



City of Philadelphia

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

BILL NO. 240499

Introduced May 23, 2024

Councilmember Squilla

**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 Locust Street, 8th Street, South Street, and Broad Street.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

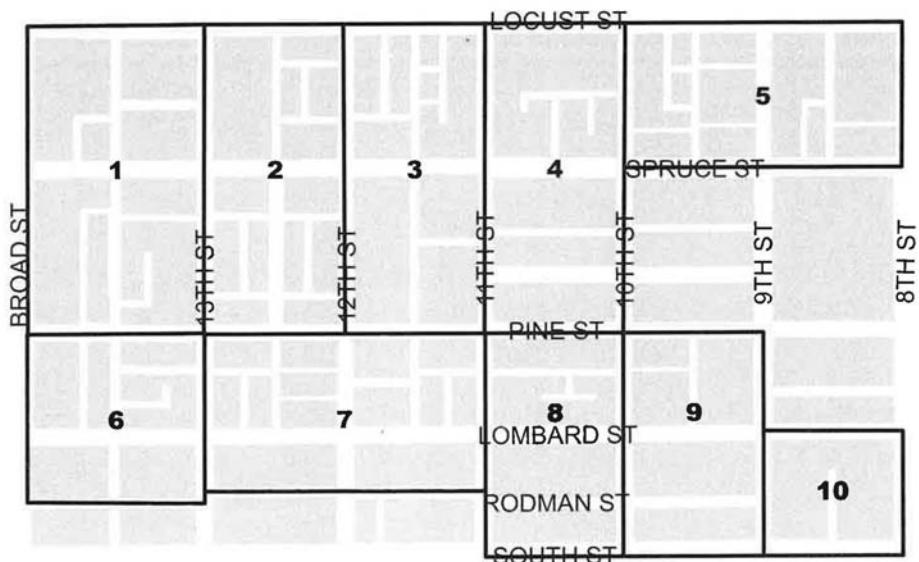
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Locust Street, 8th Street, South Street, and Broad Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," "A8," "A9," and "A10" set forth below, to the zoning designations indicated on Maps "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", and "B10" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

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Key Map

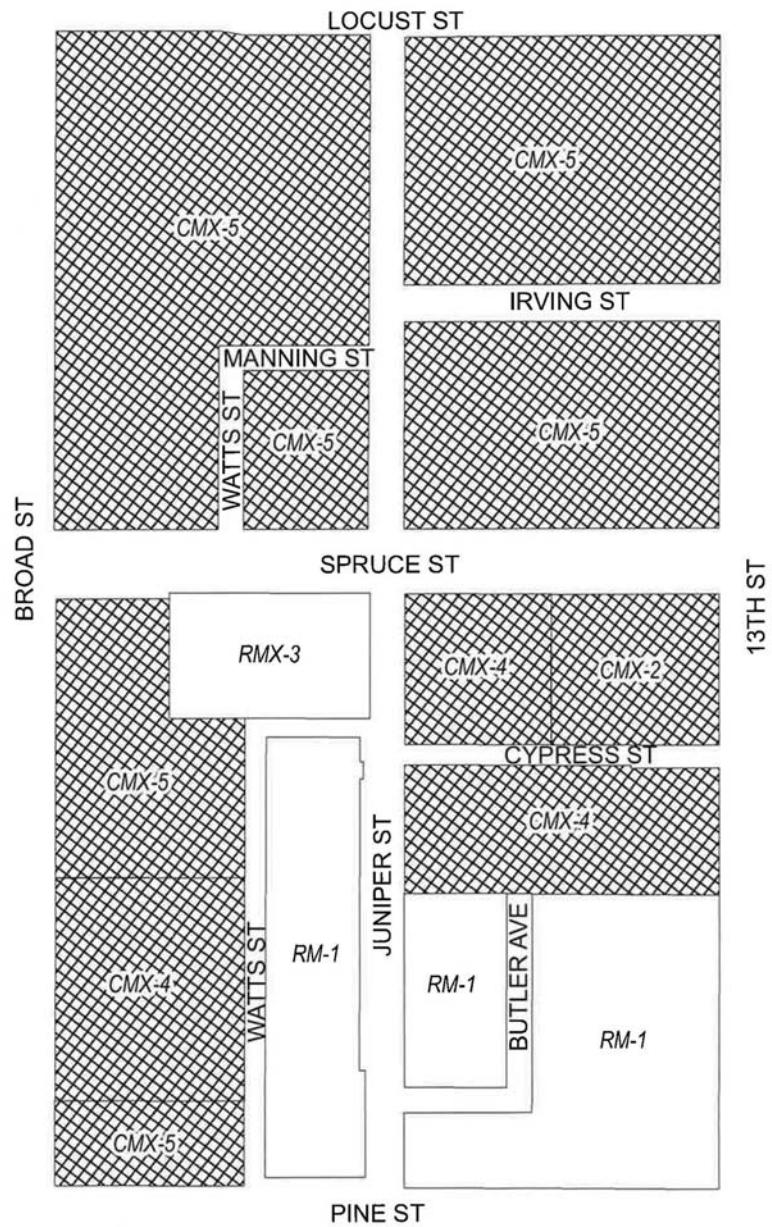


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Map A1 Existing Zoning



Zoning Districts

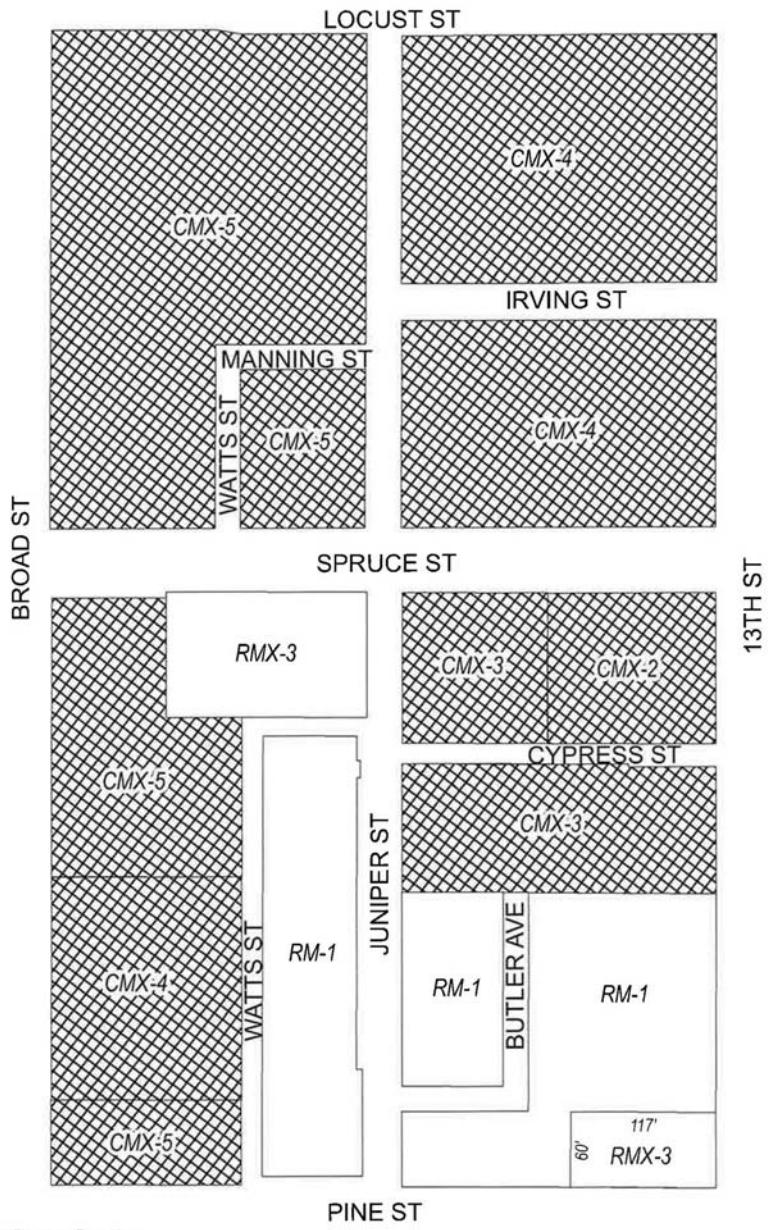
- CMX-2/CMX-4/CMX-5, Commercial Mixed-Use
- RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use



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Map B1 Proposed Zoning



Zoning Districts

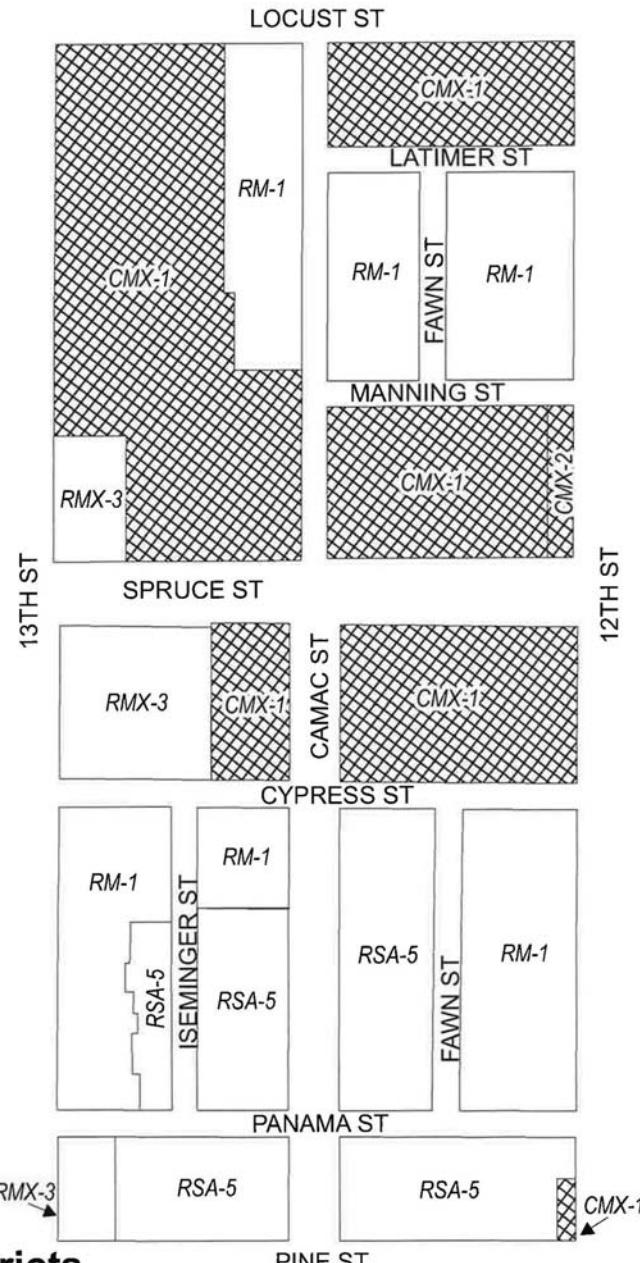
- CMX-2/CMX-3/CMX-4/CMX-5, Commercial Mixed-Use
- RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use



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Map A2 Existing Zoning



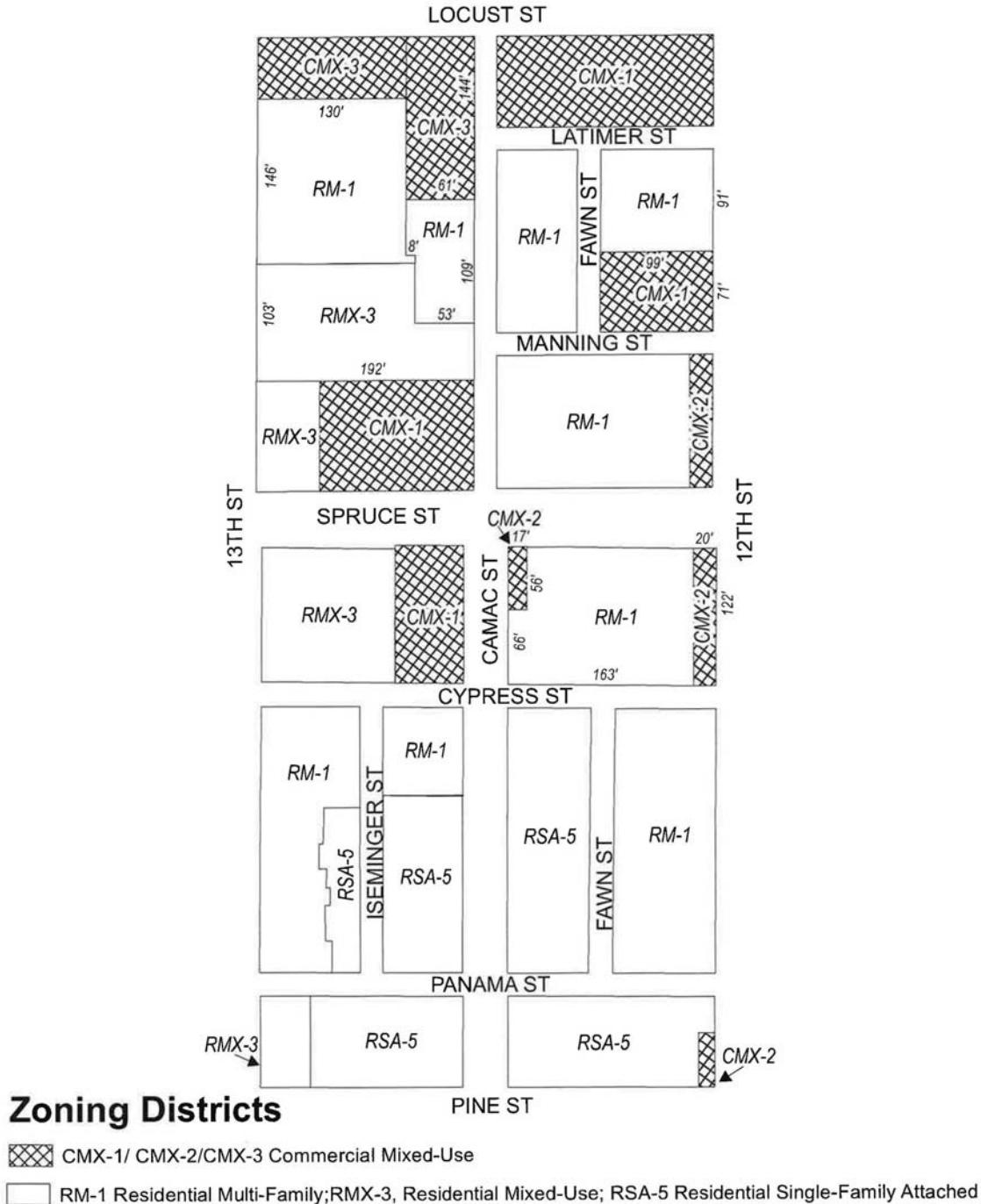
Zoning Districts

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

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Map B2 Proposed Zoning



Zoning Districts

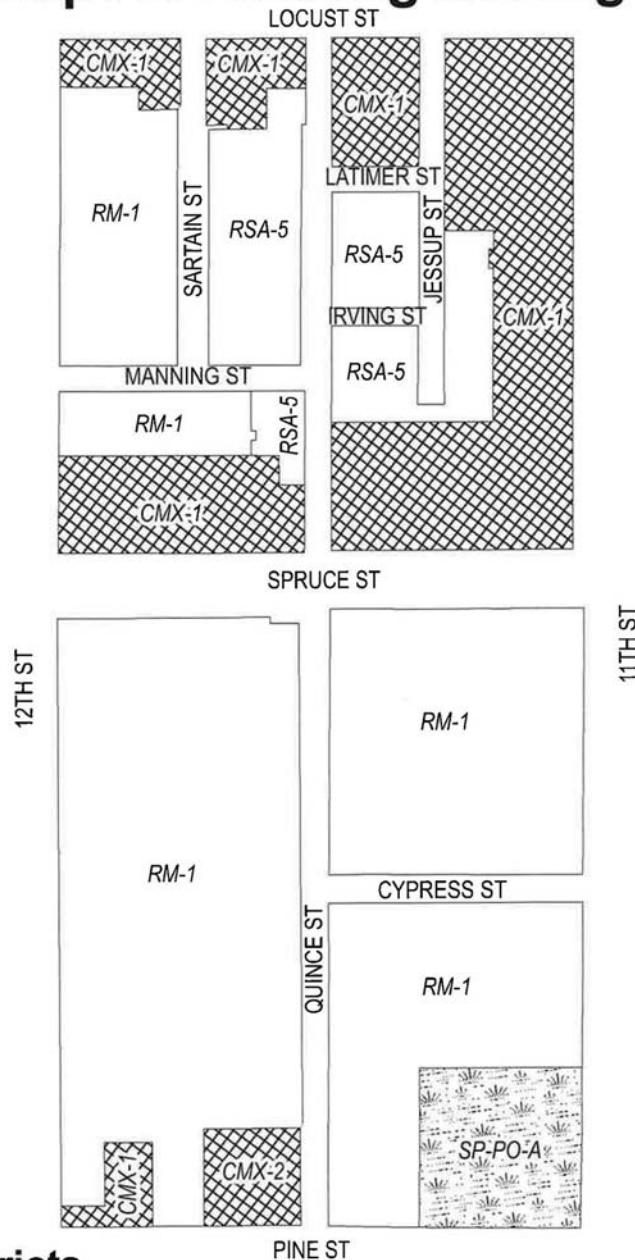
CMX-1/ CMX-2/CMX-3 Commercial Mixed-Use

RM-1 Residential Multi-Family; RMX-3, Residential Mixed-Use; RSA-5 Residential Single-Family Attached

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Map A3 Existing Zoning



Zoning Districts

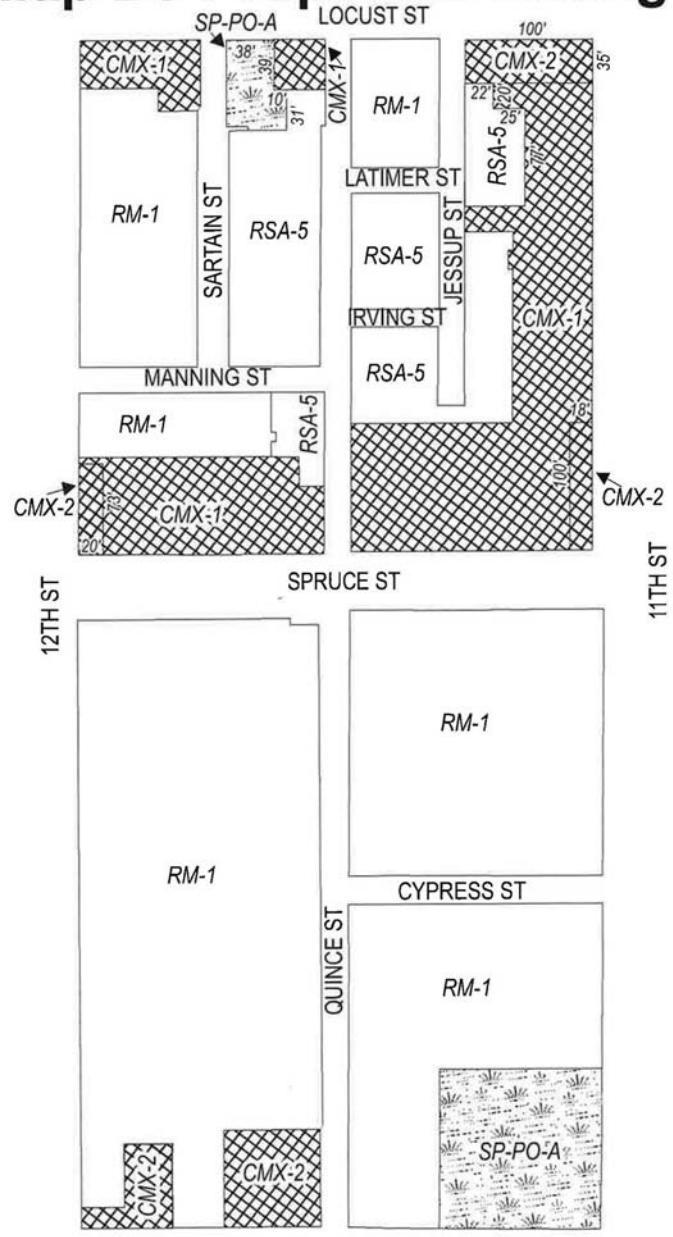
- CMX-1/CMX-2, Commercial Mixed-Use
- RM-1 Residential Multi-Family; RMX-1, Residential Mixed-Use; RSA-5, Residential Single-Family Attached
- SP-PO-A, Parks and Open Space

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Map B3 Proposed Zoning



Zoning Districts

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

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

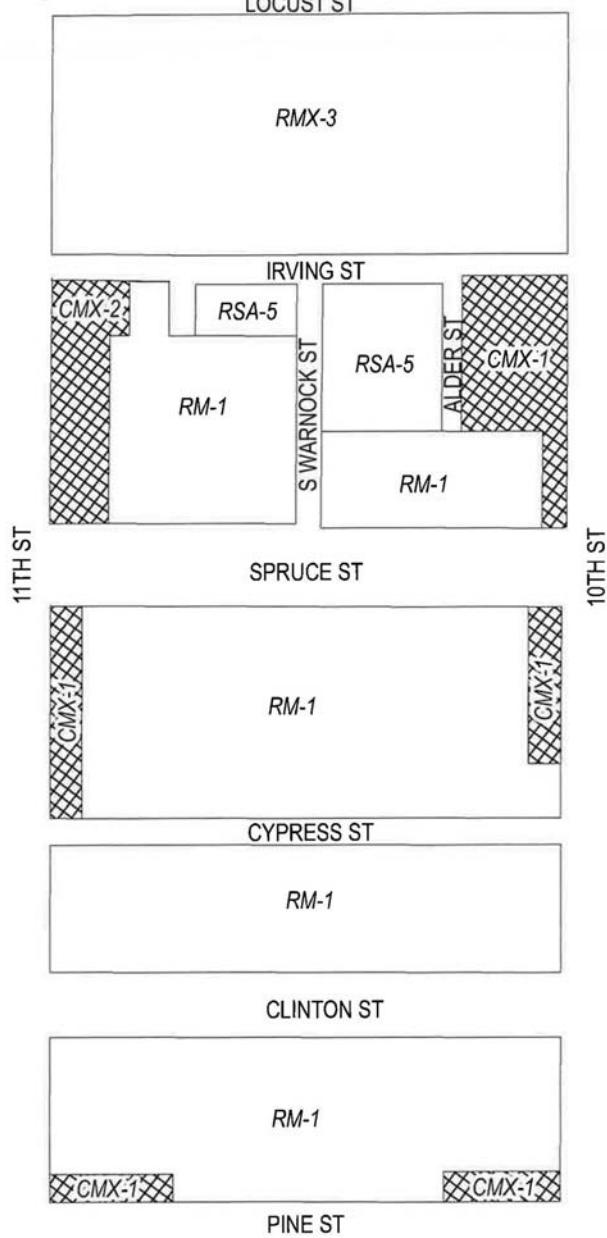
SP-PO-A, Parks and Open Space

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Map A4 Existing Zoning



Zoning Districts

CMX-1/CMX-2 Commercial Mixed-Use

RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use;

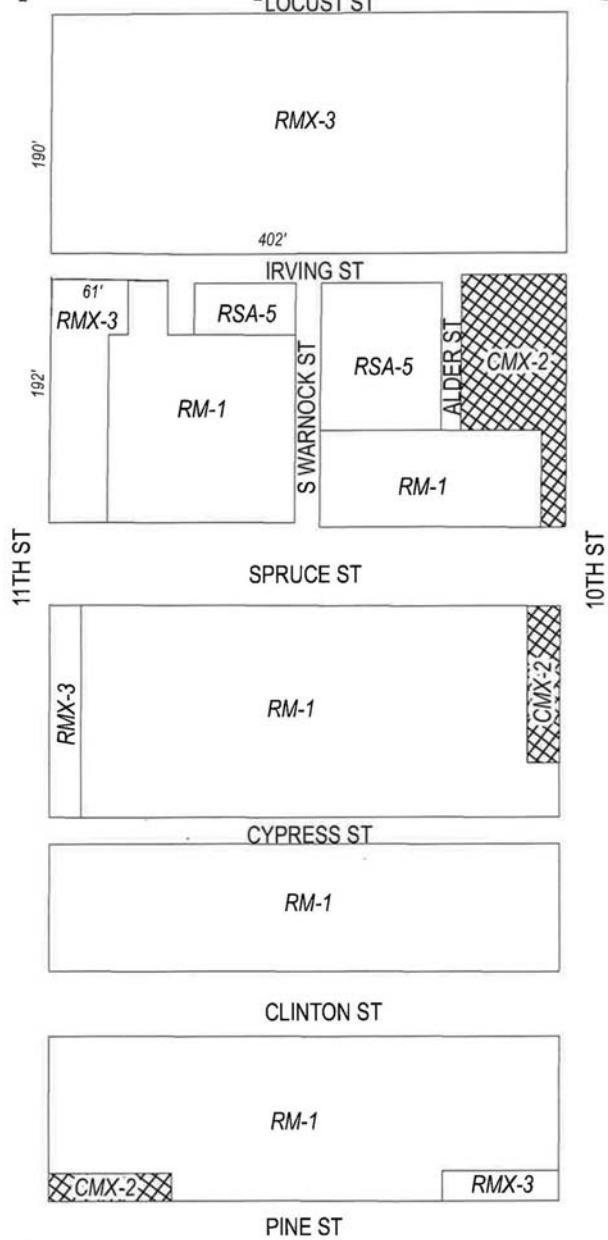
RSA-5, Residential Single-Family Attached



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Map B4 Proposed Zoning



Zoning Districts

CMX-2, Commercial Mixed-Use

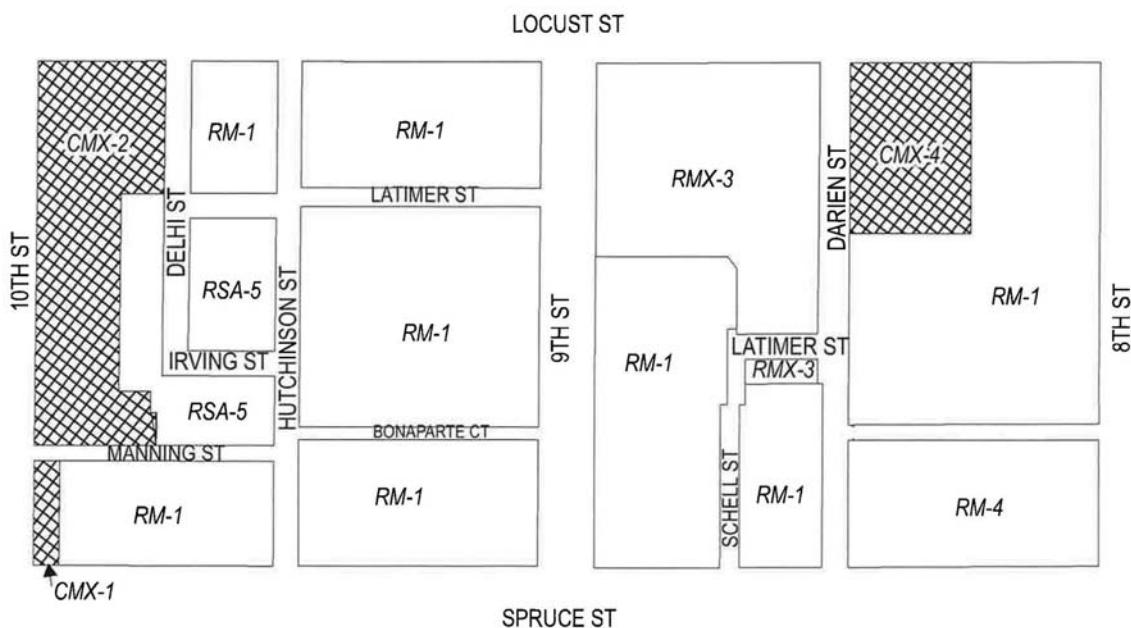
RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use;
 RSA-5, Residential Single-Family Attached



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Map A5 Existing Zoning



Zoning Districts

CMX-1/CMX-2/CMX-4, Commercial Mixed-Use

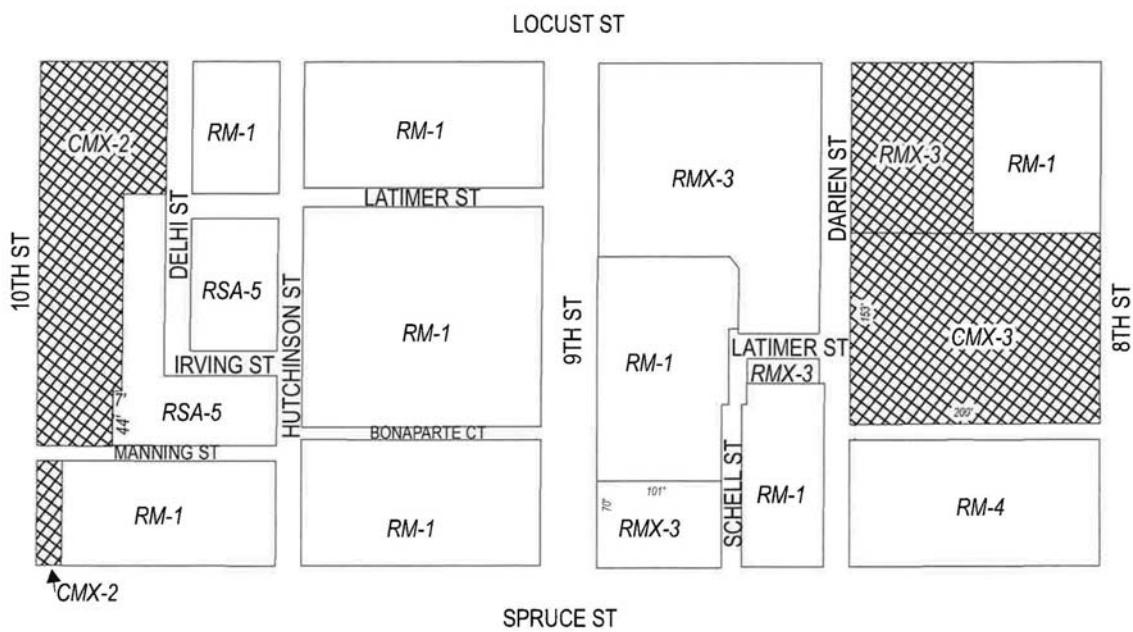
RM-1/ RM-4, Residential Multi-Family; RMX-3, Residential Mixed-Use;
 RSA-5 Residential Single-Family Attached



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Map B5 Proposed Zoning



Zoning Districts

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

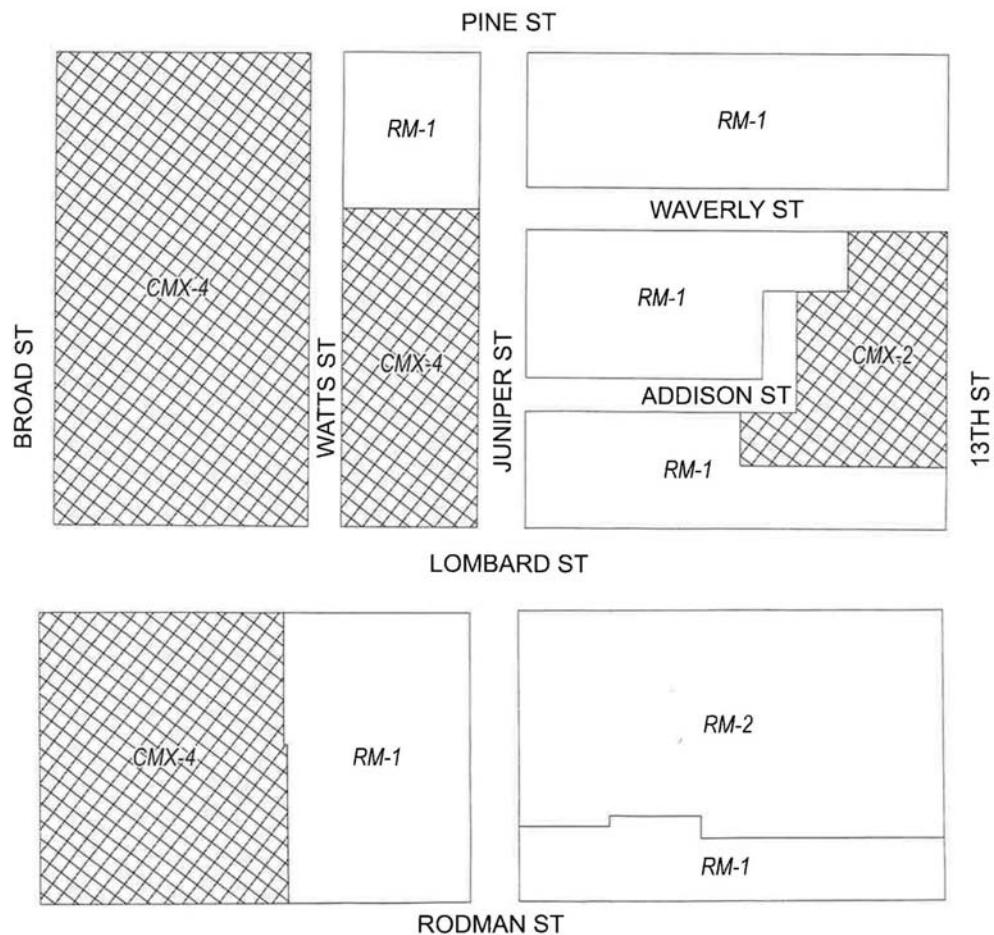
RM-1/ RM-4, Residential Multi-Family; RMX-3, Residential Mixed-Use;
RSA-5 Residential Single-Family Attached



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Map A6 Existing Zoning



Zoning Districts

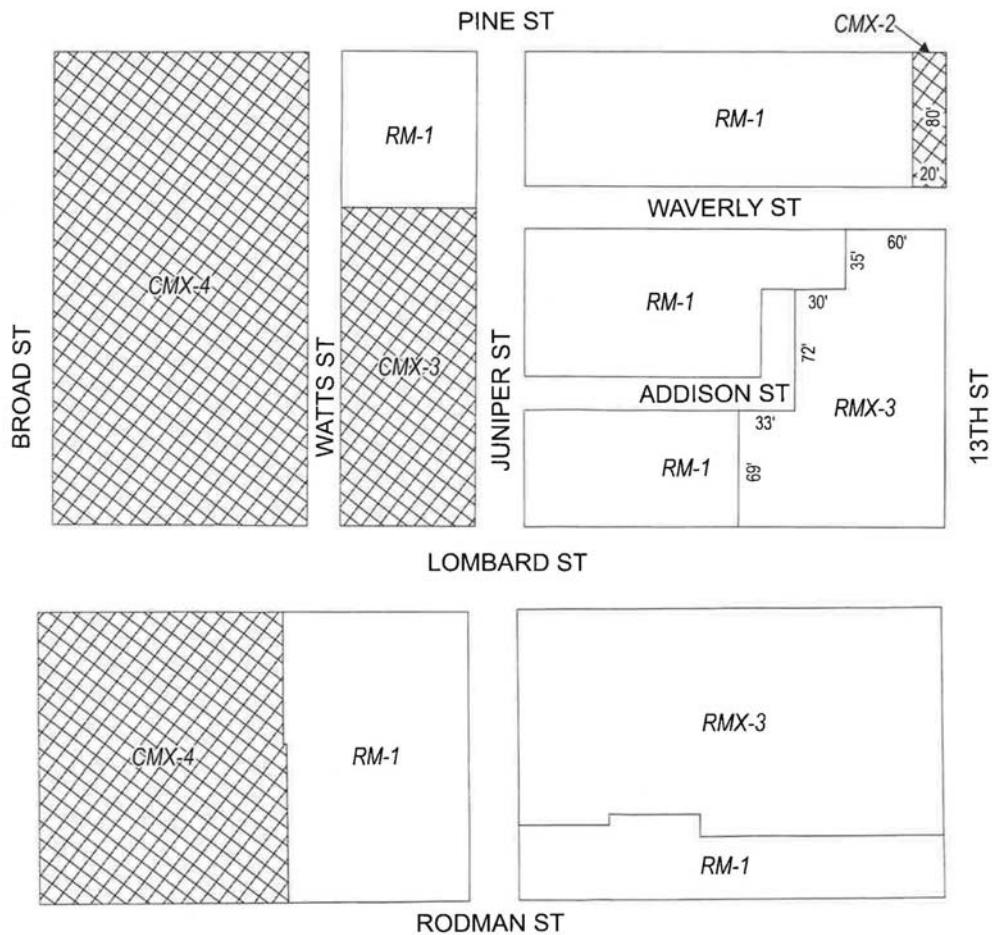
CMX-2/CMX-4, Commercial Mixed-Use

RM-1/RM-2, Residential Multi-Family; RMX-3, Residential Mixed-Use

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Map B6 Proposed Zoning



Zoning Districts

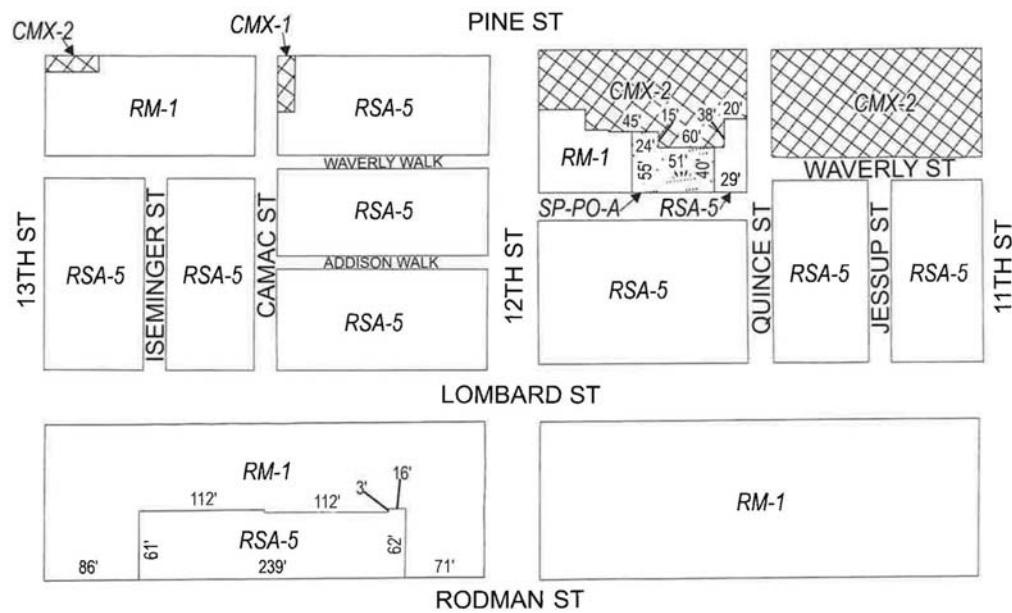
CMX-2/CMX-3/CMX-4, Commercial Mixed-Use

RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use

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Map B7 Proposed Zoning



Zoning Districts

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

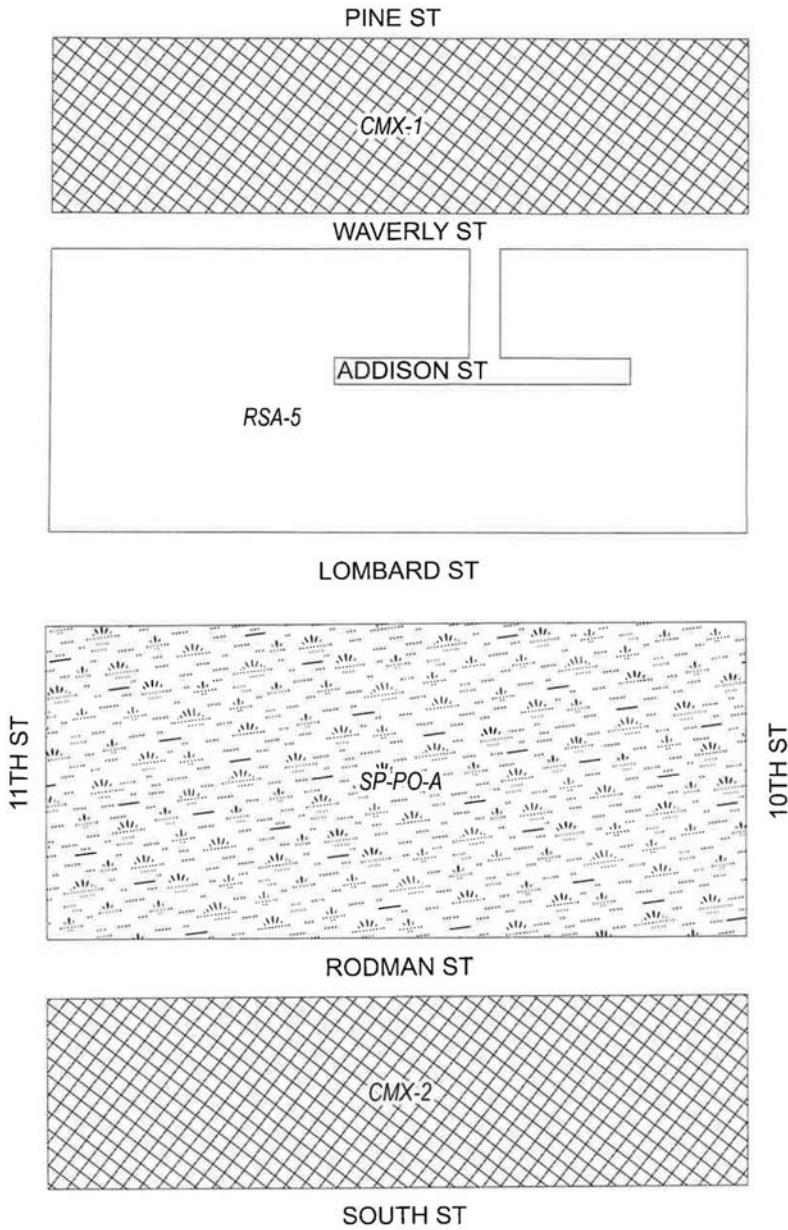
RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

SP-PO-A, Parks and Open Space

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Map A8 Existing Zoning



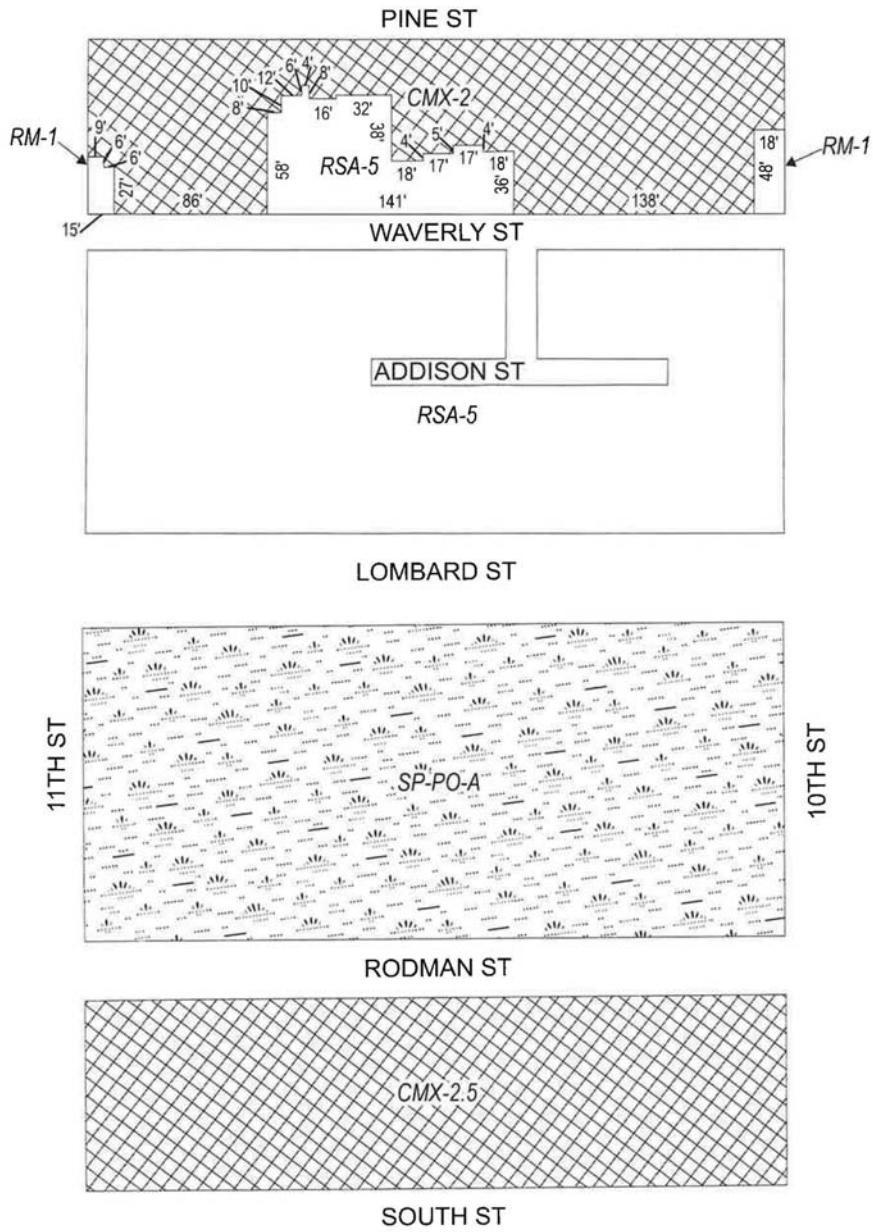
Zoning Districts

- CMX-1/CMX-2, Commercial Mixed-Use
- RSA-5, Residential Single-Family Attached
- SP-PO-A, Parks and Open Space

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Map B8 Proposed Zoning



Zoning Districts

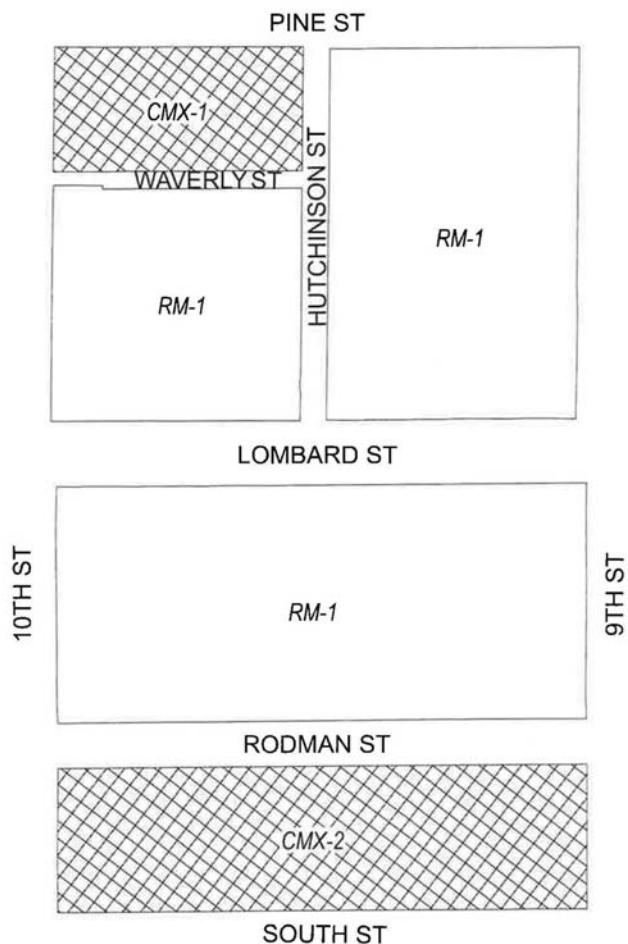
- CMX-2/CMX-2.5, Commercial Mixed-Use
- RSA-5, Residential Single-Family Attached
- SP-PO-A, Parks and Open Space



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Map A9 Existing Zoning



Zoning Districts

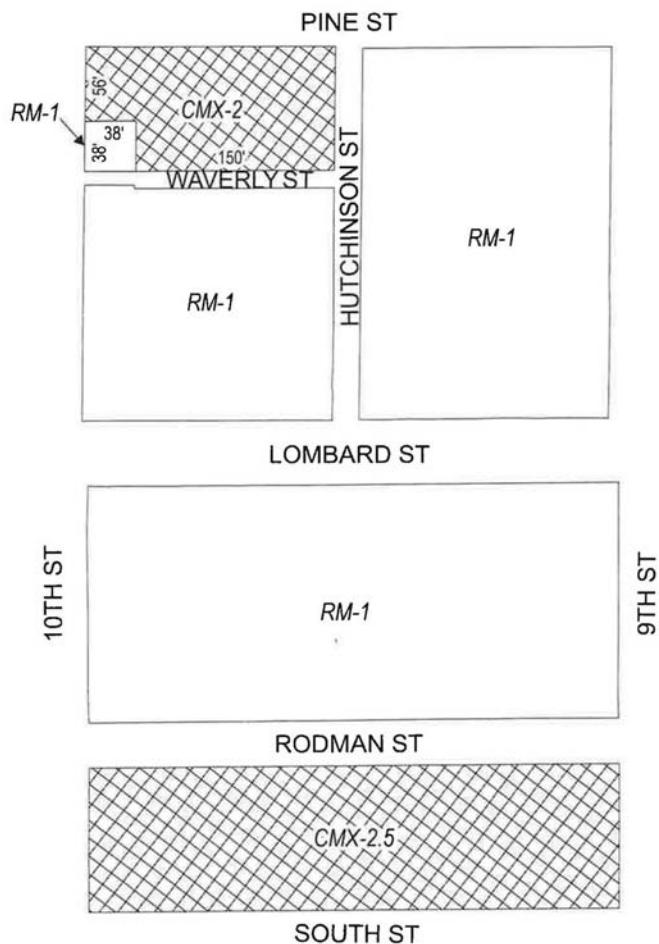
- CMX-1/CMX-2, Commercial Mixed-Use
- RM-1, Residential Multi-Family



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Map B9 Proposed Zoning



Zoning Districts

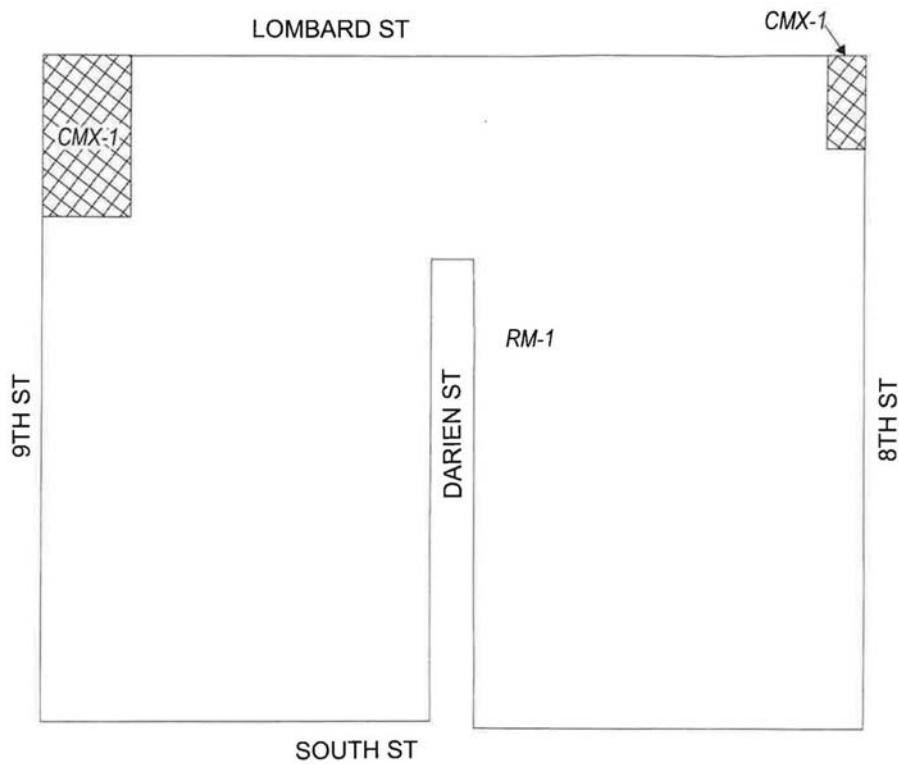
- CMX-2/CMX-2.5, Commercial Mixed-Use
- RM-1, Residential Multi-Family



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Map A10 Existing Zoning



Zoning Districts

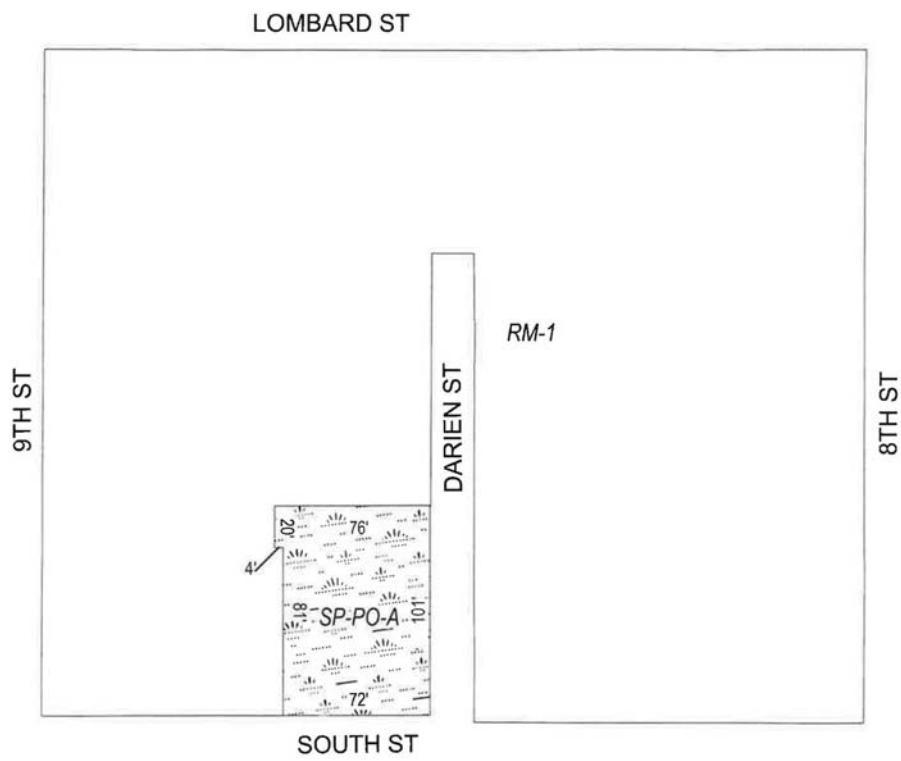
- CMX-1, Commercial Mixed-Use
- RM-1, Residential Multi-Family



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Map B10 Proposed Zoning



Zoning Districts

- RM-1, Residential Multi-Family
- SP-PO-A, Parks and Open Space



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