



City of Philadelphia

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

BILL NO. 250493-AA
(As Amended on the Floor, 10/30/25)

Introduced May 8, 2025

Councilmember Young

**Referred to the
Committee on Rules**

AN ORDINANCE

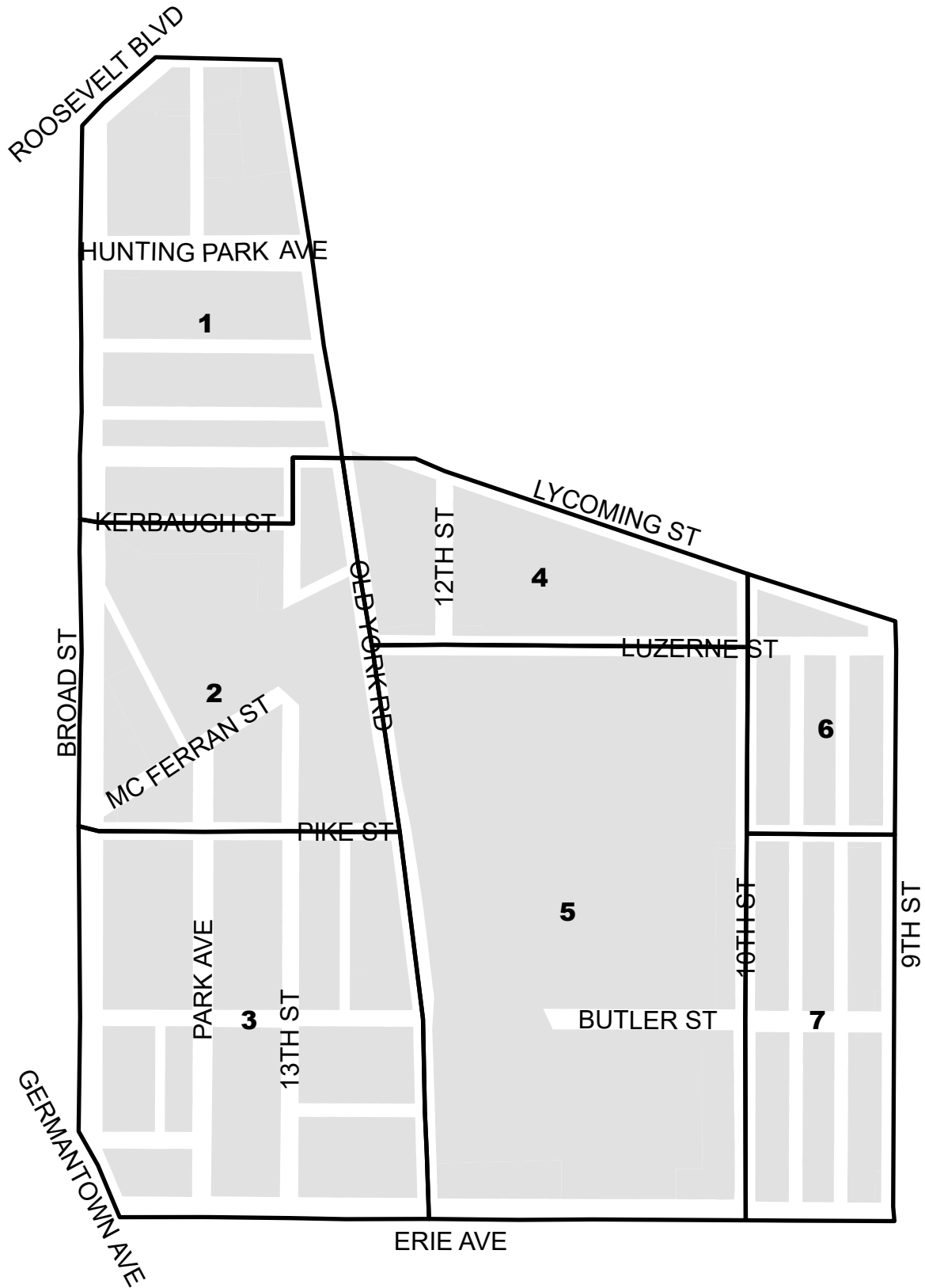
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

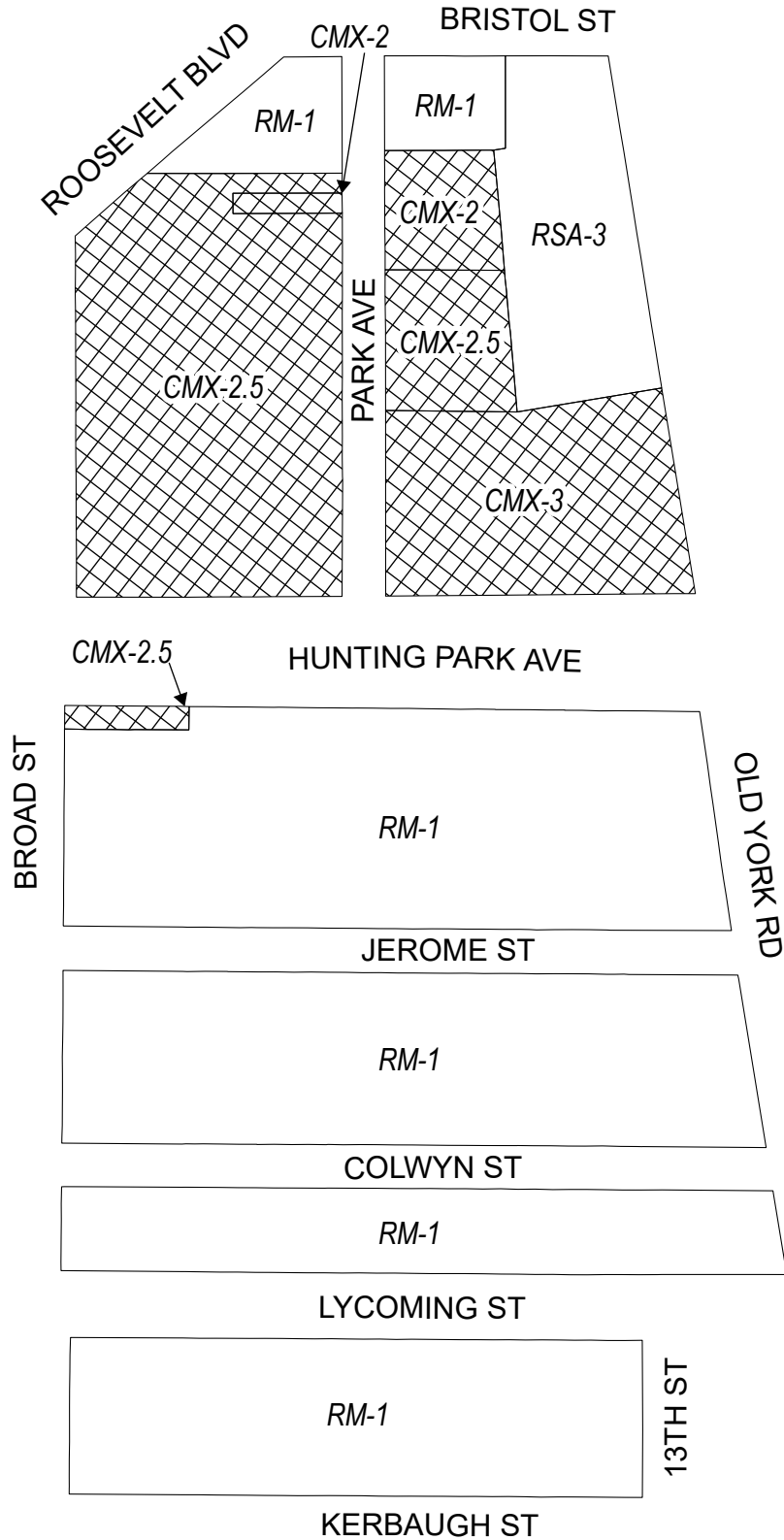
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," and "A7," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," and "B7," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Key Map



Map A1 Existing Zoning

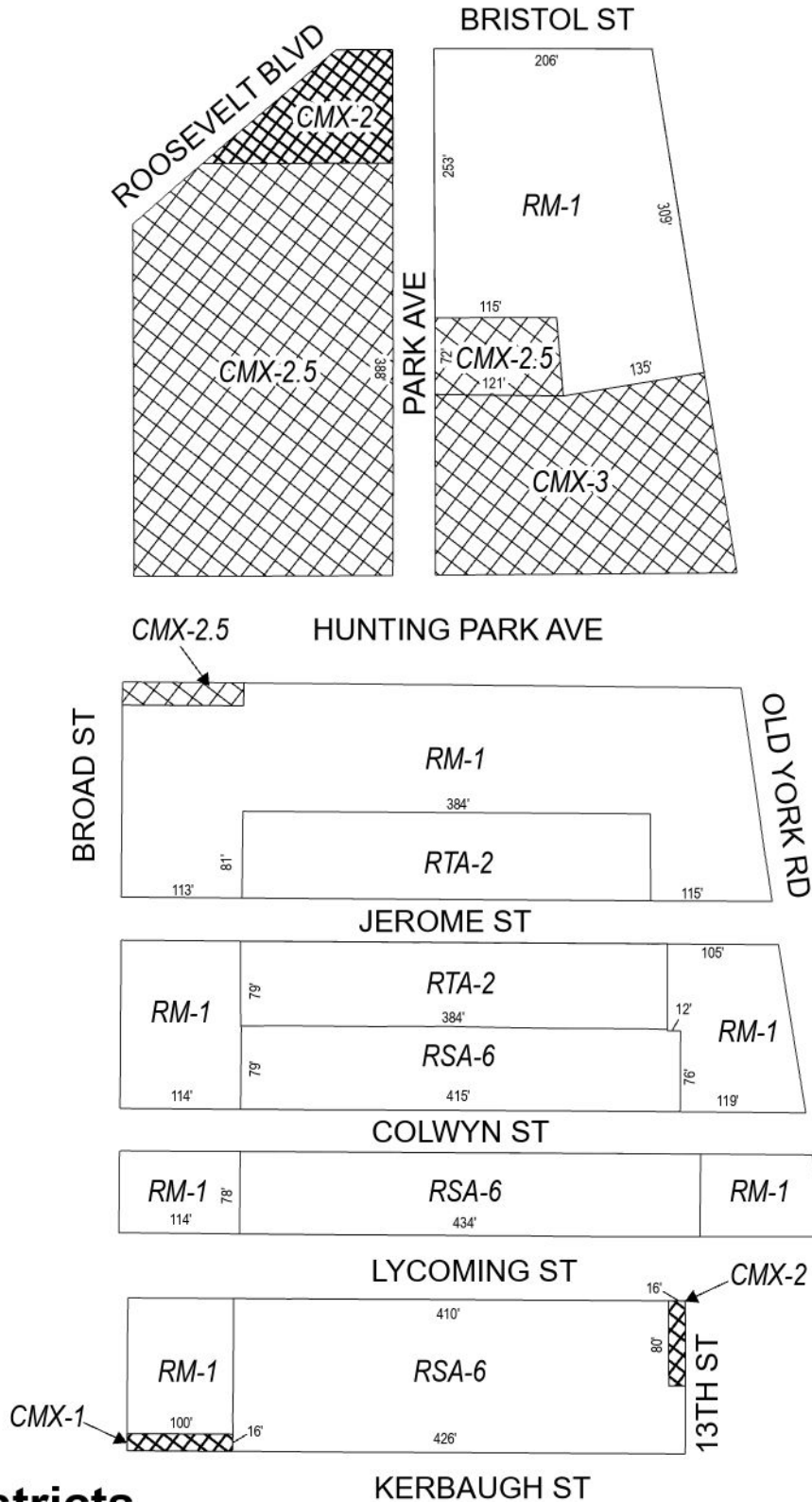


Zoning Districts

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



Map B1 Proposed Zoning

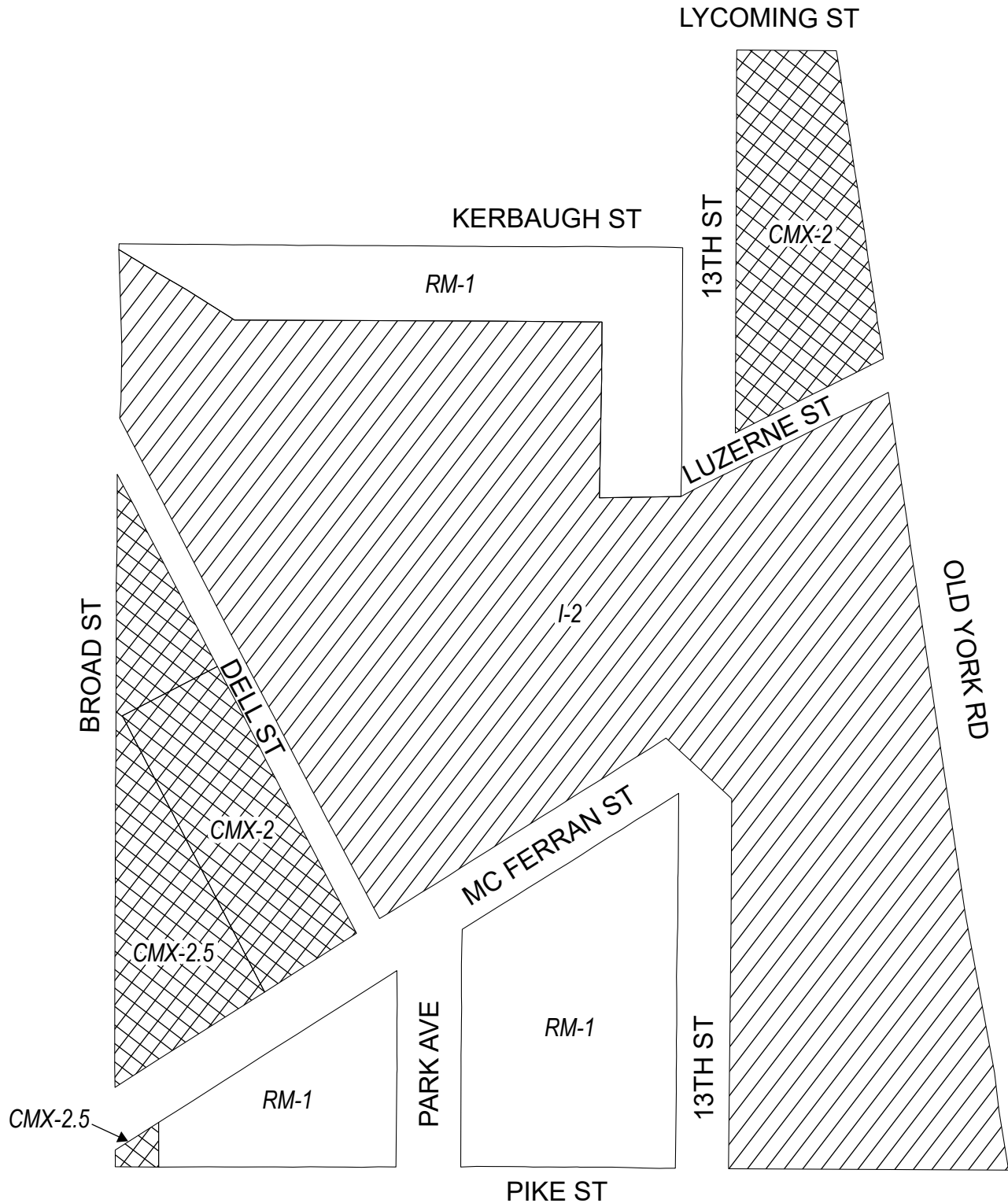


Zoning Districts

- CMX-1/CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use
- RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached; RTA-2, Residential Two-Family Attached



Map A2 Existing Zoning

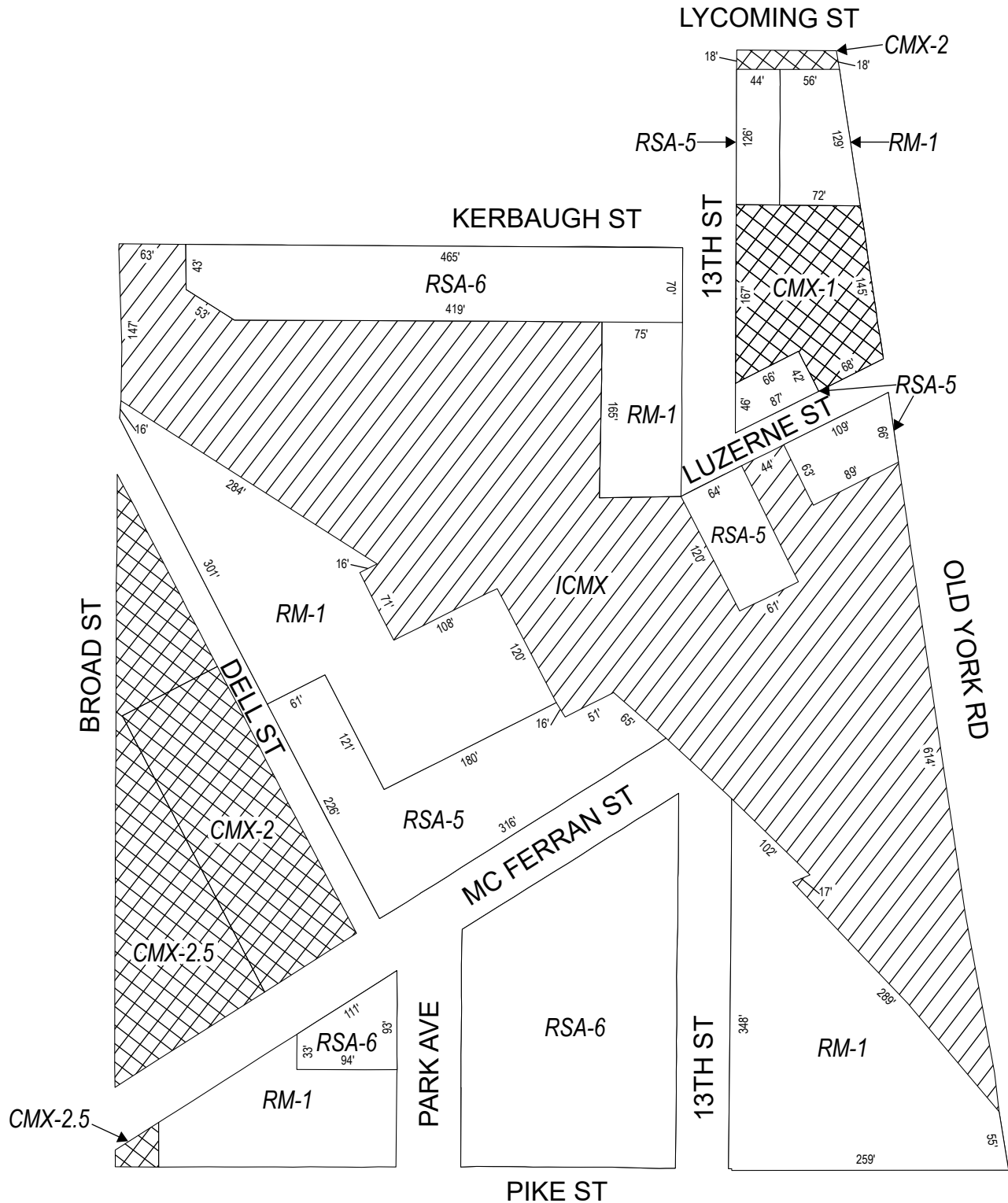


Zoning Districts

-  CMX-2/CMX-2.5, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family



Map B2 Proposed Zoning

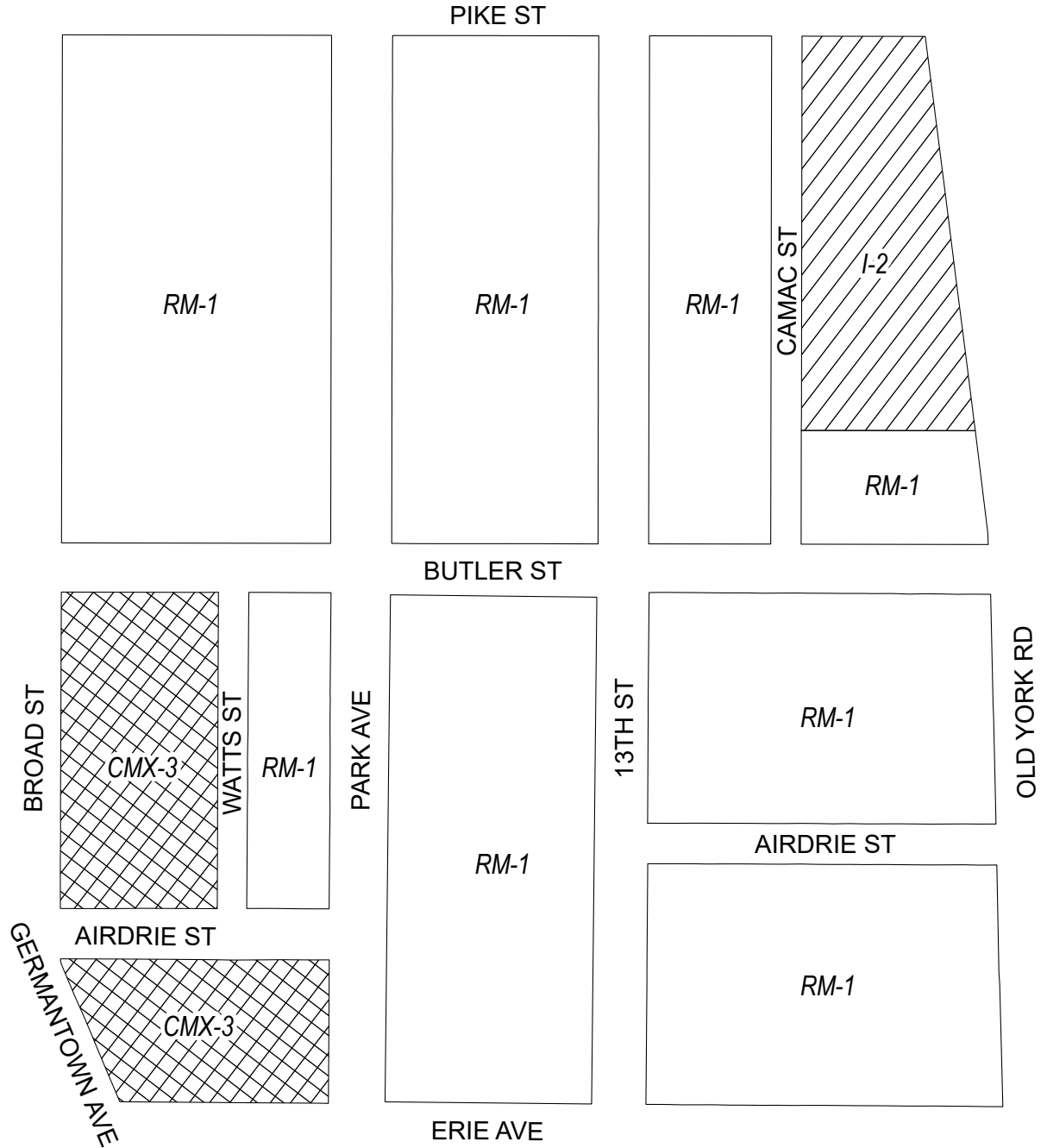


Zoning Districts

-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached



Map A3 Existing Zoning

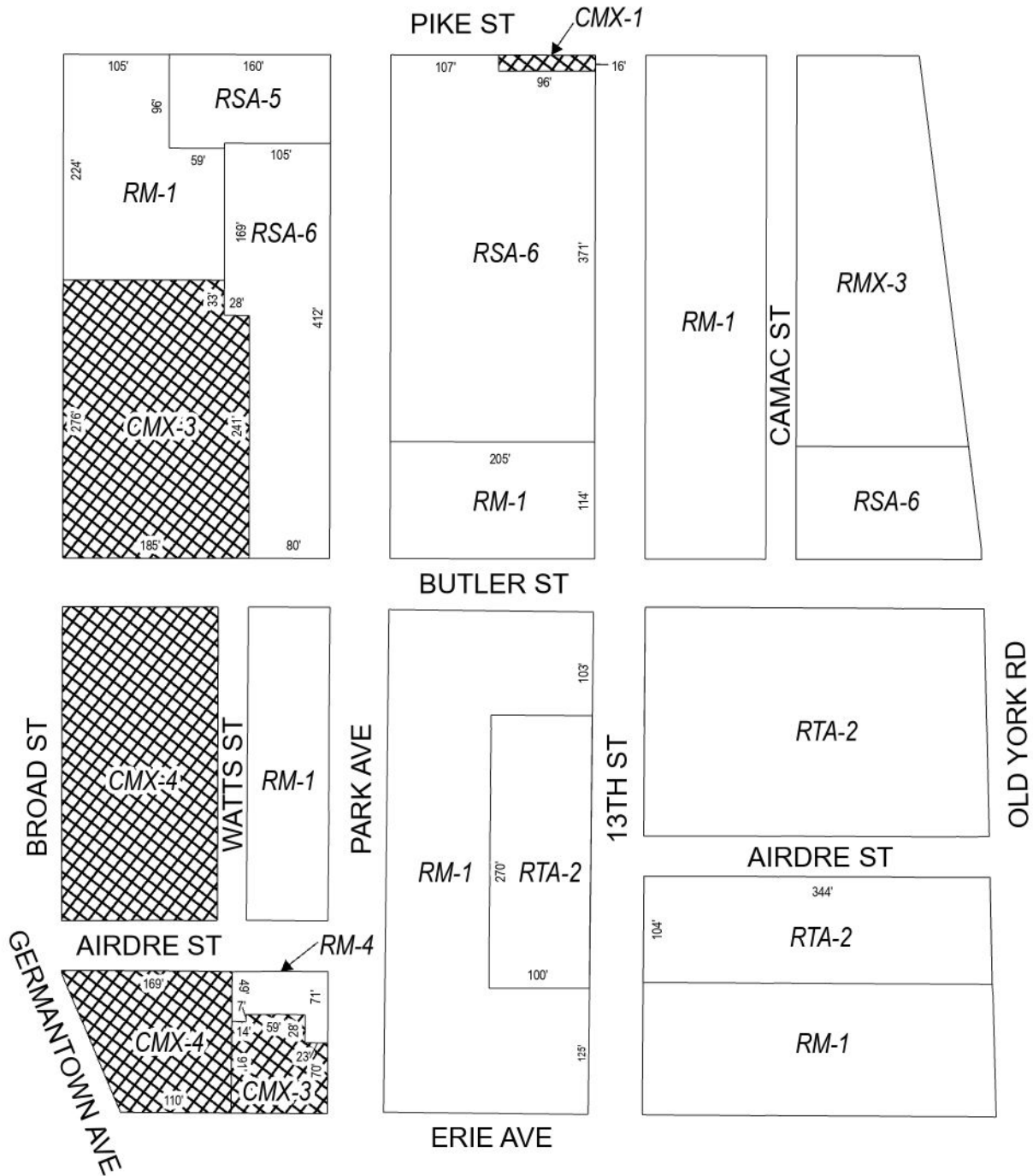


Zoning Districts

-  CMX-3, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family



Map B3 Proposed Zoning

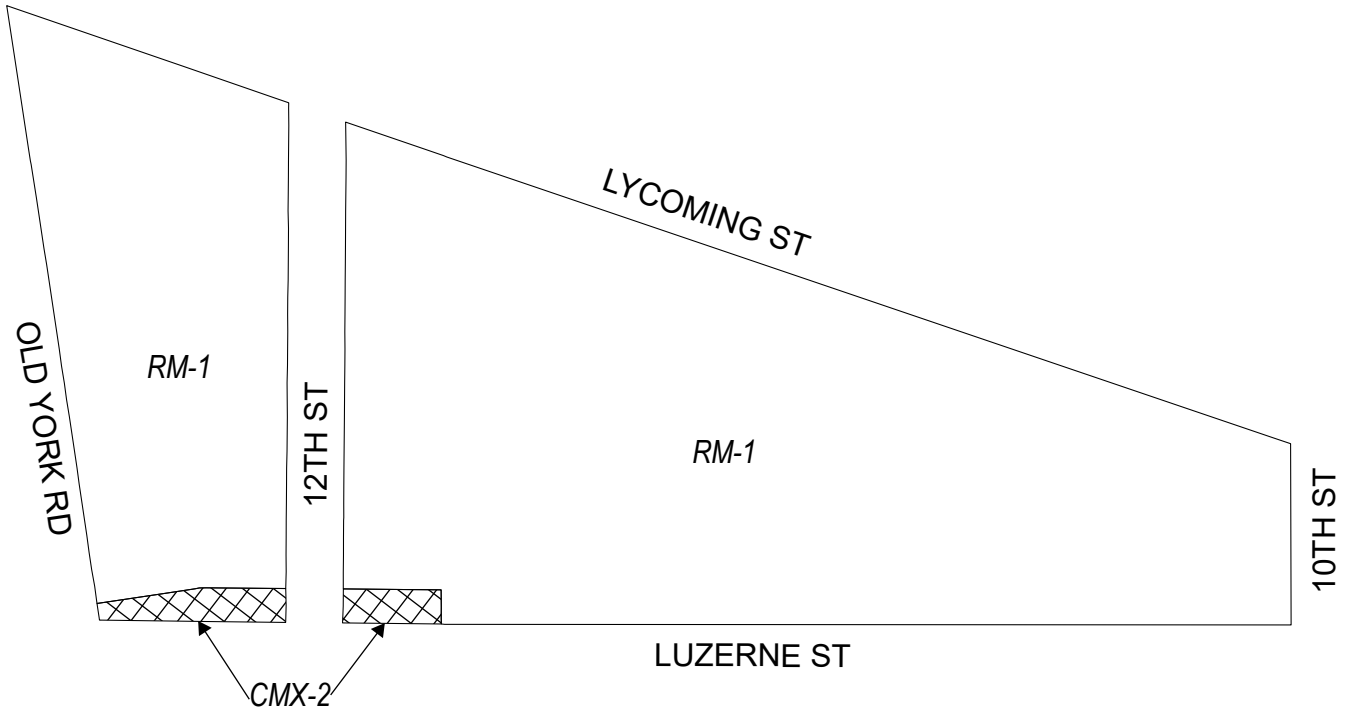


Zoning Districts

-  CMX-1/CMX-3/CMX-4, Commercial Mixed-Use
-  RM-1/RM-4, Residential Multi-Family; RTA-2, Residential Two-Family Attached; RMX-3, Residential Mixed-Use; RSA-5/RSA-6, Residential Single-Family Attached



Map A4 Existing Zoning

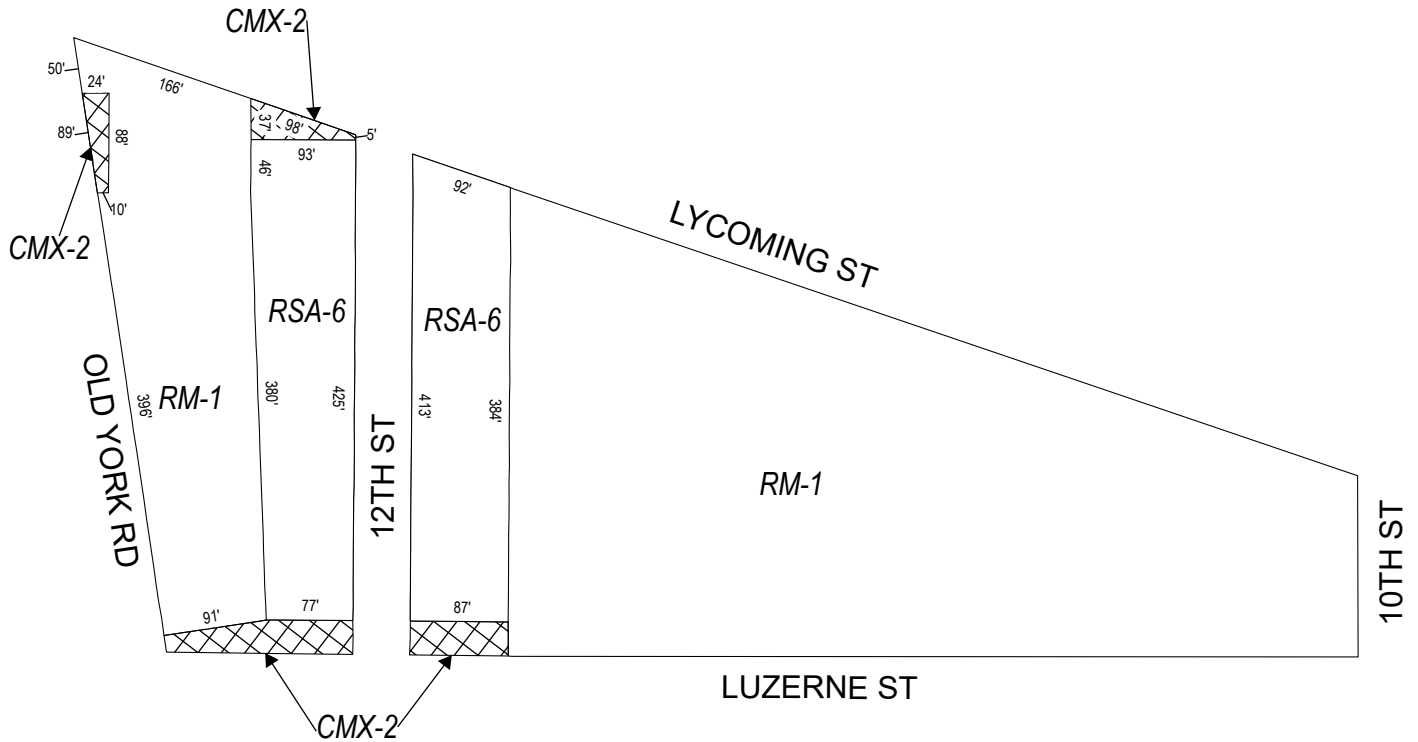


Zoning Districts

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



Map B4 Proposed Zoning



Zoning Districts



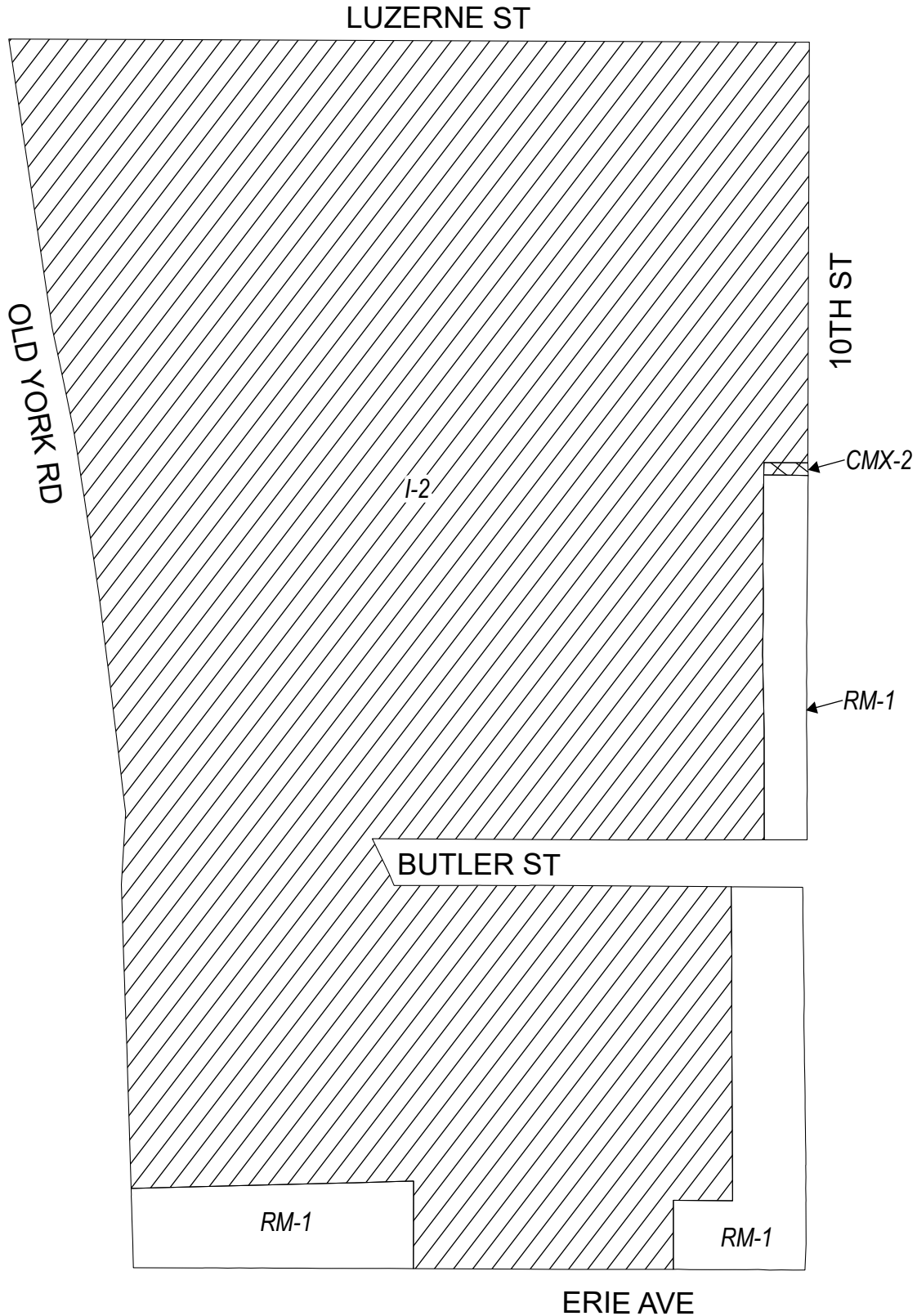
CMX-2, Commercial Mixed-Use



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



Map A5 Existing Zoning

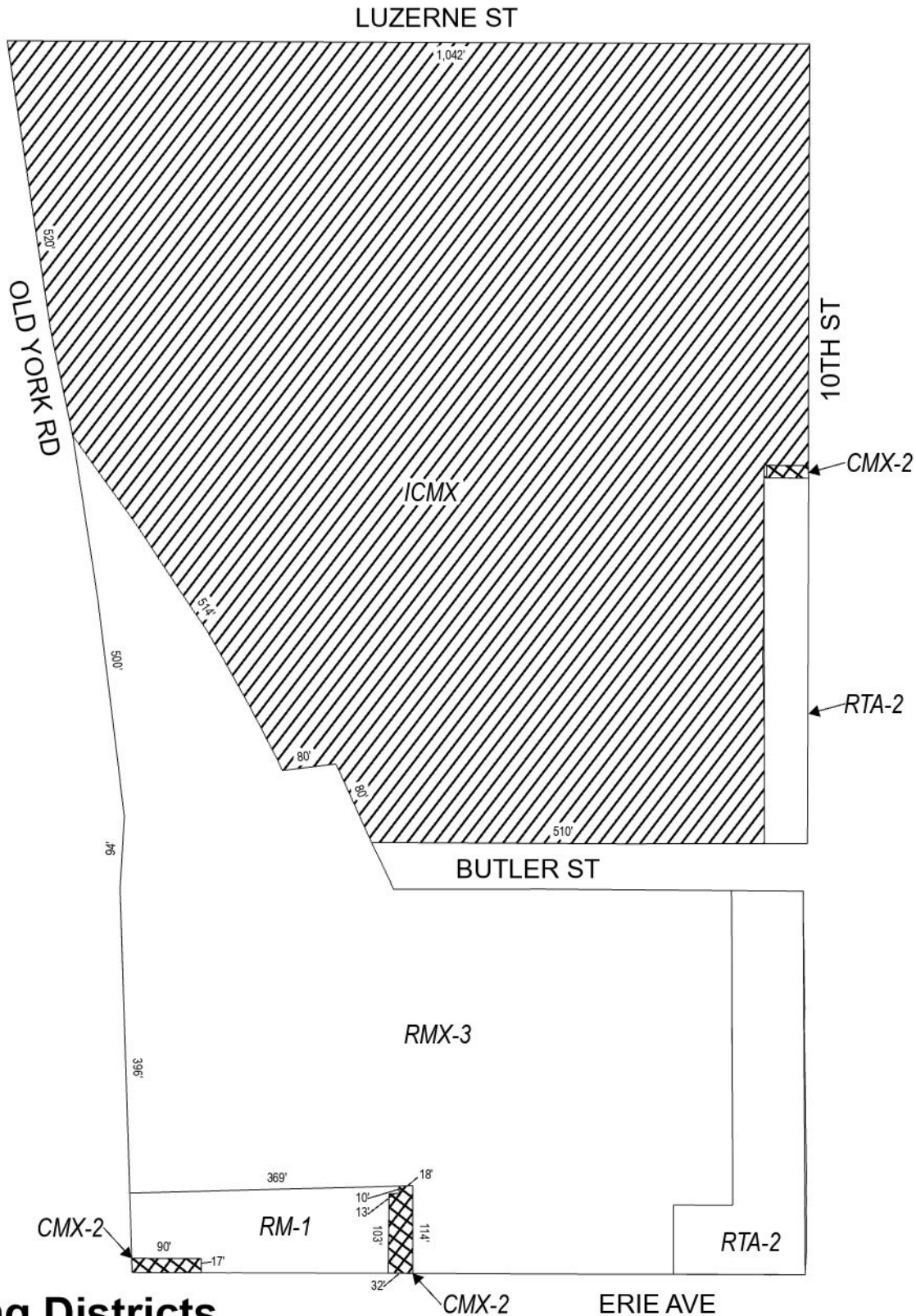


Zoning Districts

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



Map B5 Proposed Zoning

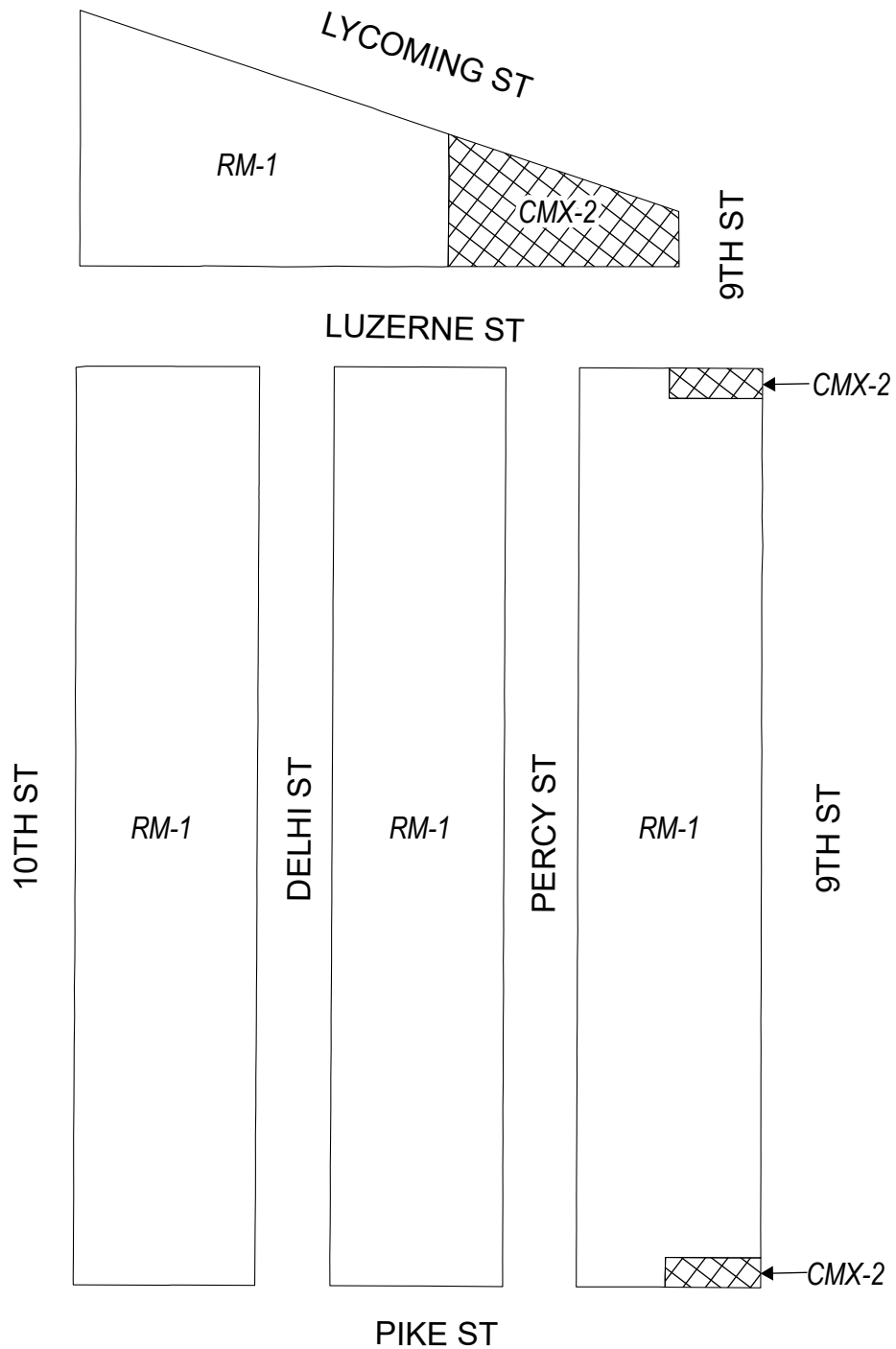


Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RTA-2, Residential Two-Family Attached; RMX-3, Residential Mixed-Use



Map A6 Existing Zoning

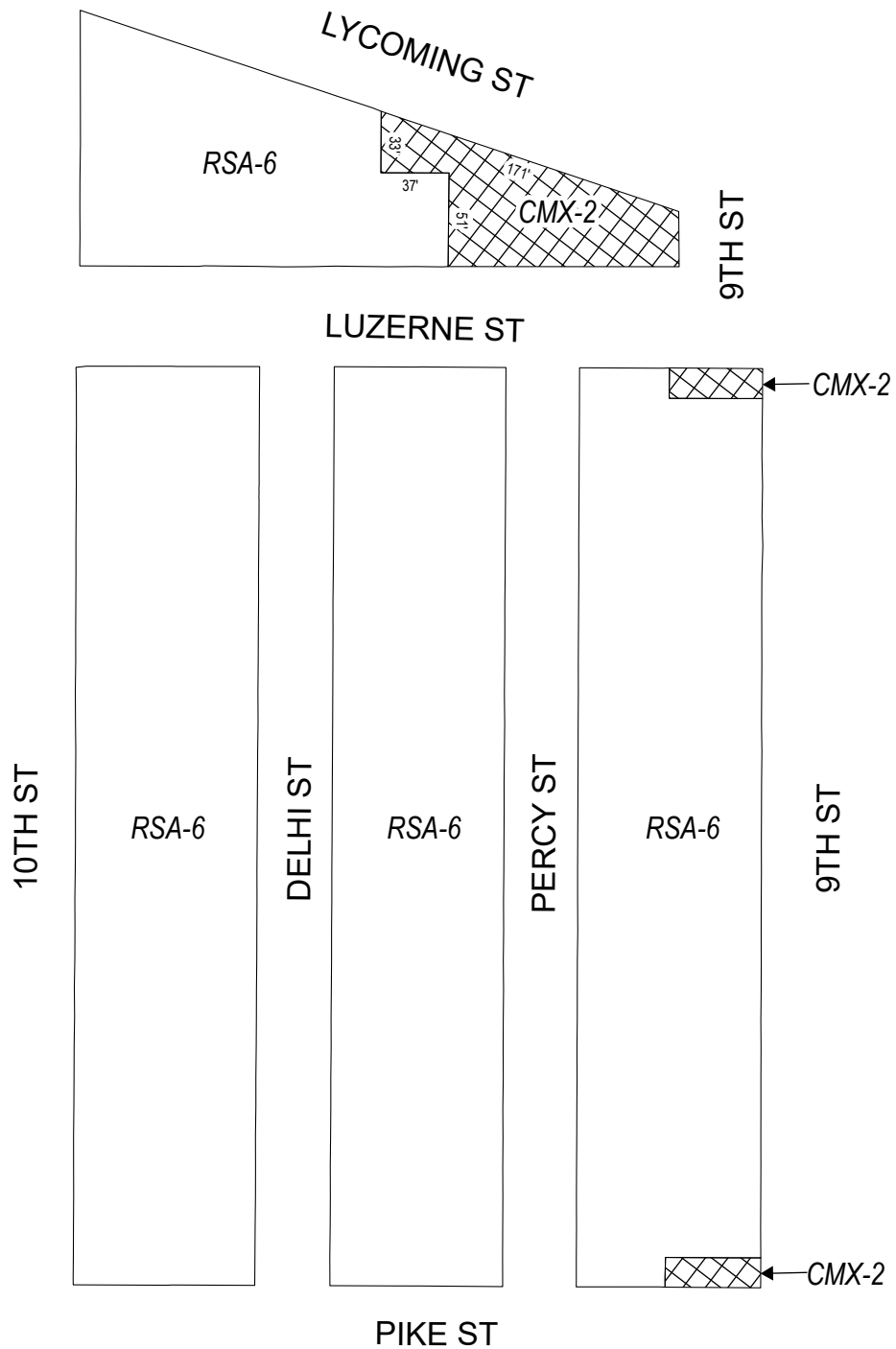


Zoning Districts

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



Map B6 Proposed Zoning

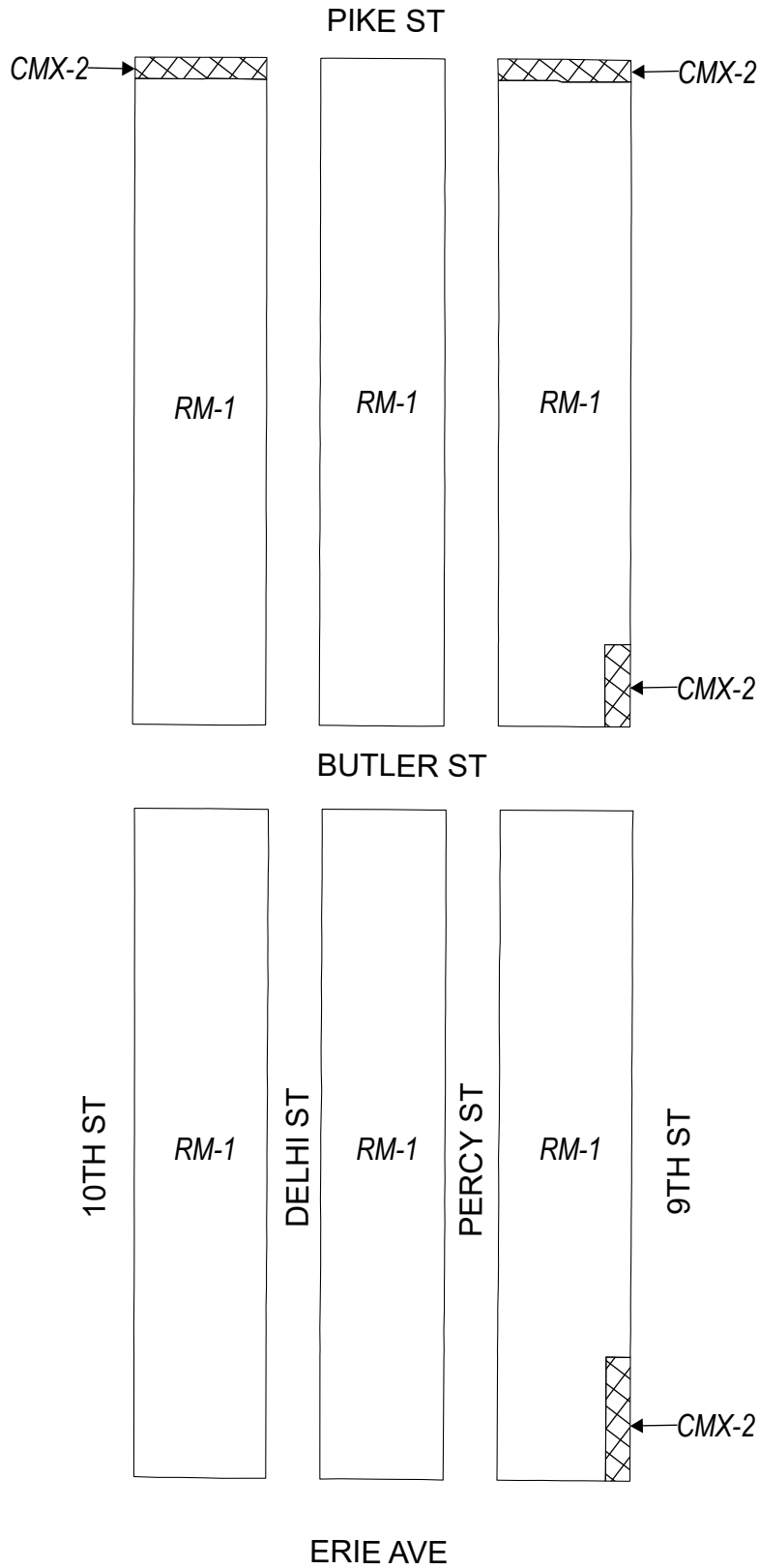


Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RSA-6, Residential Single-Family Attached



Map A7 Existing Zoning

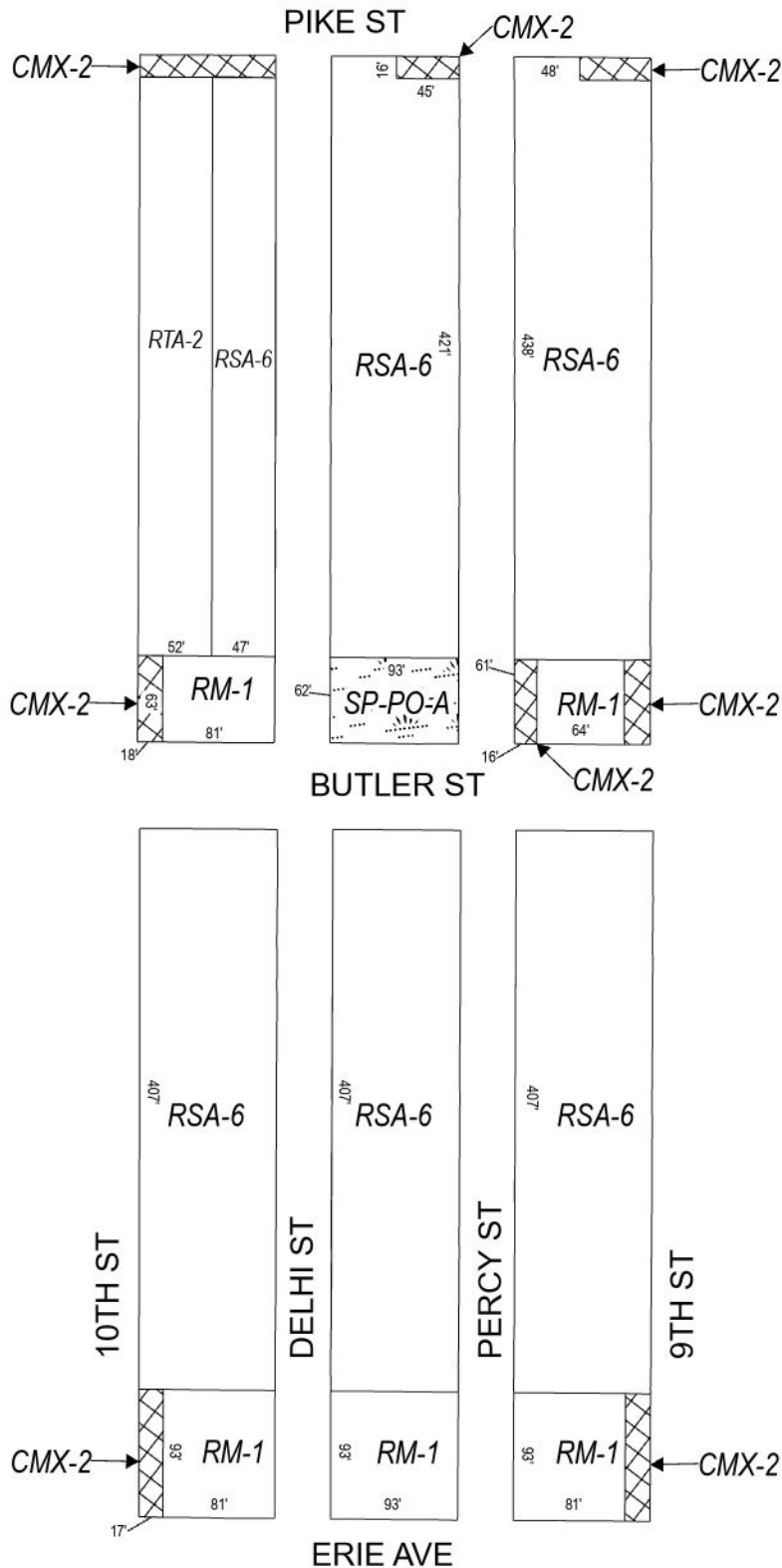


Zoning Districts

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



Map B7 Proposed Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached; RTA-2, Residential Two-Family Attached
-  SP-PO-A, Parks and Open Space

