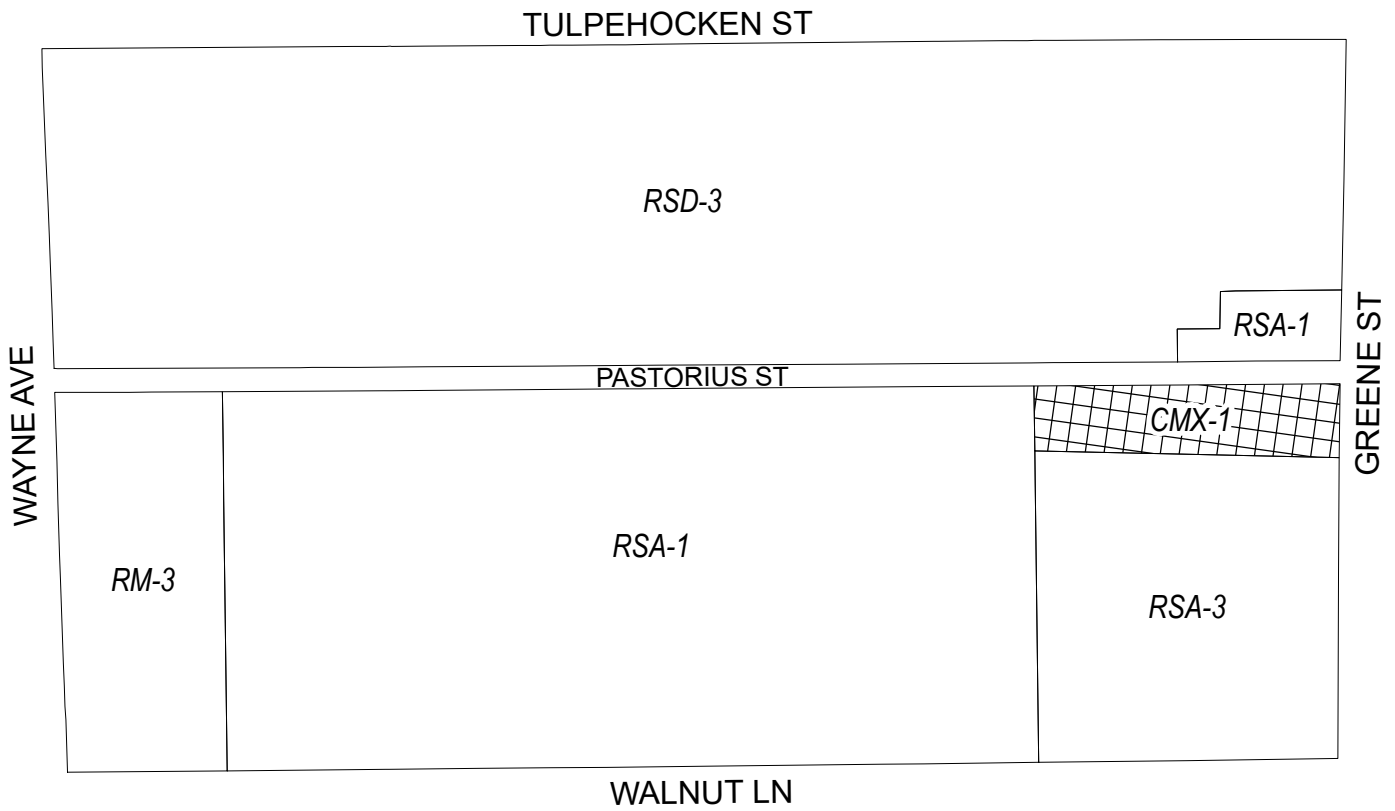
CMX-1, Commercial Mixed-Use



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



Map A4 Existing Zoning



Zoning Districts



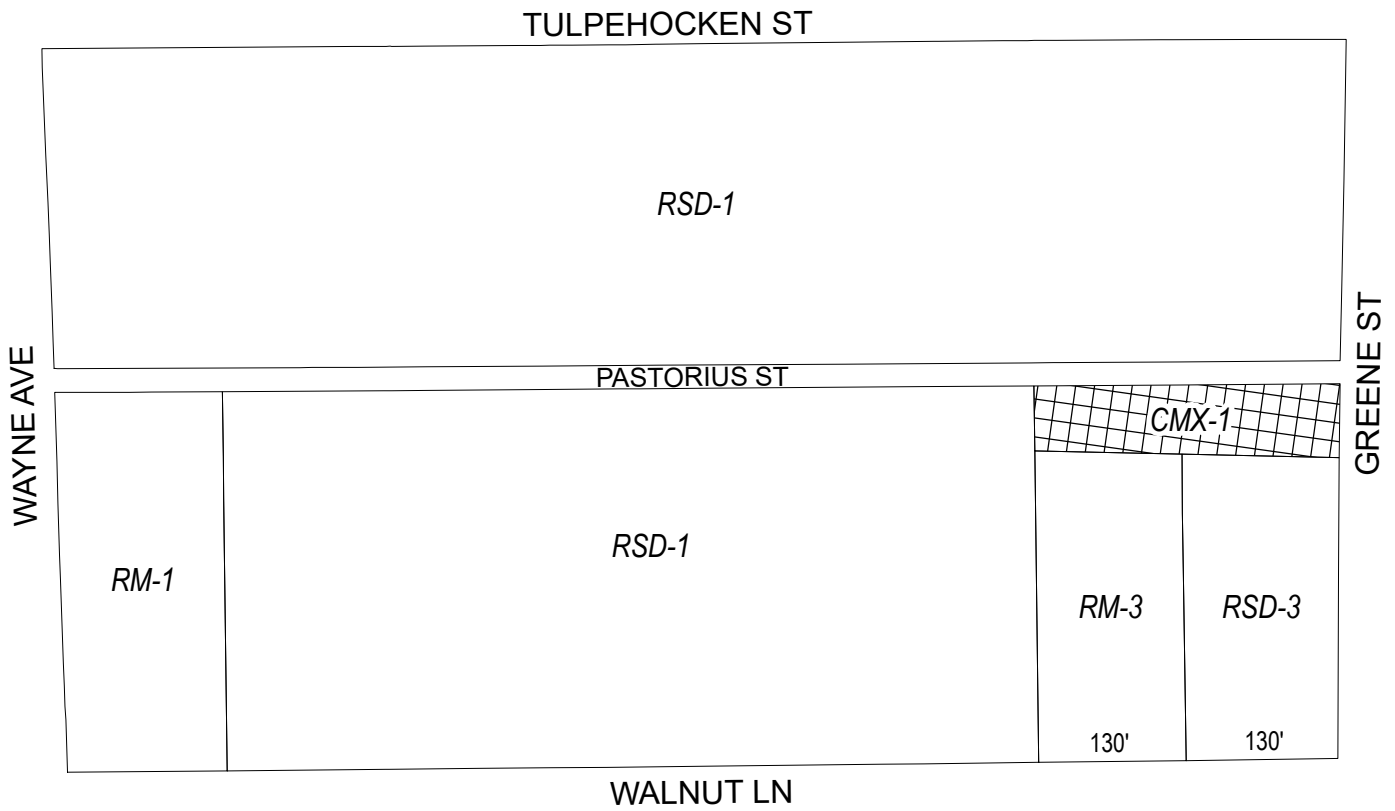
CMX-1, Commercial Mixed-Use



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



Map B4 Proposed Zoning



Zoning Districts



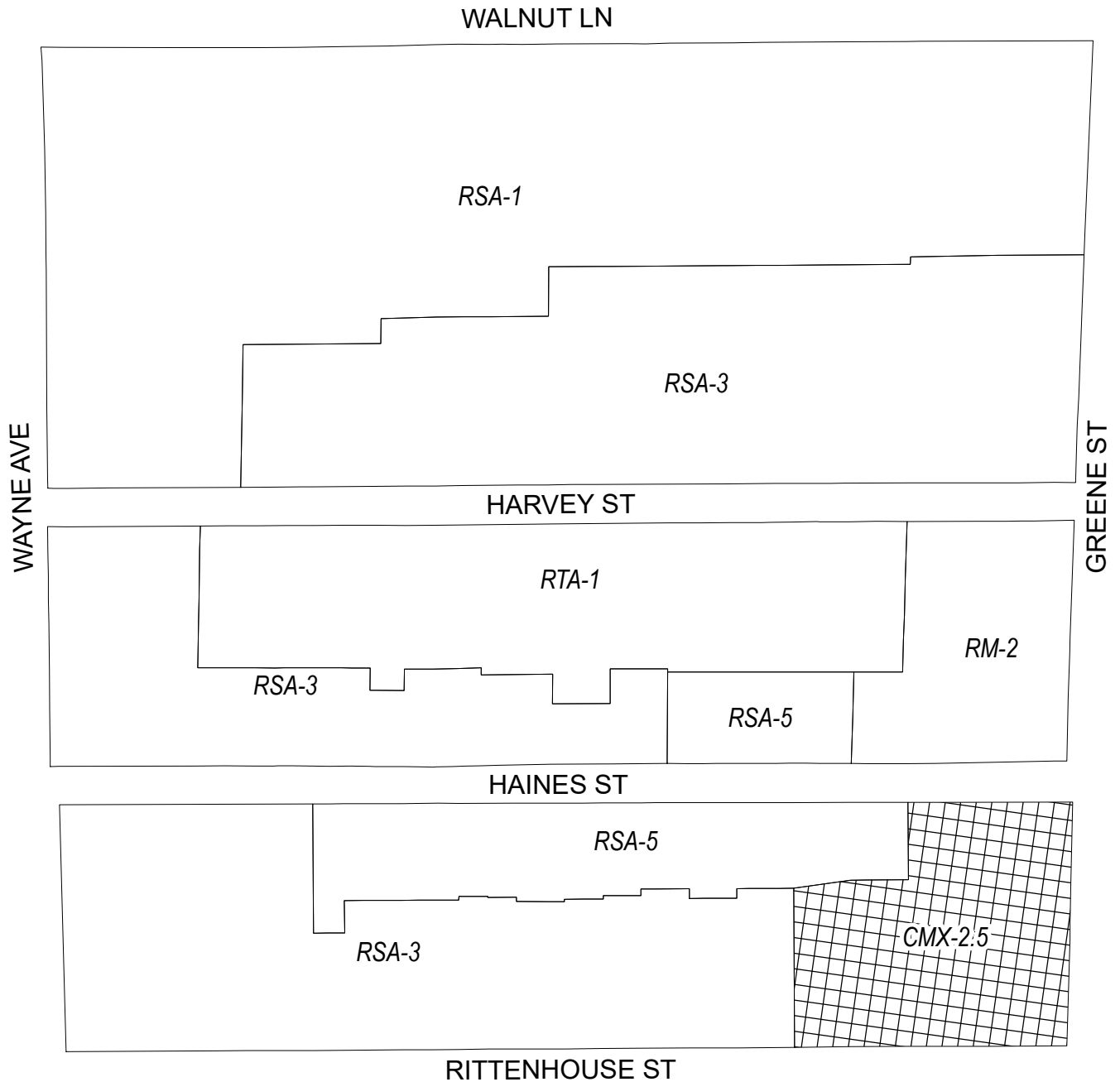
CMX-1, Commercial Mixed-Use





RM-1/RM-3, Residential Multi-Family; RSD-1/RSD-3, Residential Single-Family Detached



Map A5 Existing Zoning

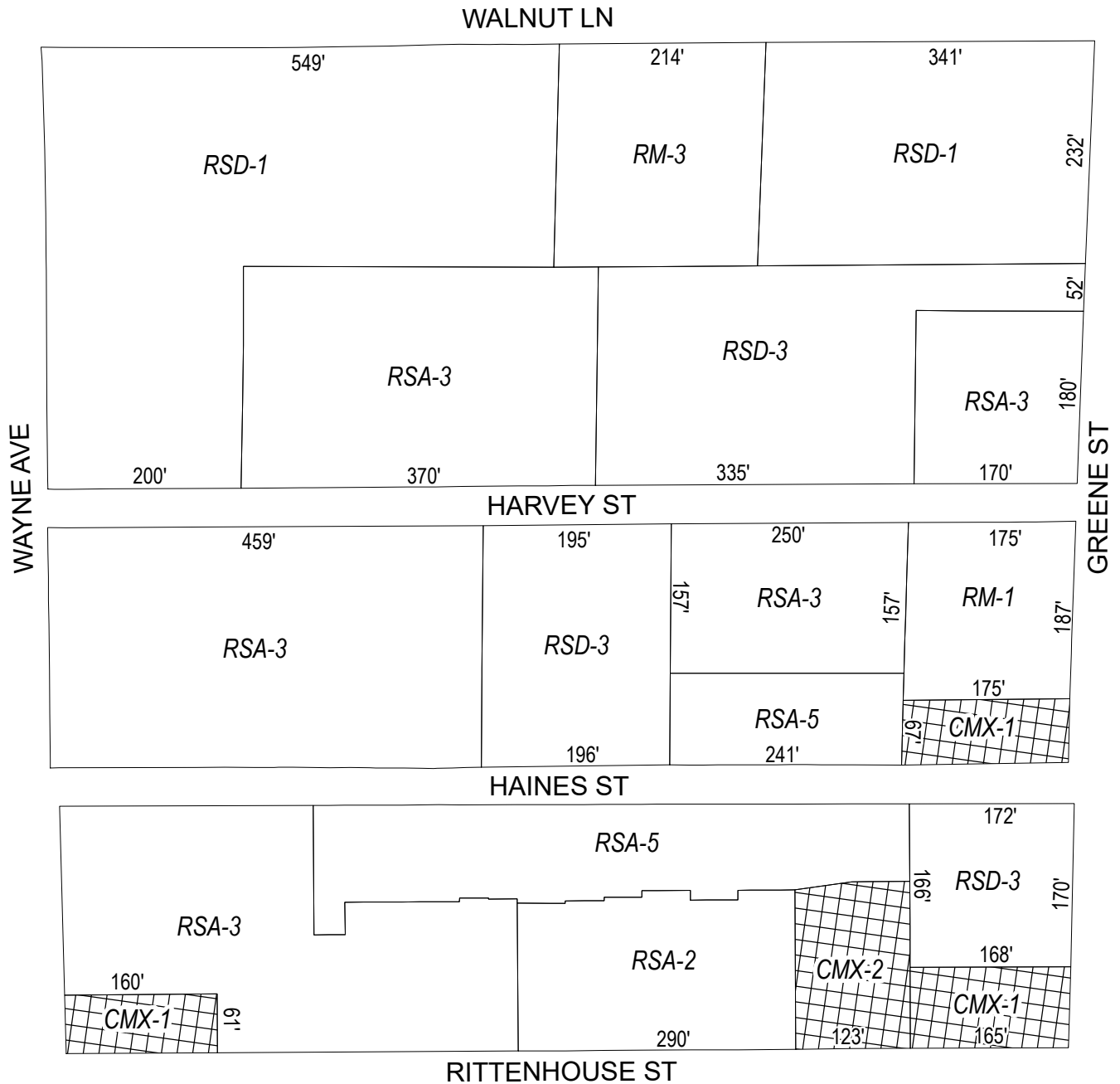


Zoning Districts



-  CMX-2.5, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RSA-1/RSA-3/RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached



Map B5 Proposed Zoning

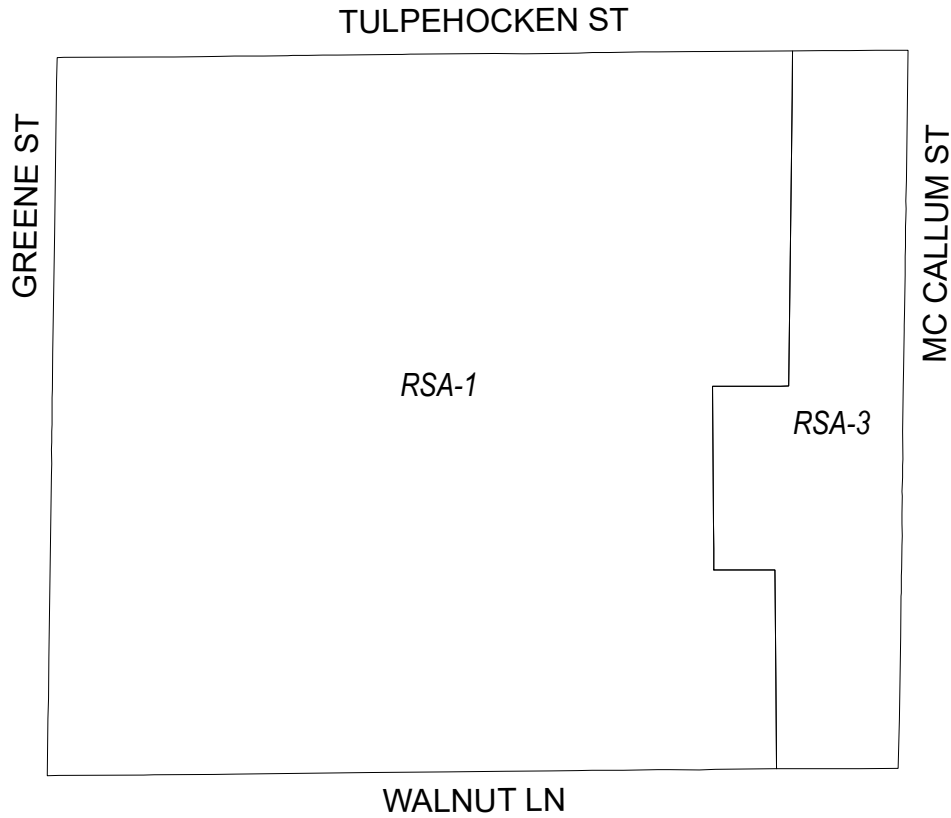


Zoning Districts


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



Map A6 Existing Zoning

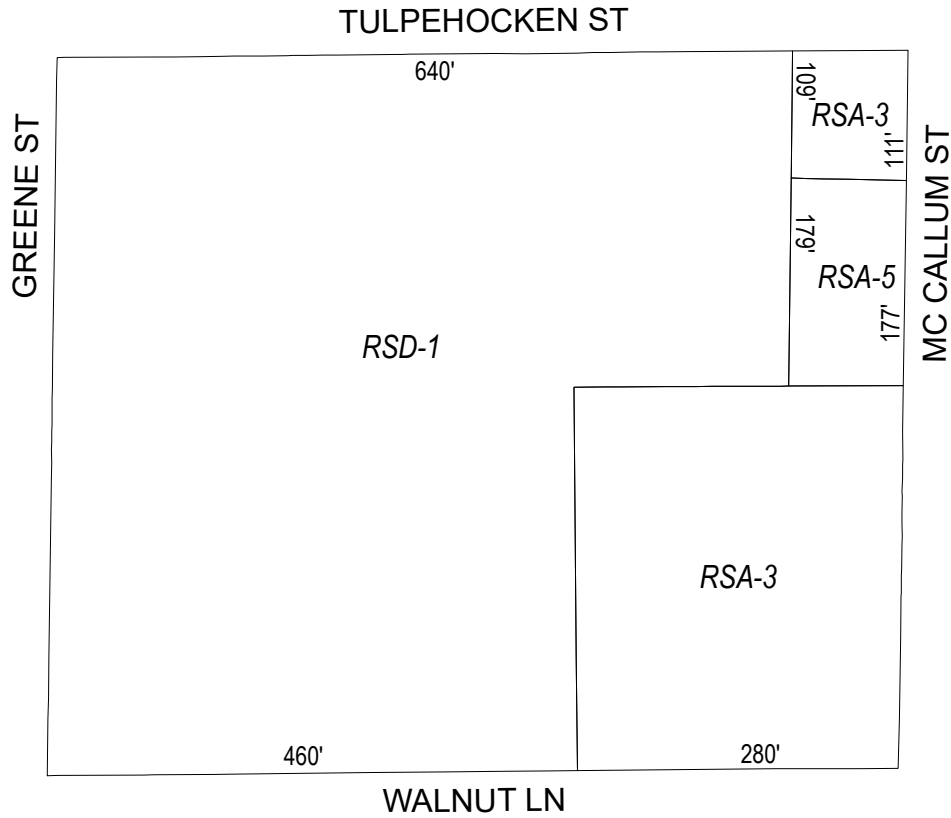


Zoning Districts

 RSA-1/RSA-3, Residential Single-Family Attached



Map B6 Proposed Zoning

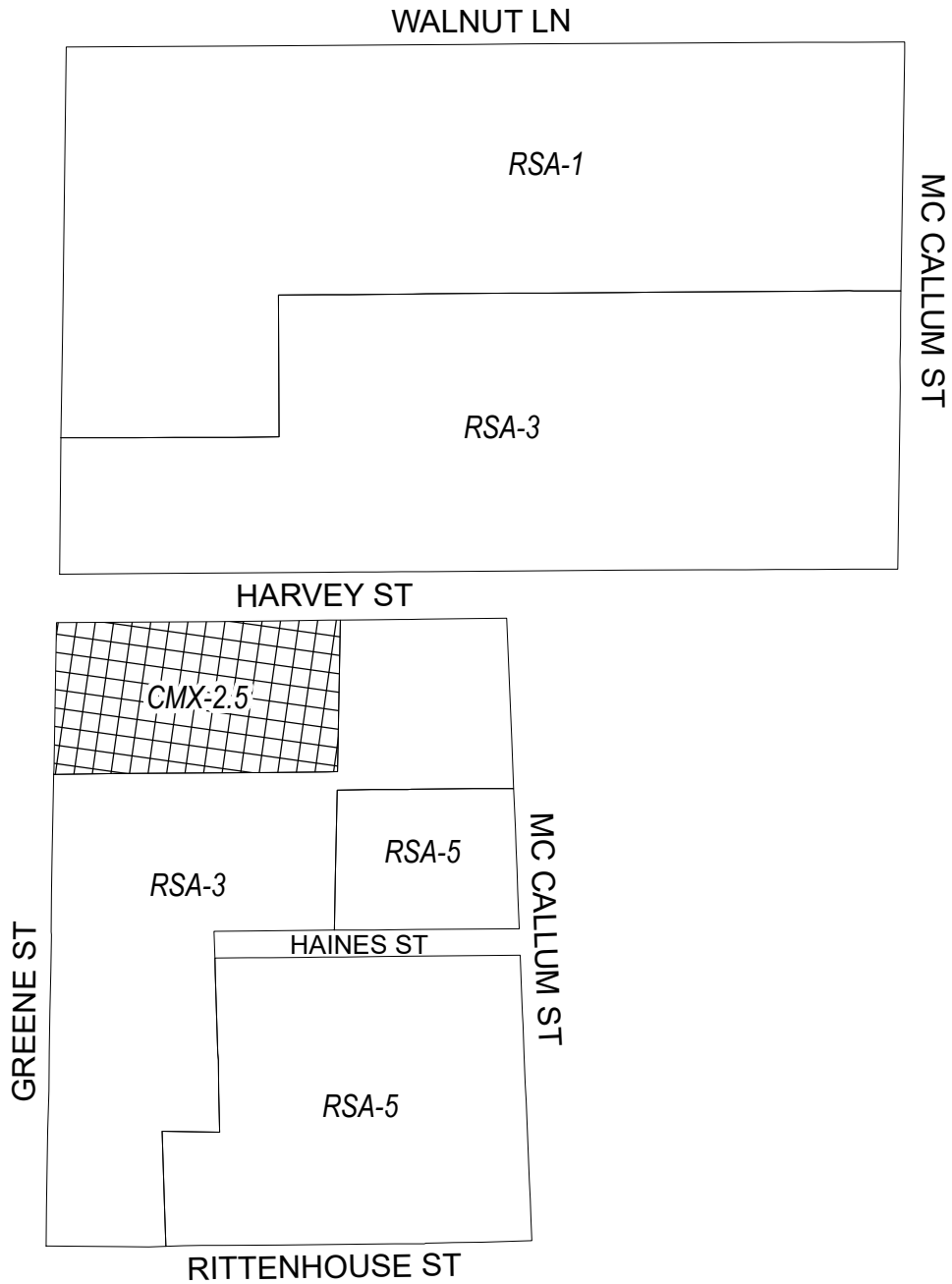


Zoning Districts

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



Map A7 Existing Zoning



Zoning Districts



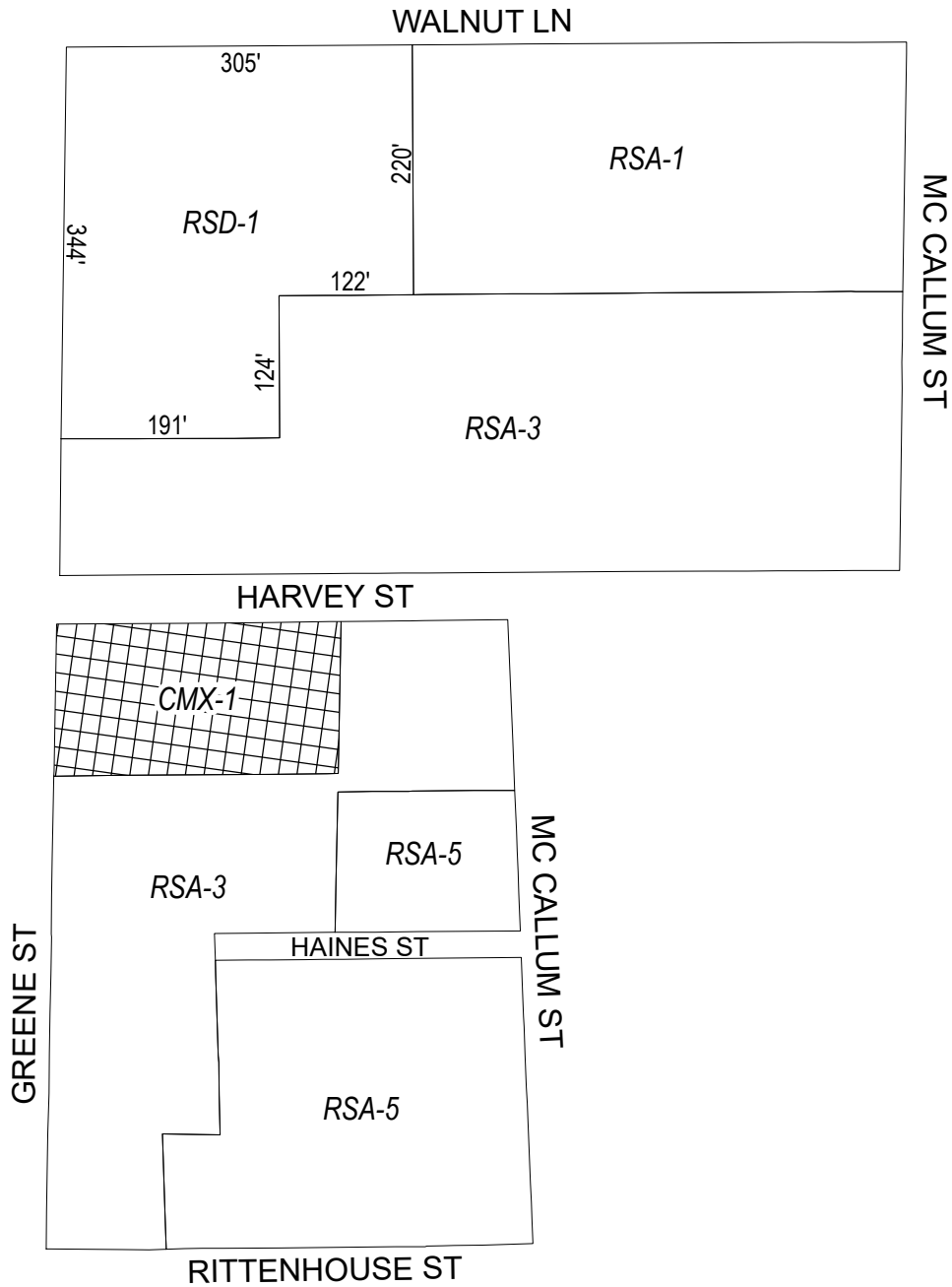
CMX-2.5, Commercial Mixed-Use





RSA-1/RSA-3/RSA-5, Residential Single-Family Attached



Map B7 Proposed Zoning



Zoning Districts

-  CMX-1, Commercial Mixed-Use
-  RSD-1, Residential Single-Family Detached;
RSA-1/RSA-3/RSA-5, Residential Single-Family Attached



City of Philadelphia

BILL NO. 230585 continued

Certified Copy

City of Philadelphia

BILL NO. 230585 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 2, 2023. The Bill was Signed by the Mayor on November 13, 2023.



Michael A. Decker
Chief Clerk of the City Council