

City of Philadelphia



(Bill No. 170465)

AN ORDINANCE

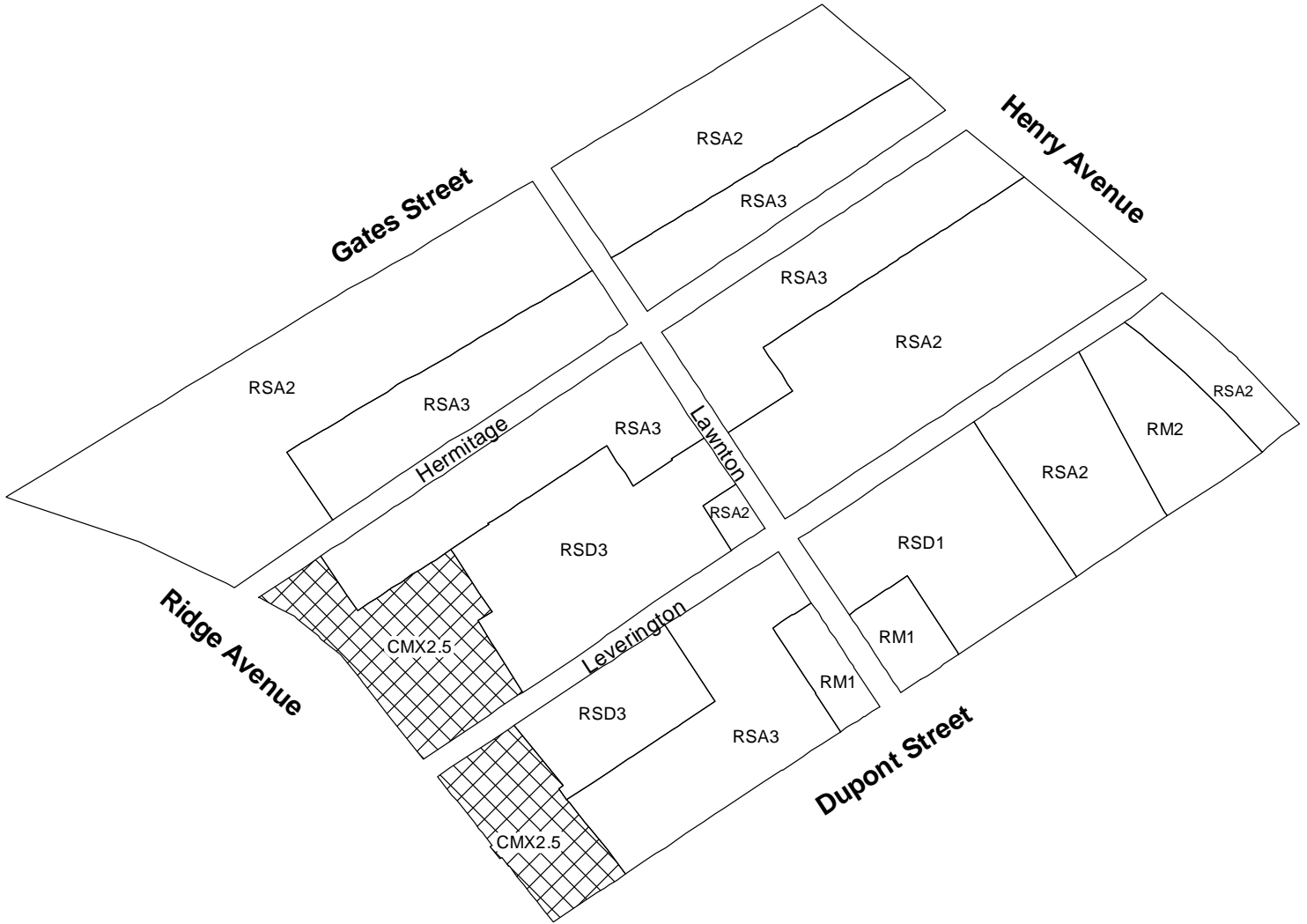
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Gates Street, Henry Avenue, Roxborough Avenue, Magdalena Street, Walnut Lane, Henry Avenue, Kingsley Street, Houghton Street, Walnut Lane, Shurs Lane, Tower Street, Levering Street, Silverwood Street, Leverington Avenue, Silverwood Street, Fountain Street, and Ridge Avenue.

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 Gates Street, Henry Avenue, Roxborough Avenue, Magdalena Street, Walnut Lane, Henry Avenue, Kingsley Street, Houghton Street, Walnut Lane, Shurs Lane, Tower Street, Levering Street, Silverwood Street, Leverington Avenue, Silverwood Street, Fountain Street, and Ridge Avenue 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.

MAP A1 EXISTING ZONING



Legend

 CMX-2.5 Commercial Mixed-Use

 RM-1 Residential Multi-Family

 RM-2 Residential Multi-Family

 RSA-2 Residential Single-Family Attached

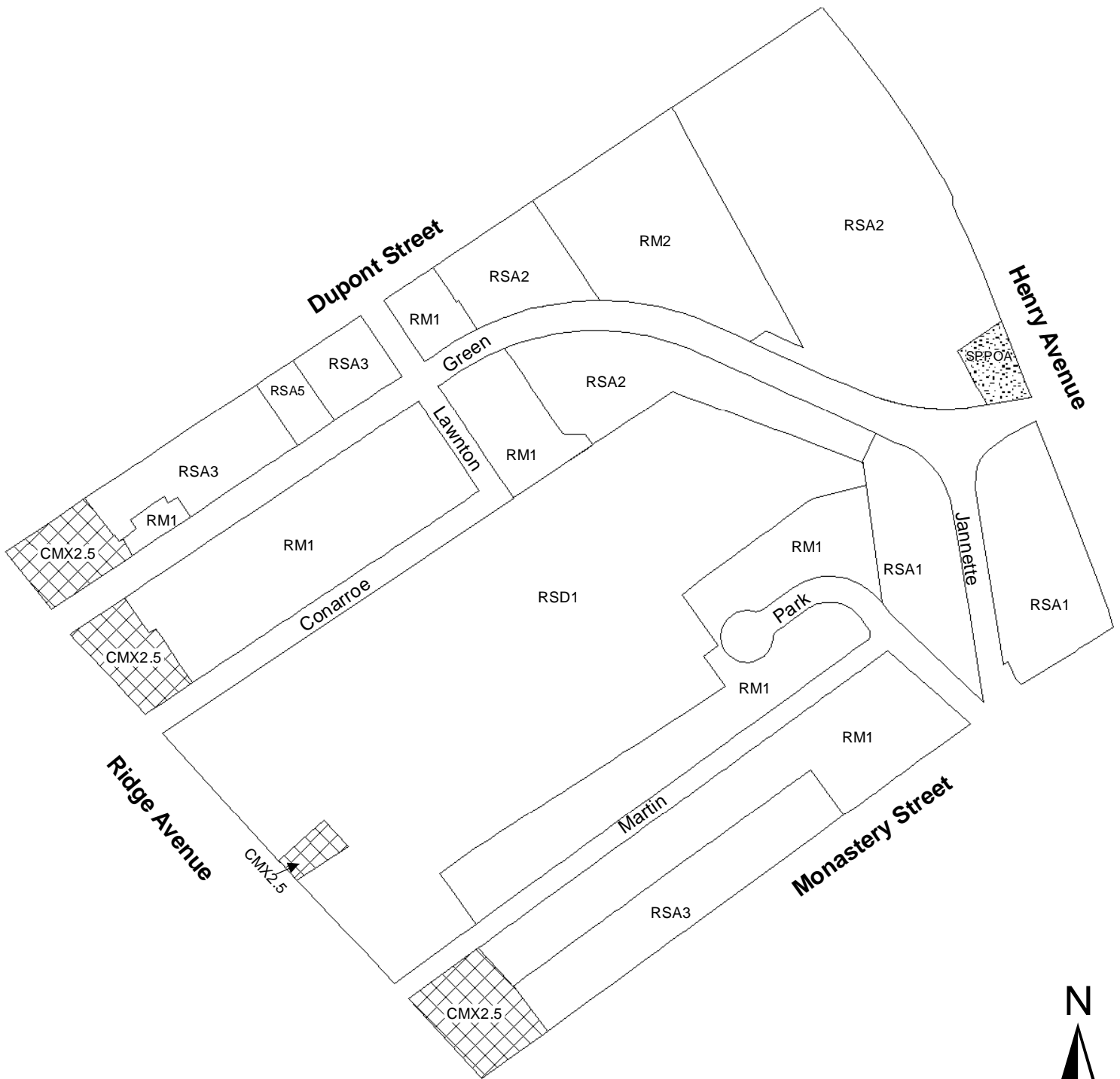
 RSA-3 Residential Single-Family Attached

 RSD-1 Residential Single-Family Detached










 RSD-3 Residential Single-Family Detached



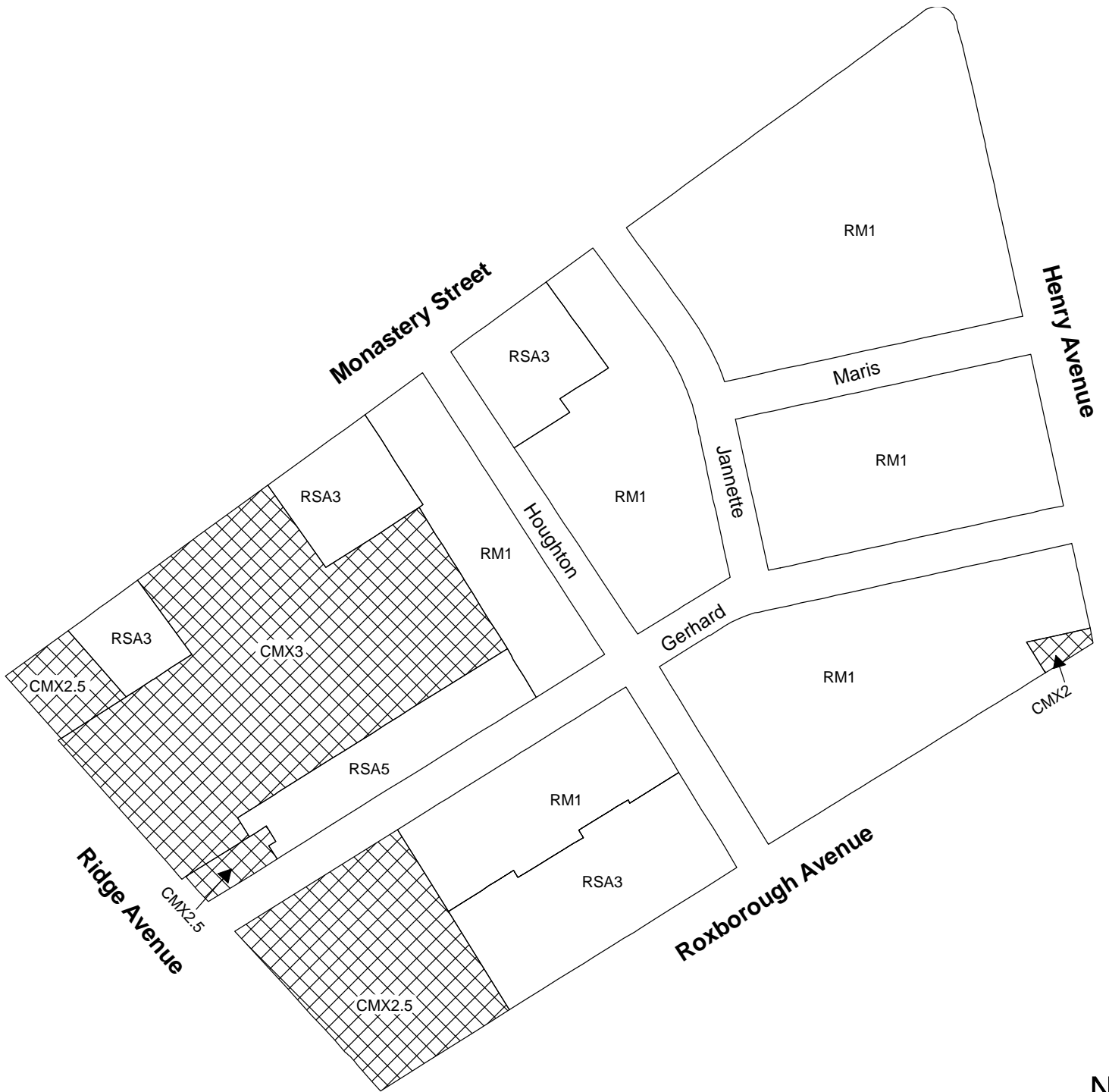
MAP A2 EXISTING ZONING



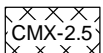
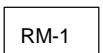
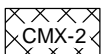
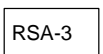
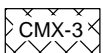
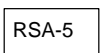
Legend

- | | |
|---|--|
|  CMX-2.5 Commercial Mixed-Use |  RSA-3 Residential Single-Family Attached |
|  RM-1 Residential Multi-Family |  RSA-5 Residential Single-Family Attached |
|  RM-2 Residential Multi-Family |  RSD-1 Residential Single-Family Detached |
|  RSA-1 Residential Single-Family Attached |  SP-PO-A Parks and Open Space Active |
|  RSA-2 Residential Single-Family Attached | |

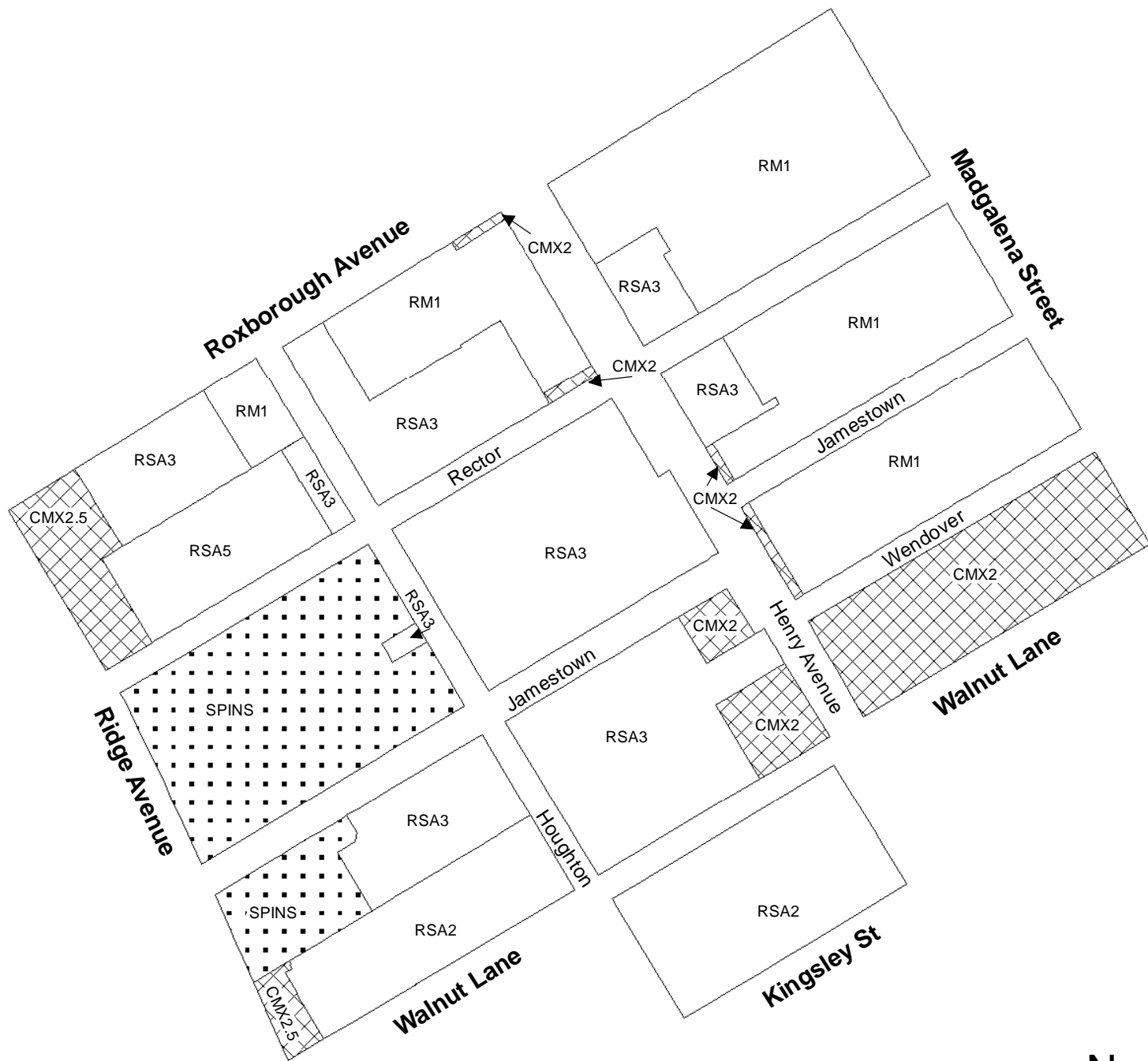
MAP A3 EXISTING ZONING










Legend

 CMX-2.5 Commercial Mixed-Use	 RM-1 Residential Multi-Family
 CMX-2 Commercial Mixed-Use	 RSA-3 Residential Single-Family Attached
 CMX-3 Commercial Mixed-Use	 RSA-5 Residential Single-Family Attached

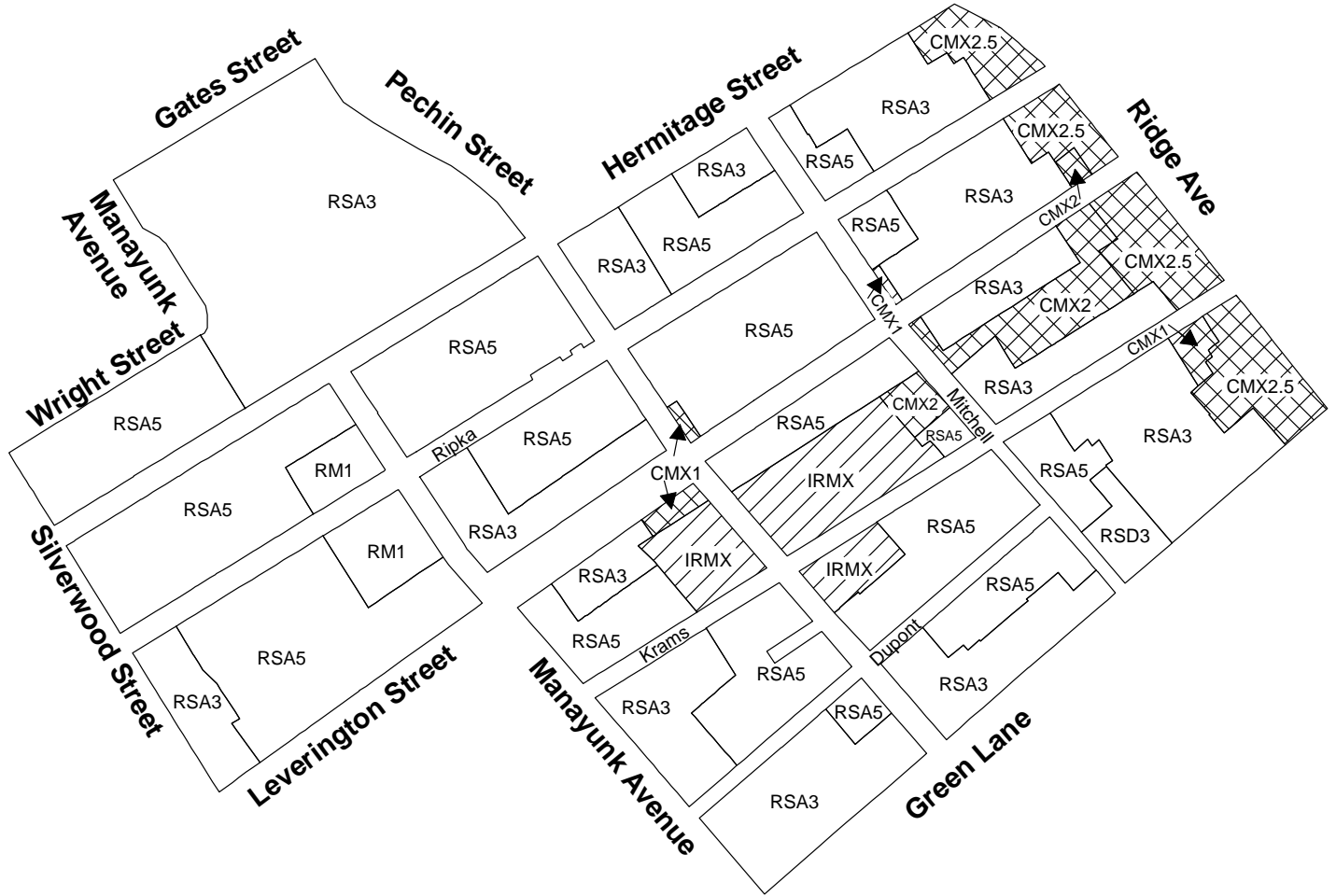
MAP A4 - EXISTING ZONING



Legend

- | | | | |
|---|--|---|--|
|  CMX 2 | CMX-2 Commercial Mixed-Use |  RSA3 | RSA-3 Residential Single-Family Attached |
|  CMX2.5 | CMX-2.5 Commercial Mixed-Use |  RSA5 | RSA-5 Residential Single-Family Attached |
|  RM1 | RM-1 Residential Multi-Family |  SPINS | SP-INS Special Purpose Institutional |
|  RSA2 | RSA-2 Residential Single-Family Attached | | |

MAP A5 EXISTING ZONING



Legend



CMX-1 Commercial Mixed-Use



RM-1 Residential Multi-Family



CMX-2 Commercial Mixed-Use



RSA-3 Residential Single-Family Attached



CMX-2.5 Commercial Mixed-Use



RSA-5 Residential Single-Family Attached



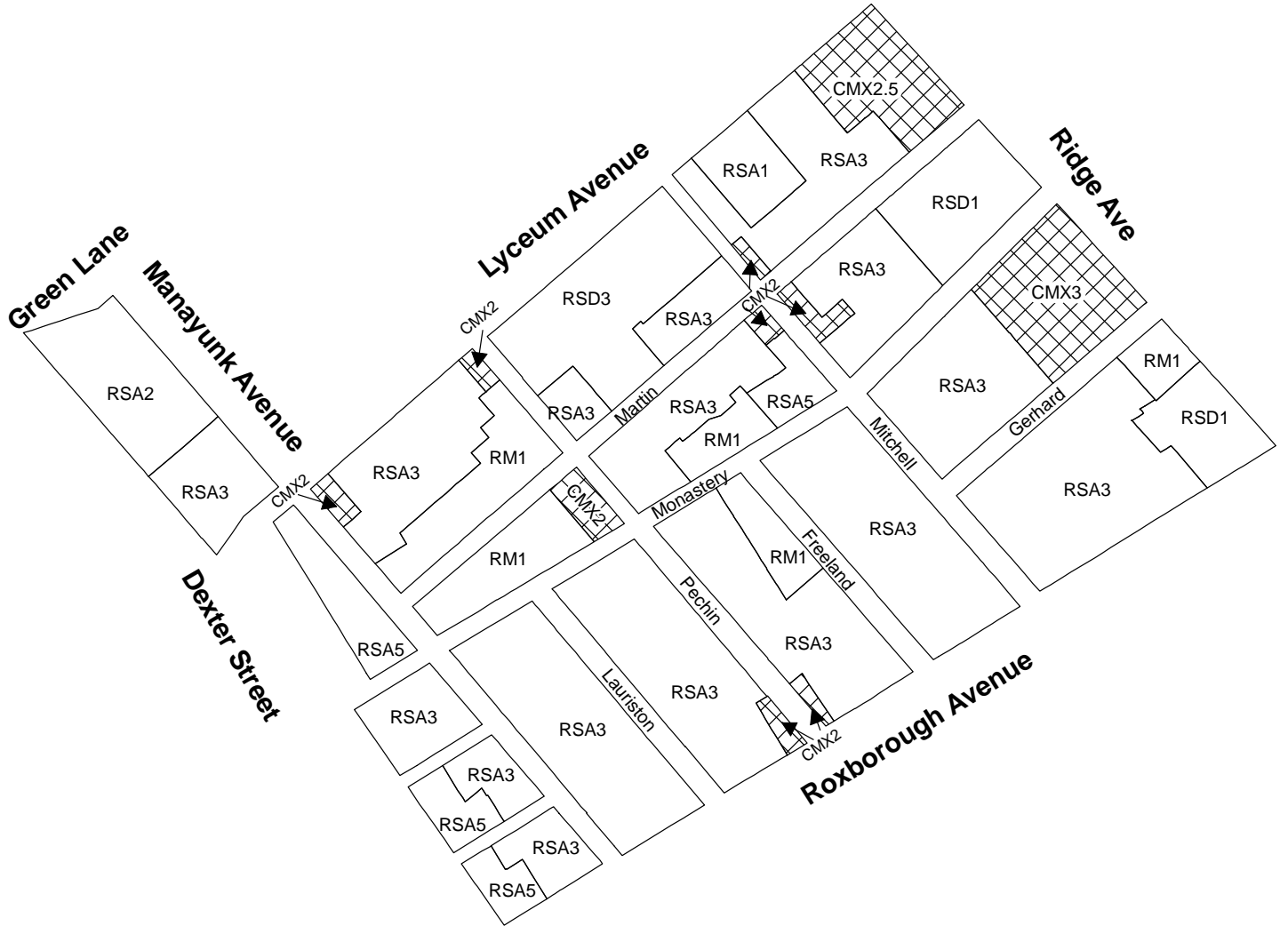
IRMX Industrial Residential Mixed-Use













RSD-3 Residential Single-Family Detached



MAP A6 EXISTING ZONING



Legend

	CMX-1 Commercial Mixed-Use		RSA-2 Residential Single-Family Attached
	CMX-2.5 Commercial Mixed-Use		RSA-3 Residential Single-Family Attached
	CMX-3 Commercial Mixed-Use		RSA-5 Residential Single-Family Attached
	RM-1 Residential Multi-Family		RSD-1 Residential Single-Family Detached
	RSA-1 Residential Single-Family Attached		RSD-3 Residential Single-Family Detached



MAP A7 EXISTING ZONING



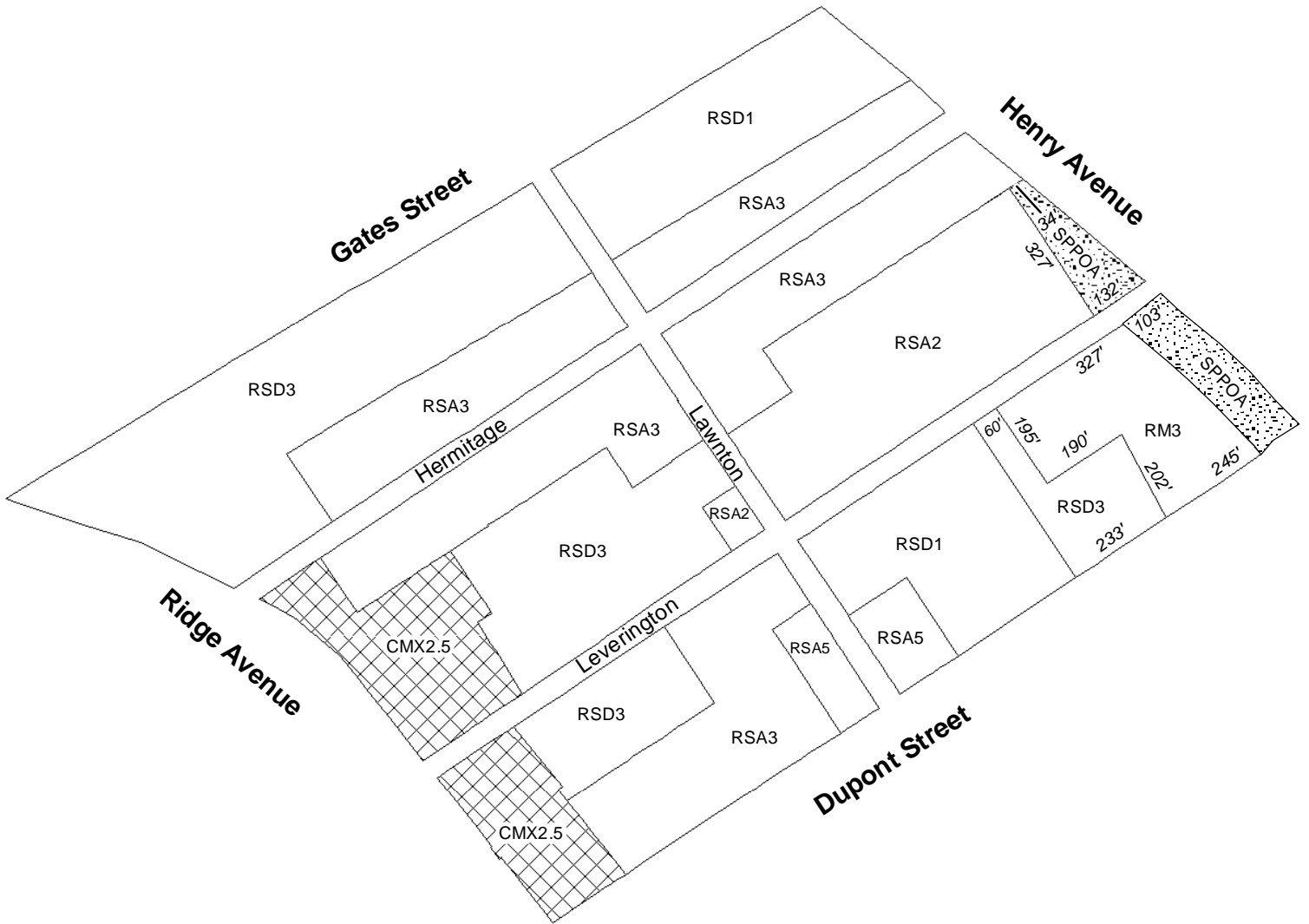
Legend

- | | |
|---|--|
|  CMX-1 Commercial Mixed-Use |  RSA-3 Residential Single-Family Attached |
|  CMX-2 Commercial Mixed-Use |  RSA-5 Residential Single-Family Attached |
|  CMX-2.5 Commercial Mixed-Use |  RSD-1 Residential Single-Family Detached |
|  I-2 Medium Industrial |  SP-PO-A Parks and Open Space Active |

RM-1 Residential Multi-Family



MAP B1 PROPOSED ZONING

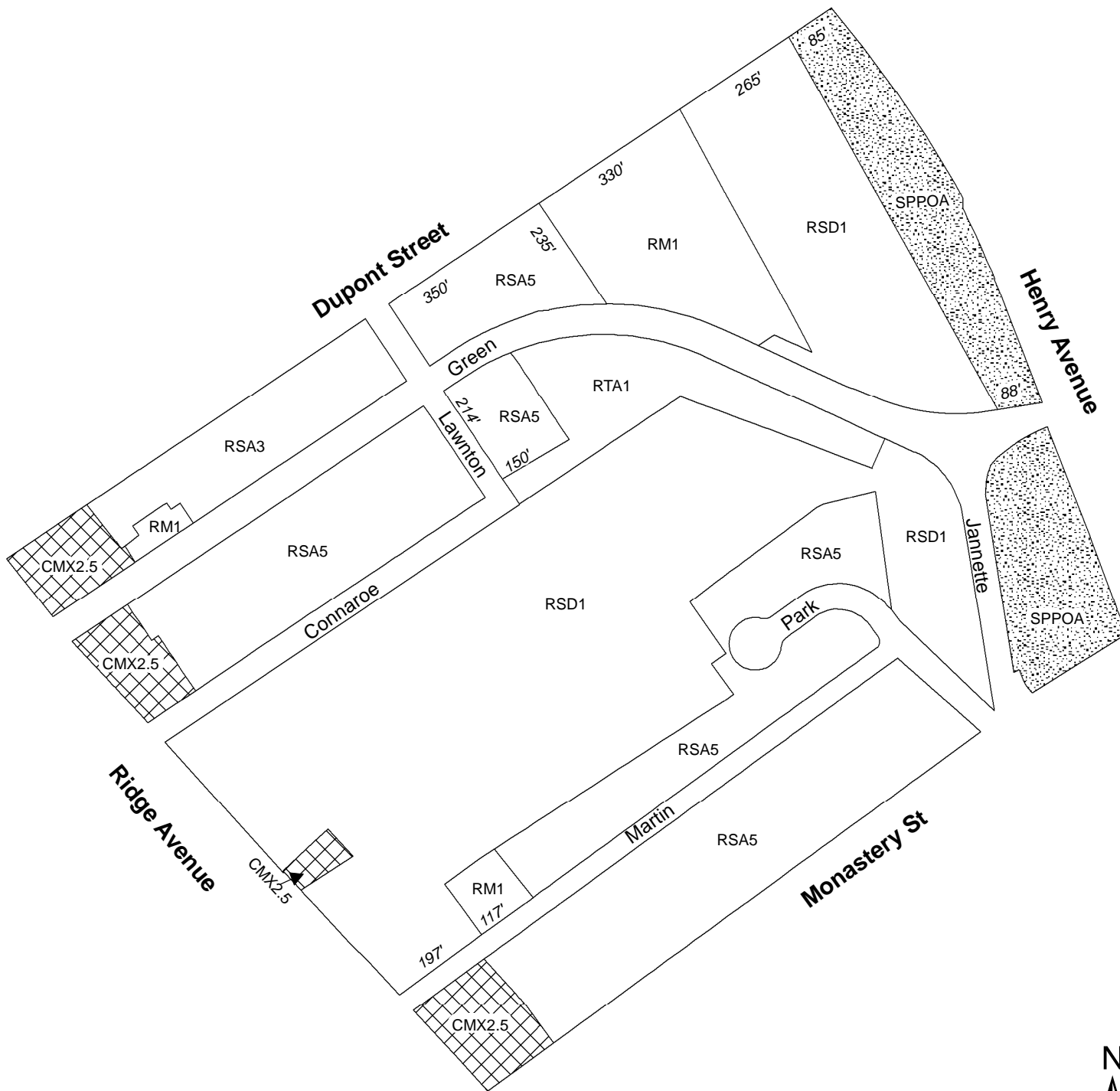


Legend








 CMX-2.5 Commercial Mixed-Use	 RSA-5 Residential Single-Family Attached
 RM-3 Residential Multi-Family	 RSD-1 Residential Single-Family Detached
 RSA-2 Residential Single-Family Attached	 RSD-3 Residential Single-Family Detached
 RSA-3 Residential Single-Family Attached	 SP-PO-A Parks and Open Space Active



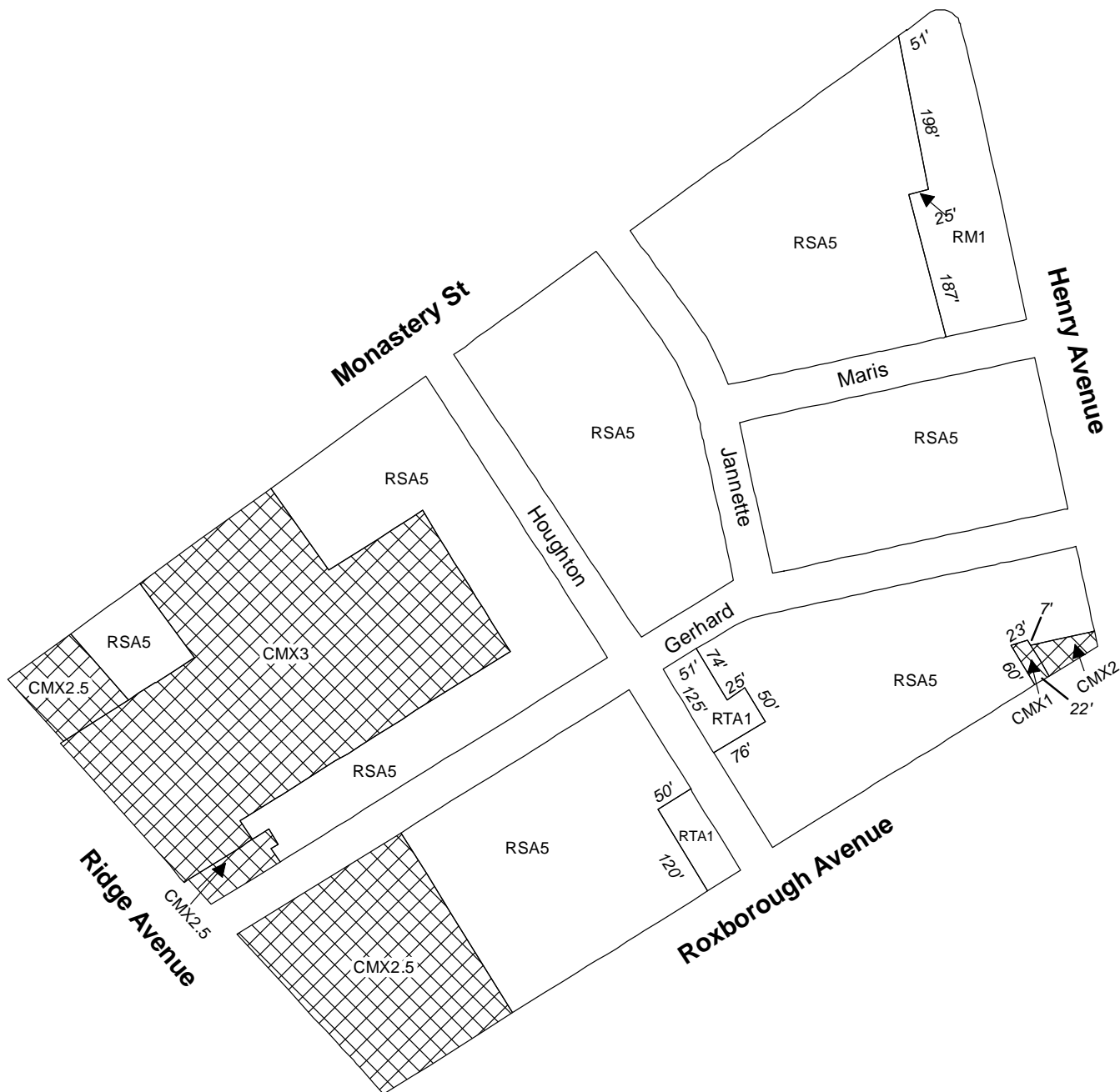
MAP B2 PROPOSED ZONING










Legend

- | | |
|---|--|
|  CMX-2.5 Commercial Mixed-Use |  RSD-1 Residential Single-Family Detached |
|  RM-1 Residential Multi-Family |  RTA-1 Residential Two-Family Attached |
|  RSA-3 Residential Single-Family Attached |  SP-PO-A Parks and Open Space Active |
|  RSA-5 Residential Single-Family Attached | |

MAP B3 PROPOSED ZONING

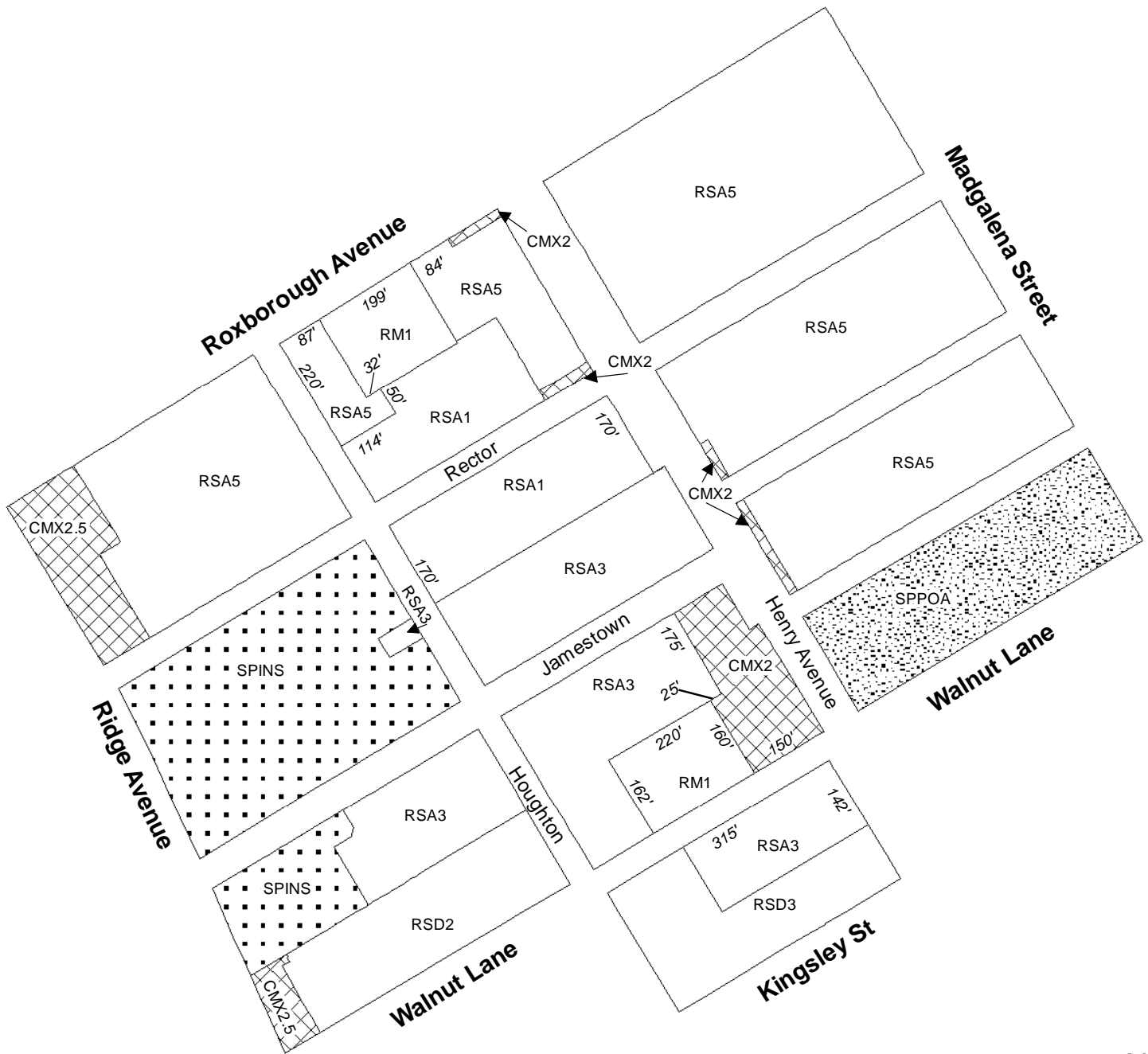


Legend

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



MAP B4 PROPOSED ZONING

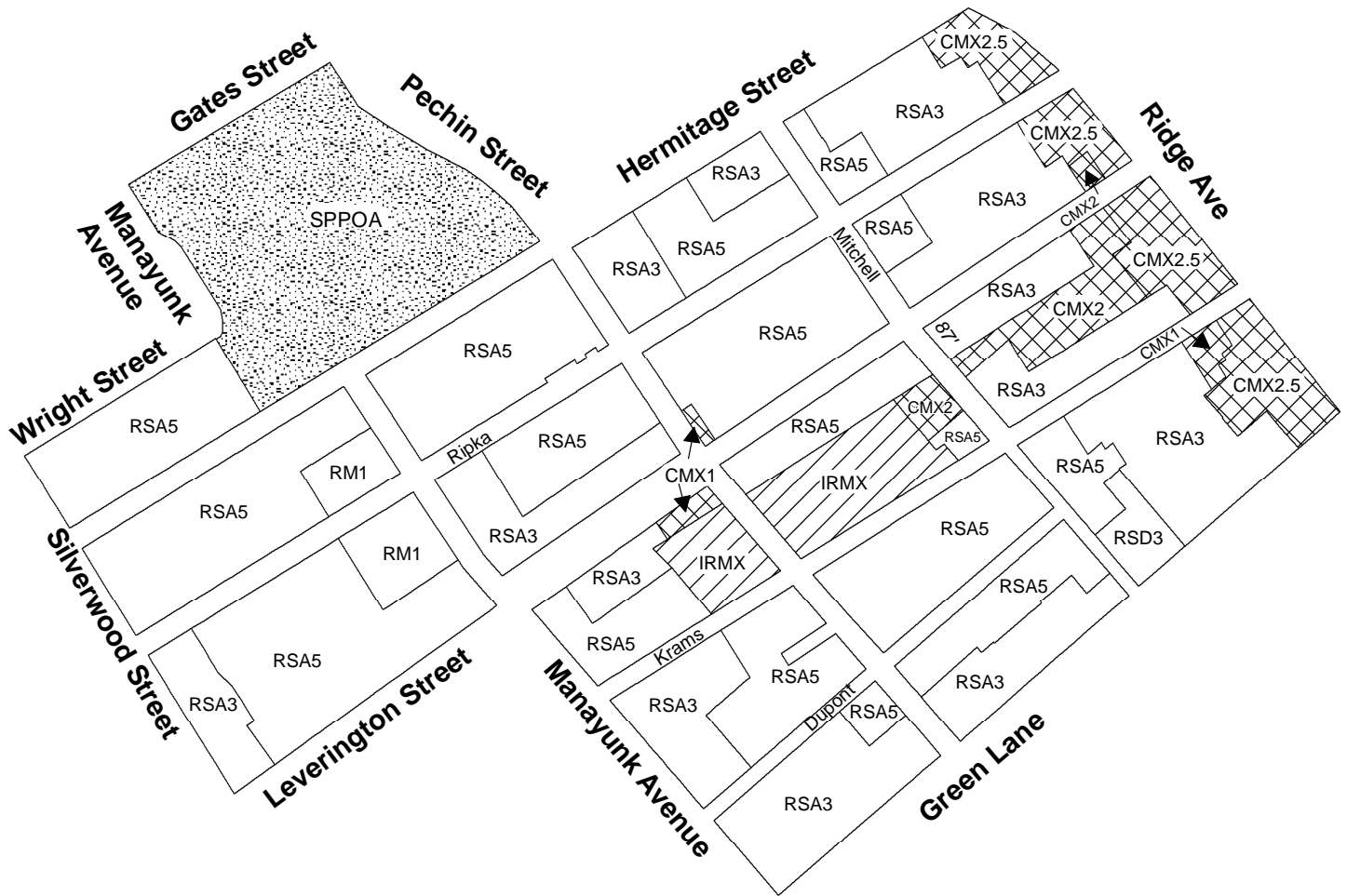


Legend










- | | | | |
|--|--|--|--|
| | CMX-2 Commercial Mixed-Use | | RSA-5 Residential Single-Family Attached |
| | CMX-2.5 Commercial Mixed-Use | | RSD-2 Residential Single-Family Detached |
| | RM-1 Residential Multi-Family | | RSD-3 Residential Single-Family Detached |
| | RSA-1 Residential Single-Family Attached | | SP-INS Special Purpose Institutional |
| | RSA-2 Residential Single-Family Attached | | SP-PO-A Parks and Open Space Active |
| | RSA-3 Residential Single-Family Attached | | |



MAP B5 PROPOSED ZONING



Legend







- | | | | |
|--|---------------------------------------|---|--|
|  | CMX-1 Commercial Mixed-Use |  | RSA-3 Residential Single-Family Attached |
|  | CMX-2 Commercial Mixed-Use |  | RSA-5 Residential Single-Family Attached |
|  | CMX-2.5 Commercial Mixed-Use |  | RSD-3 Residential Single-Family Detached |
|  | IRMX Industrial Residential Mixed-Use |  | SP-PO-A Parks and Open Space Active |
|  | RM-1 Residential Multi-Family | | |



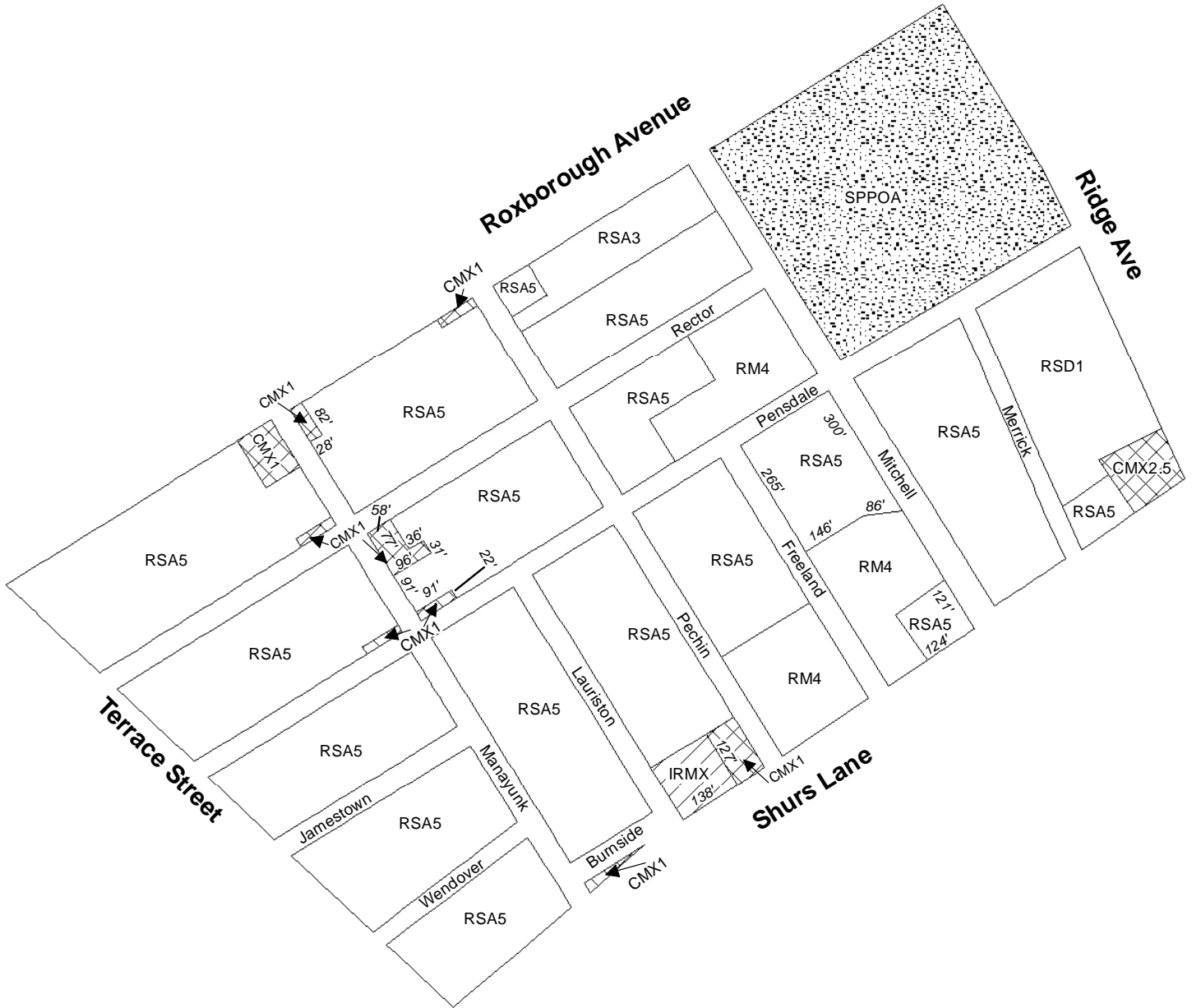
MAP B6 PROPOSED ZONING














Legend

	CMX-1 Commercial Mixed-Use		RSA-2 Residential Single-Family Attached
	CMX-2 Commercial Mixed-Use		RSA-3 Residential Single-Family Attached
	CMX-2.5 Commercial Mixed-Use		RSA-5 Residential Single-Family Attached
	CMX-3 Commercial Mixed-Use		RSD-1 Residential Single-Family Detached
	RM-1 Residential Multi-Family		RSD-3 Residential Single-Family Detached
	RSA-1 Residential Single-Family Attached		SP-PO-A Parks and Open Space Active

MAP B7 PROPOSED ZONING



Legend

 CMX-1 Commercial Mixed-Use	 RM-4 Residential Multi-Family
 CMX-2 Commercial Mixed-Use	 RSA-3 Residential Single-Family Attached
 CMX-2.5 Commercial Mixed-Use	 RSA-5 Residential Single-Family Attached
 I-2 Medium Industrial	 RSD-1 Residential Single-Family Detached
 IRMX Industrial Residential Mixed-Use	 SP-PO-A Parks and Open Space Active
 RM-1 Residential Multi-Family	

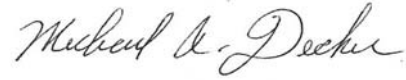


City of Philadelphia

BILL NO. 170465 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 22, 2017. The Bill was Signed by the Mayor on July 11, 2017.



Michael A. Decker
Chief Clerk of the City Council