



City of Philadelphia

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

BILL NO. 230585

Introduced September 14, 2023

Councilmember Bass

**Referred to the
Committee on Rules**

AN ORDINANCE

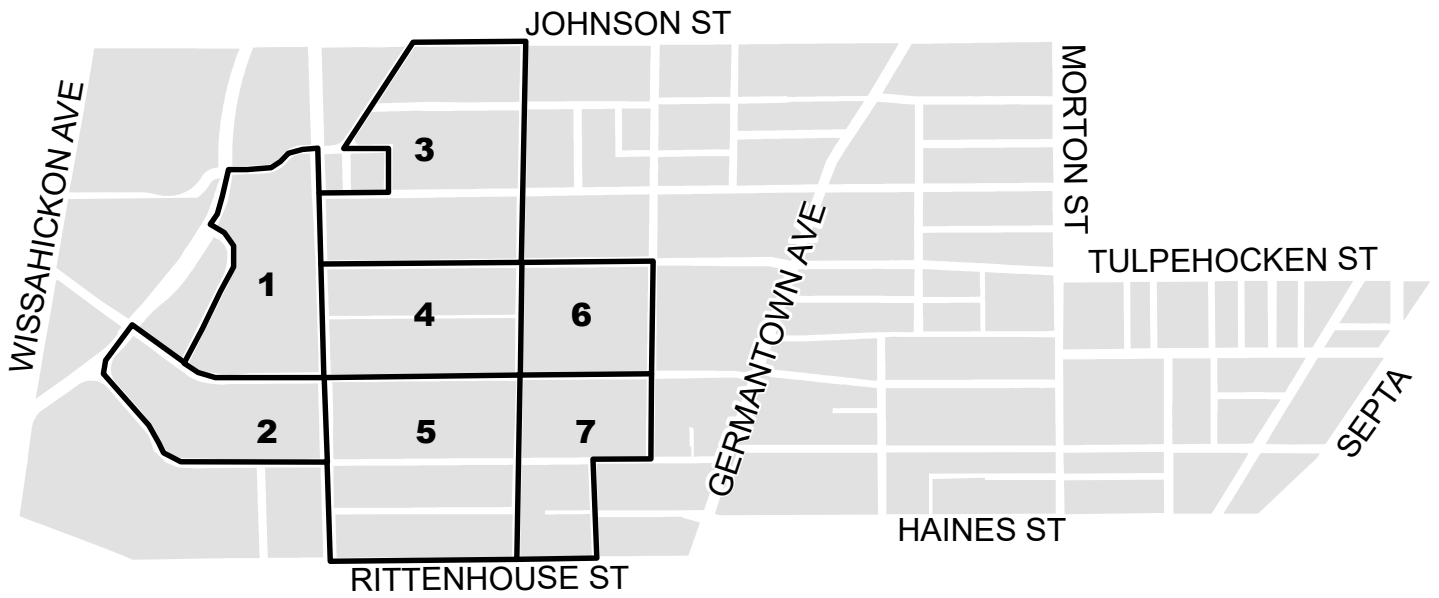
Amending the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Johnson Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

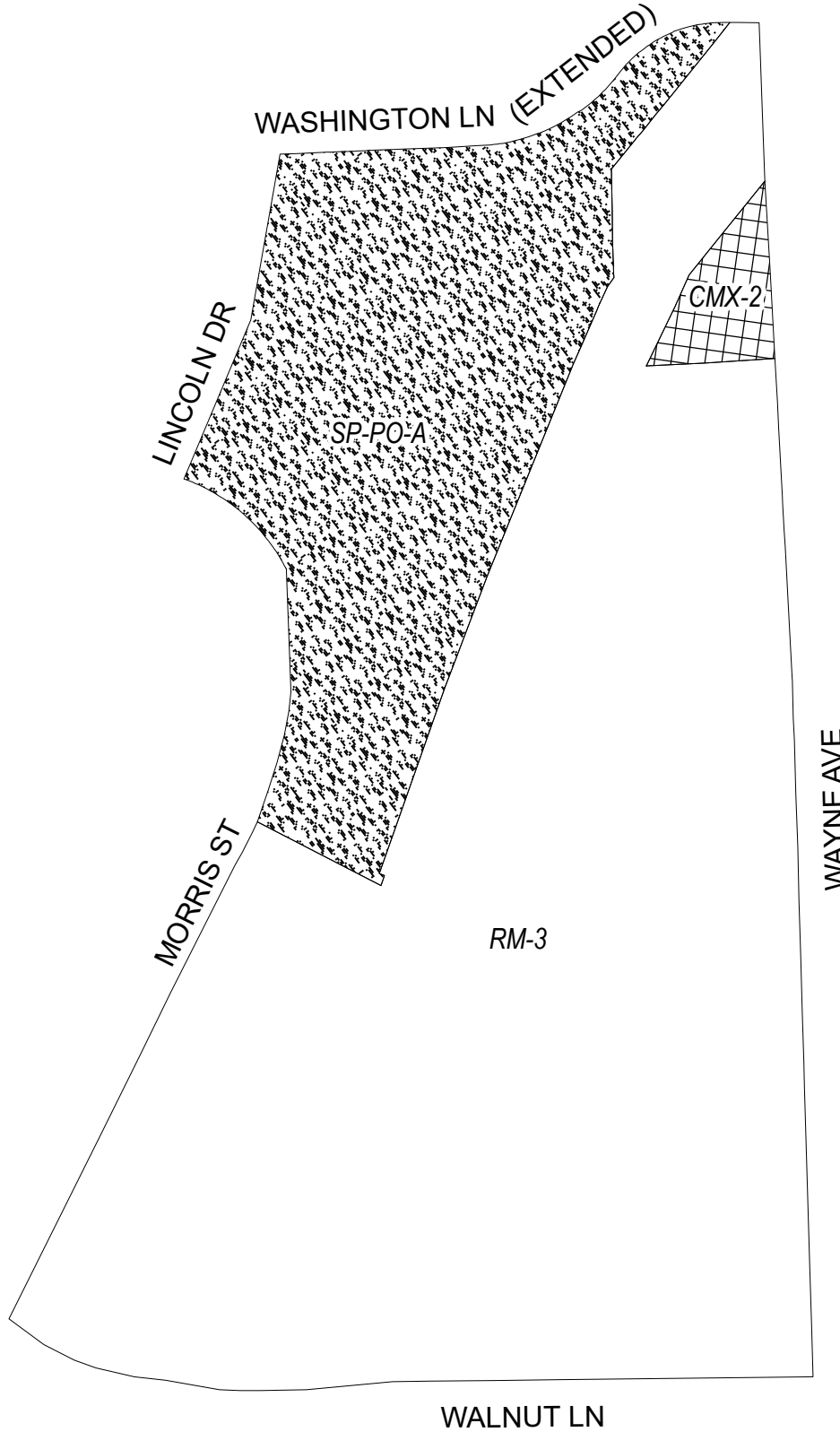
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area by Johnson Street, Germantown Avenue, Rittenhouse Street, and Wissahickon Avenue from the existing zoning designations 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.




City of Philadelphia Key Map



Map A1 Existing Zoning

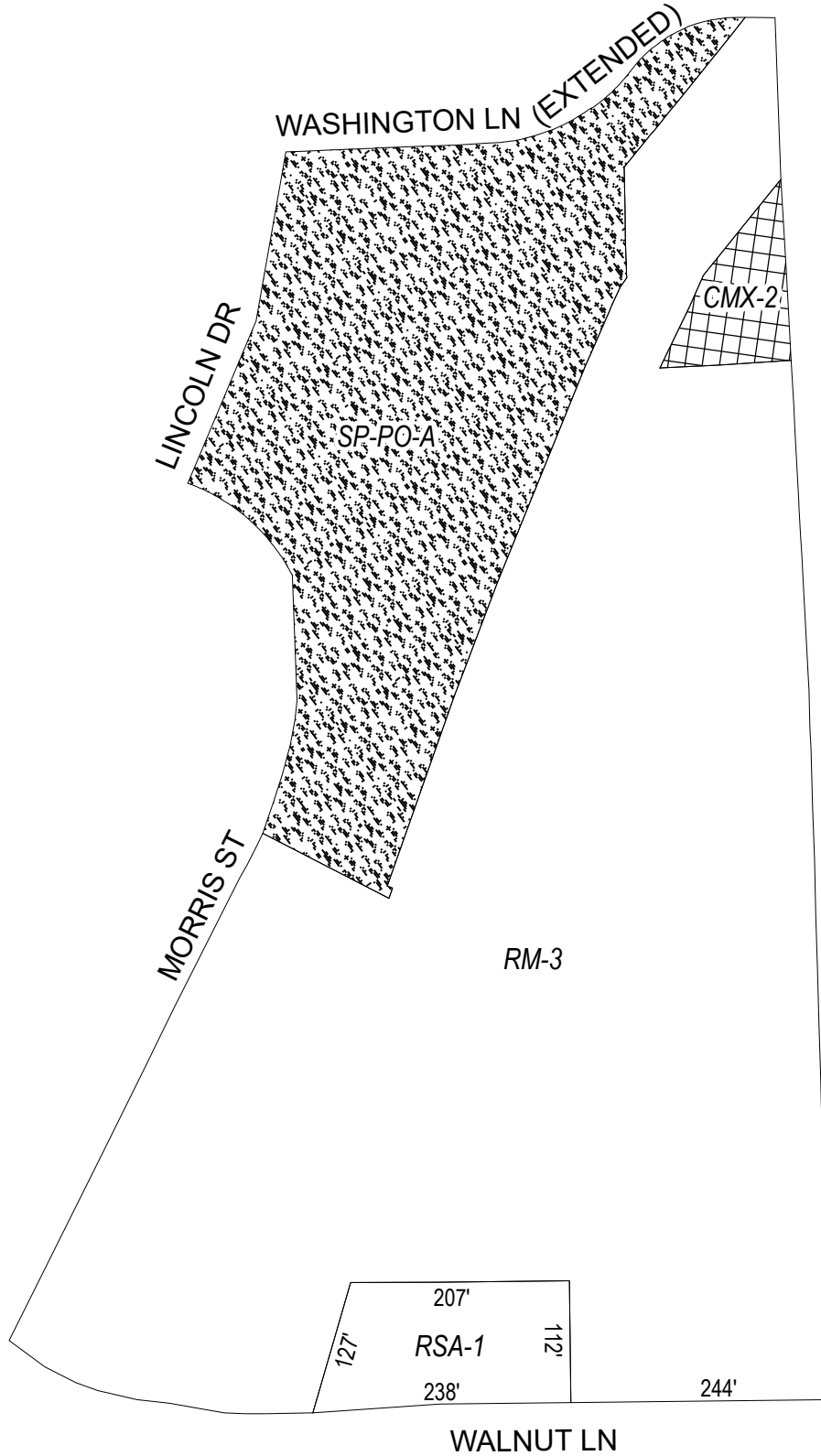


Zoning Districts

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



Map B1 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



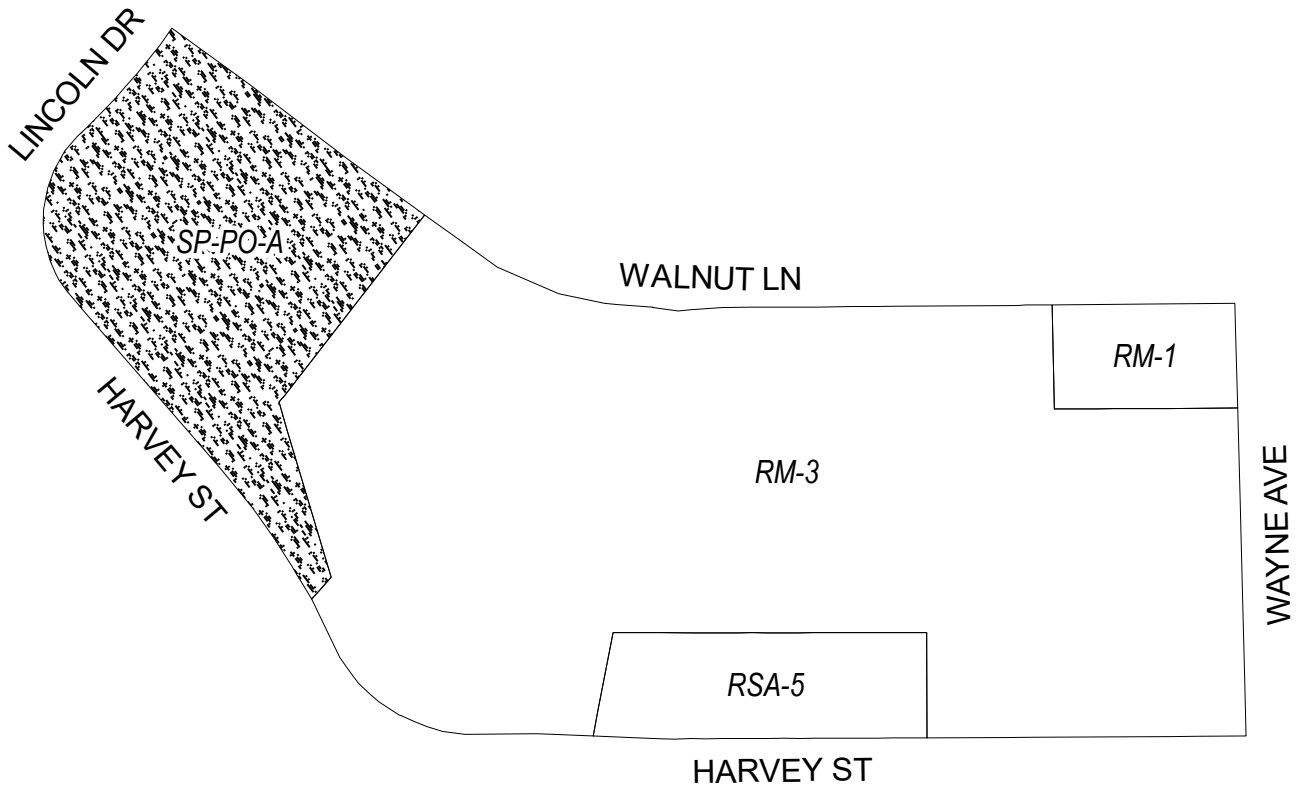
RM-3, Residential Multi-Family; RSA-1, Residential Single-Family Attached



SP-PO-A, Parks and Open Space



Map A2 Existing Zoning



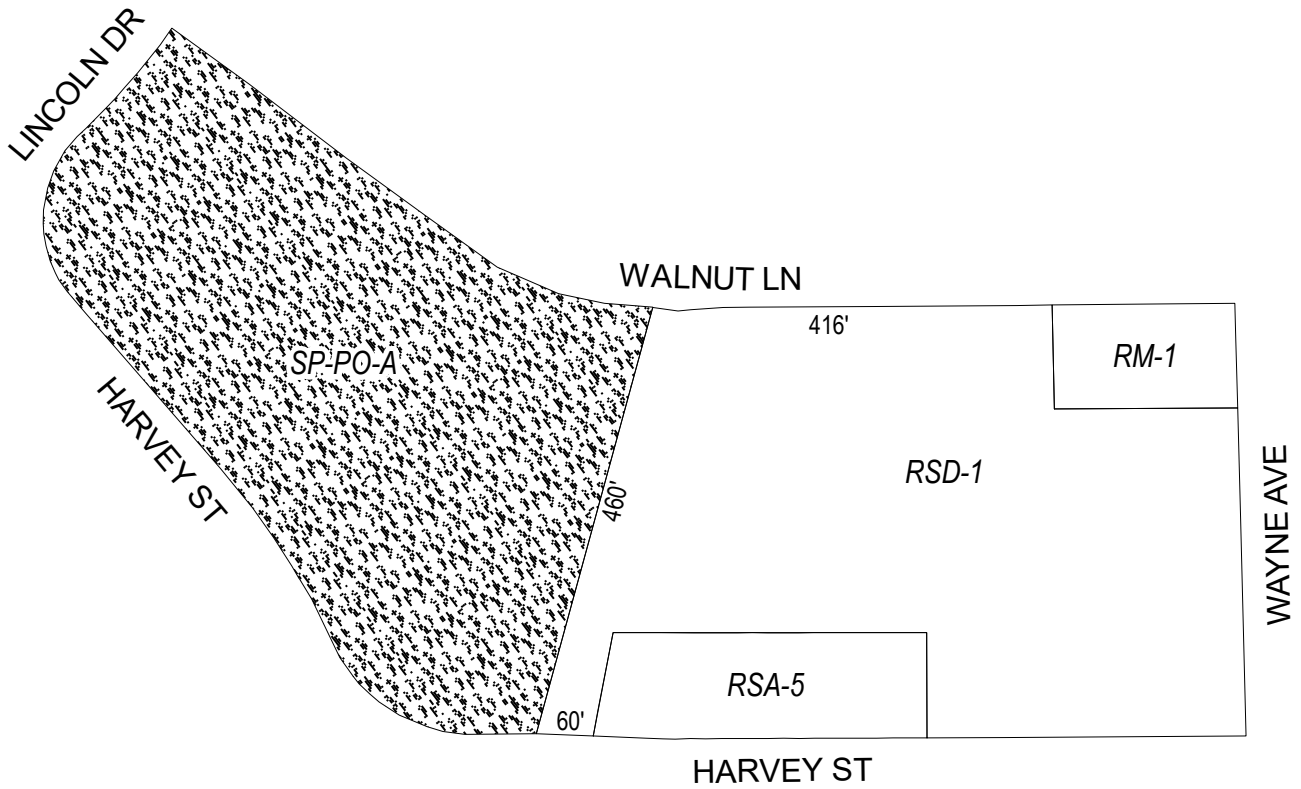
Zoning Districts

 RM-1/RM-3, Residential Multi-Family; RSA-5, Residential Single-Family Attached


 SP-PO-A, Parks and Open Space



Map B2 Proposed Zoning



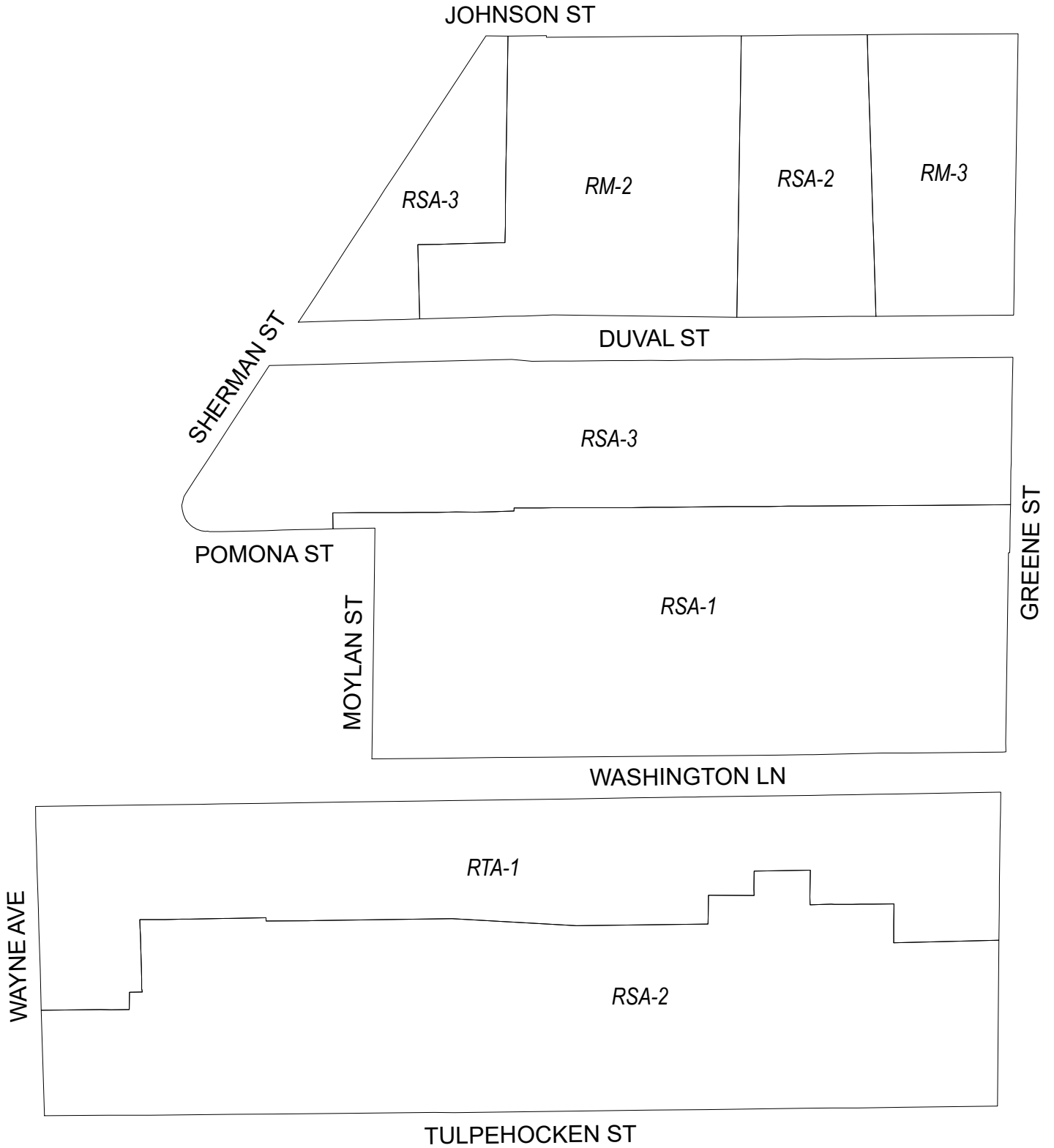
Zoning Districts

 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

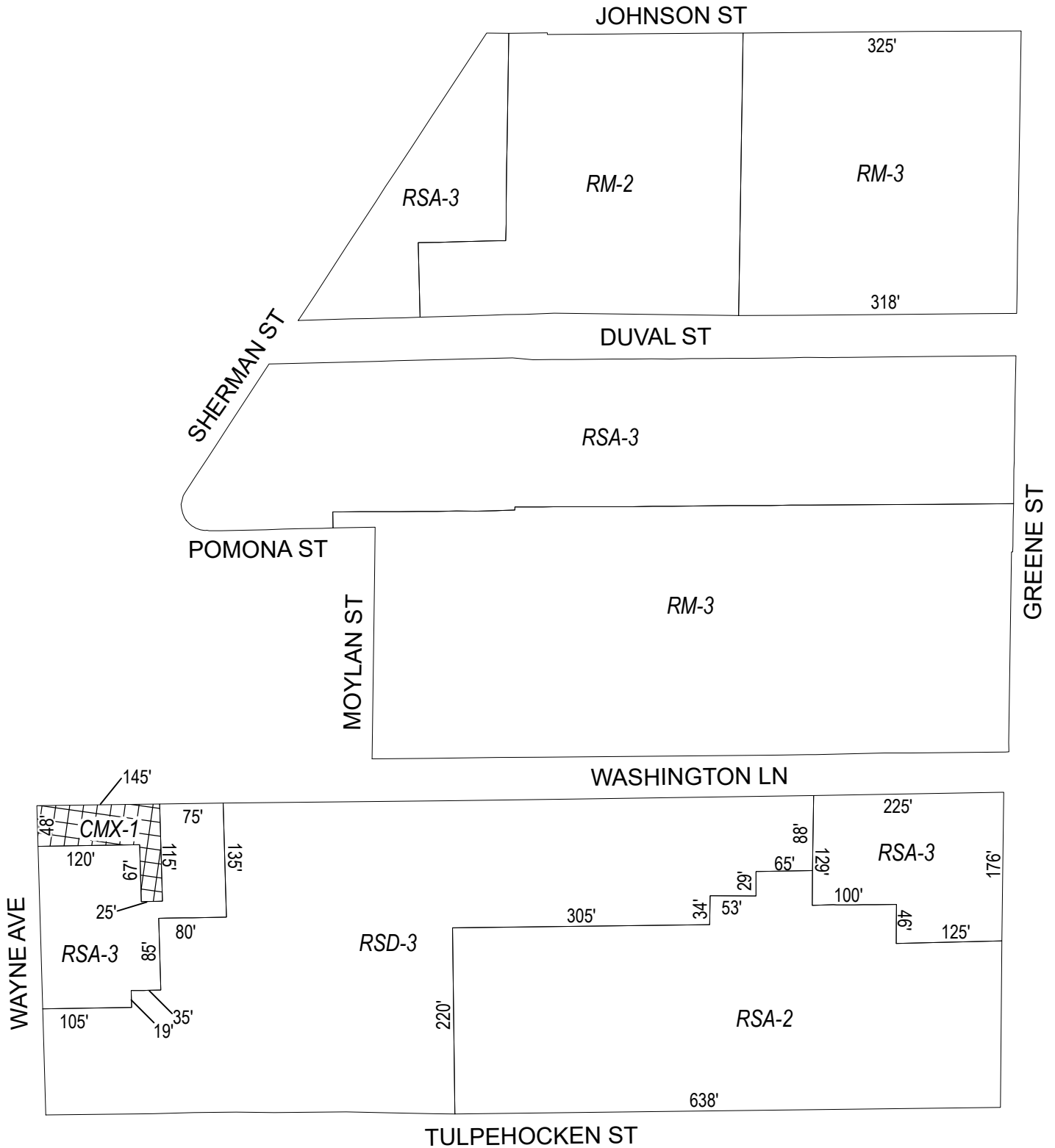


Zoning Districts

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



Map B3 Proposed Zoning



Zoning Districts



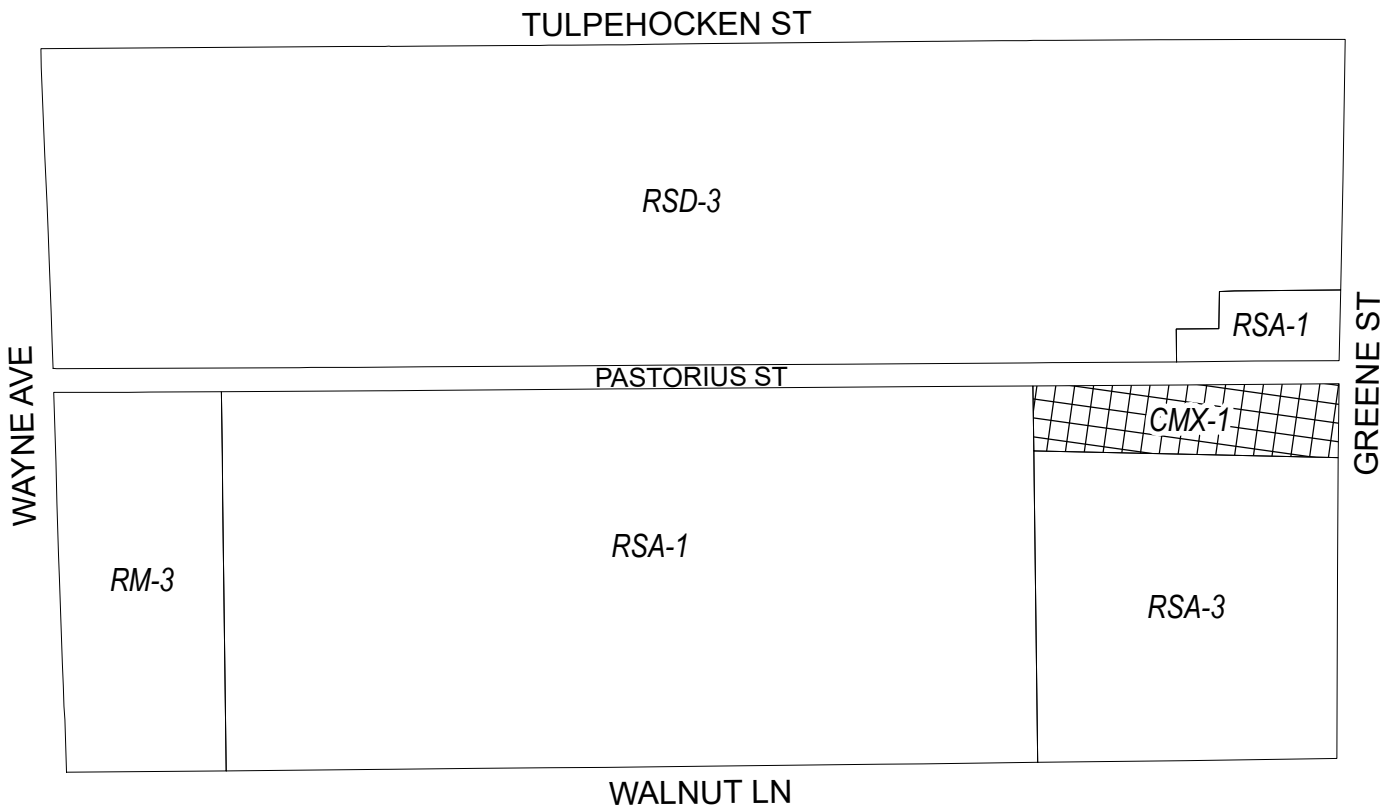
CMX-1, Commercial Mixed-Use



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



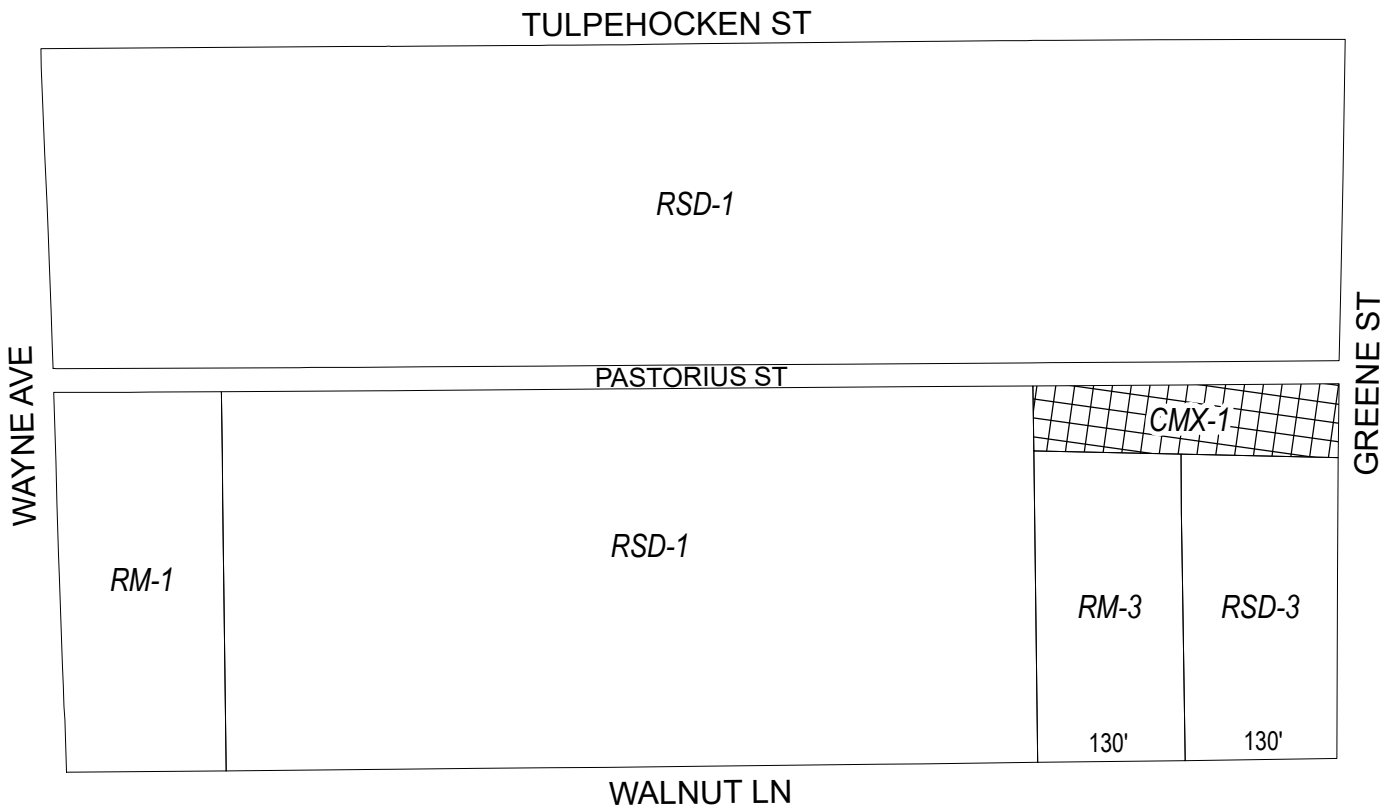
CMX-1, Commercial Mixed-Use



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



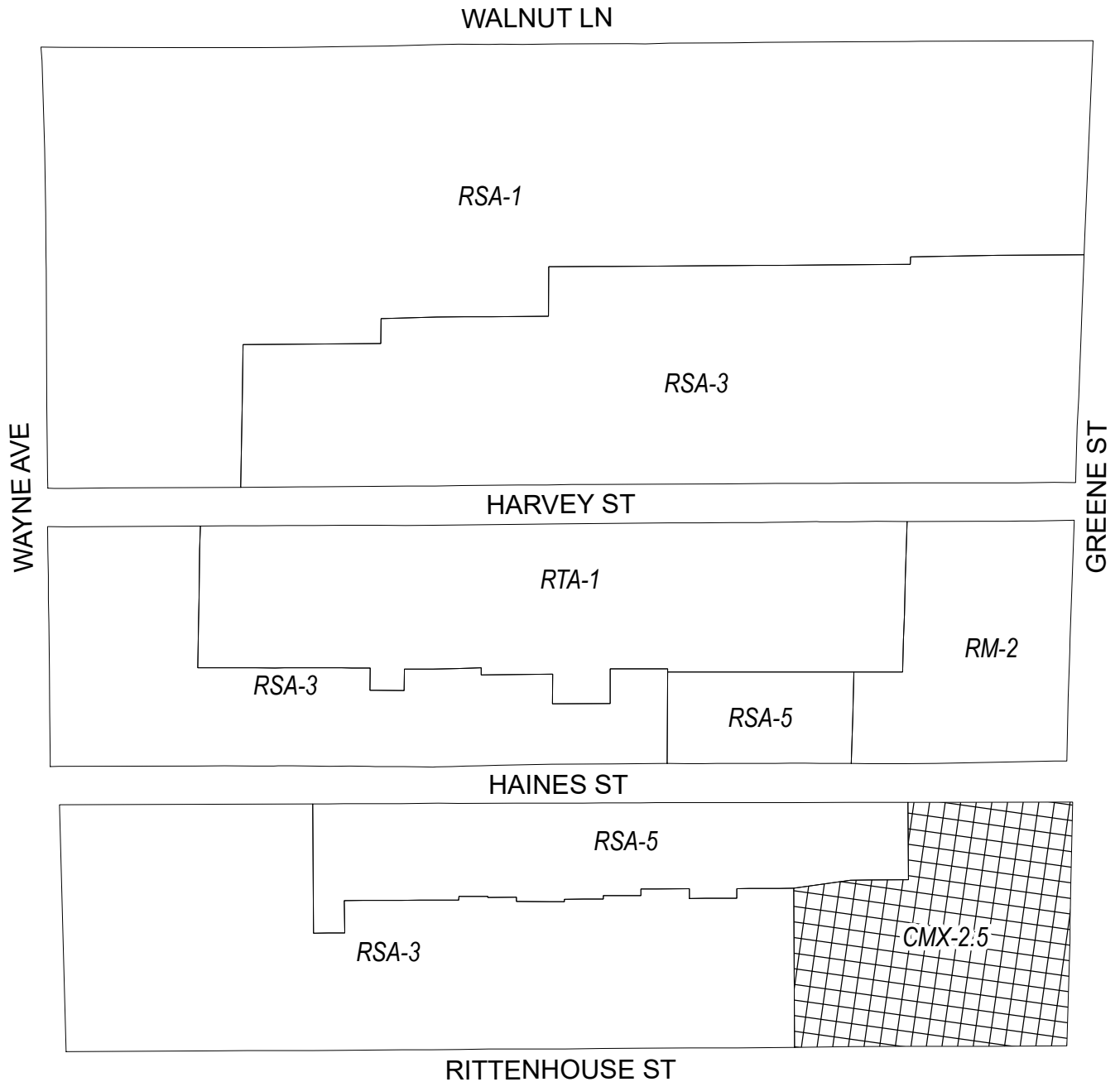
CMX-1, Commercial Mixed-Use





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



Map A5 Existing Zoning

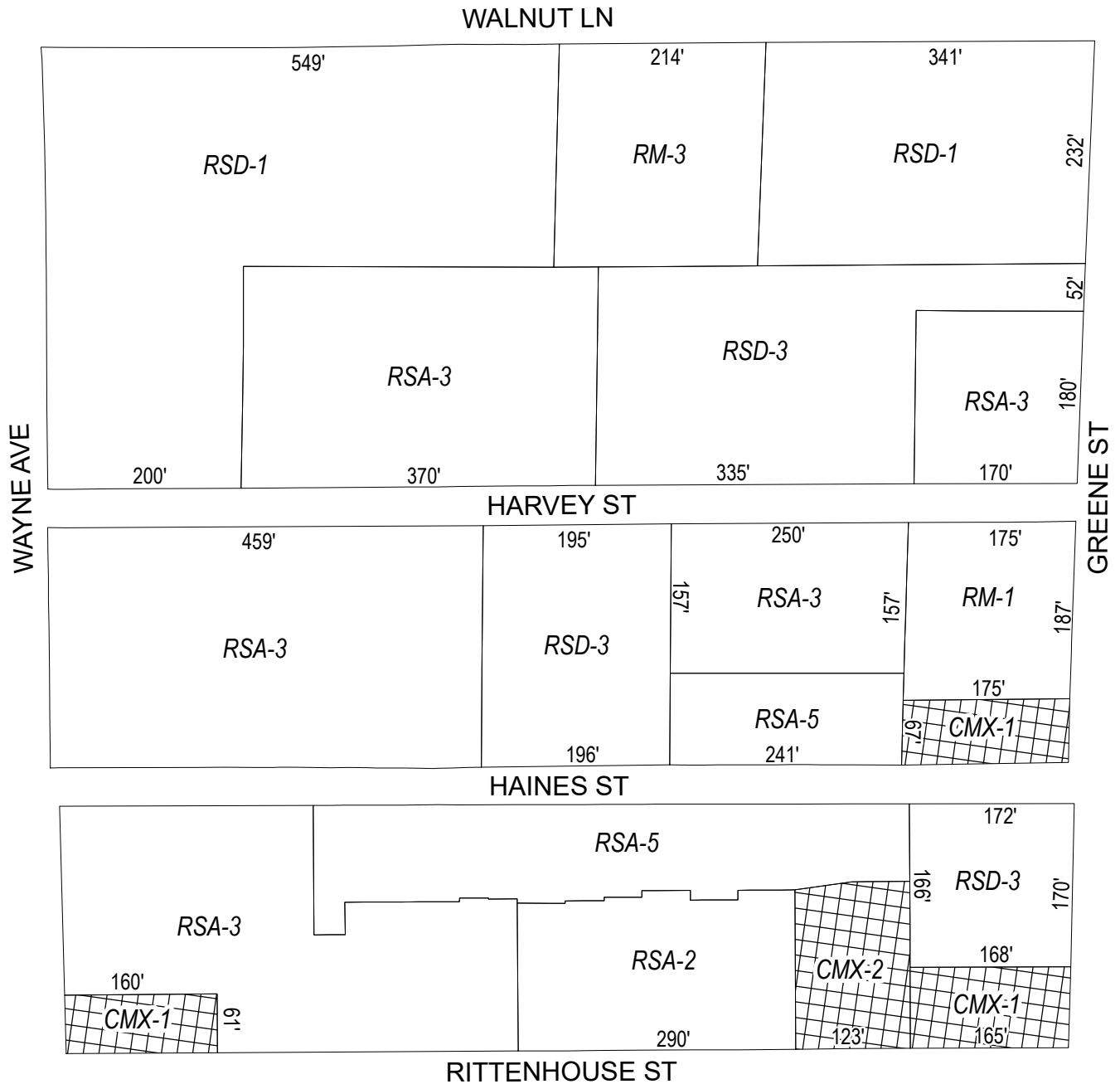


Zoning Districts



-  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
- City of Philadelphia



Map B5 Proposed Zoning

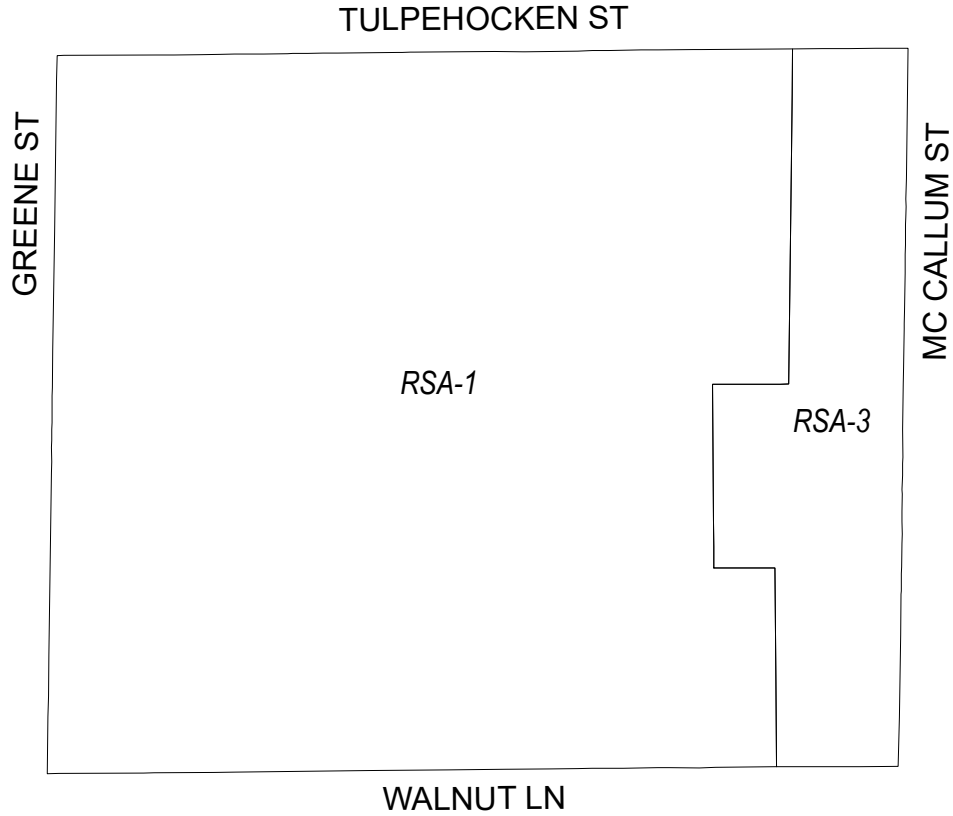


Zoning Districts


-  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
- City of Philadelphia



Map A6 Existing Zoning

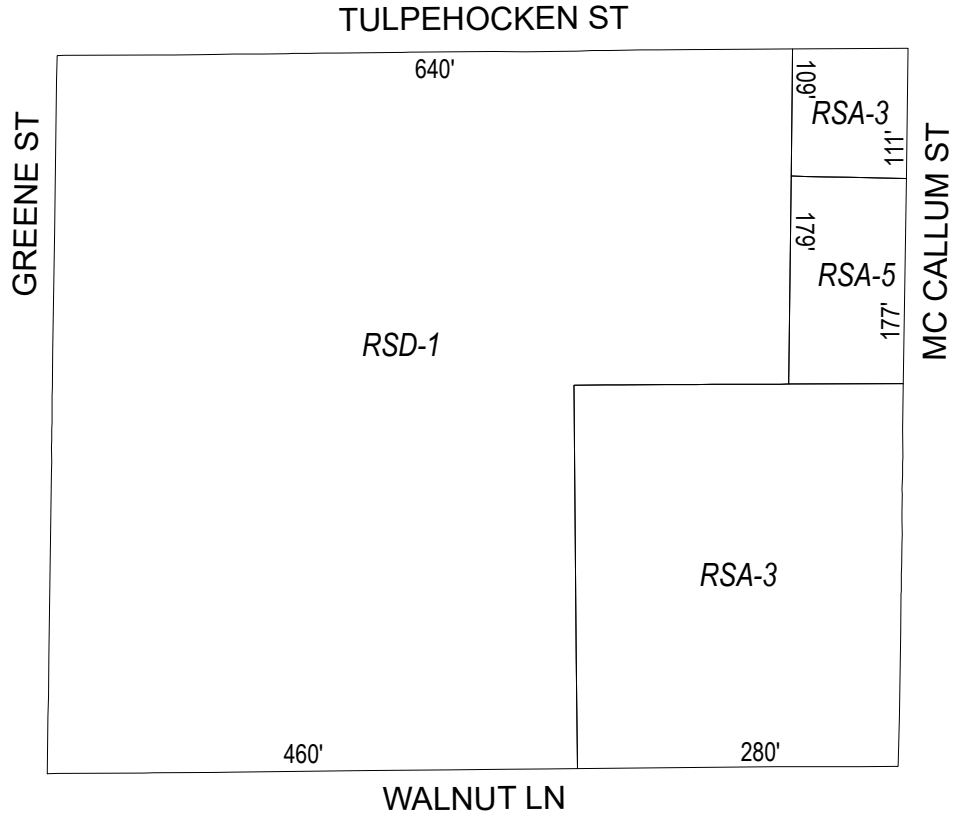


Zoning Districts



-  RSA-1/RSA-3, Residential Single-Family Attached
City of Philadelphia



Map B6 Proposed Zoning

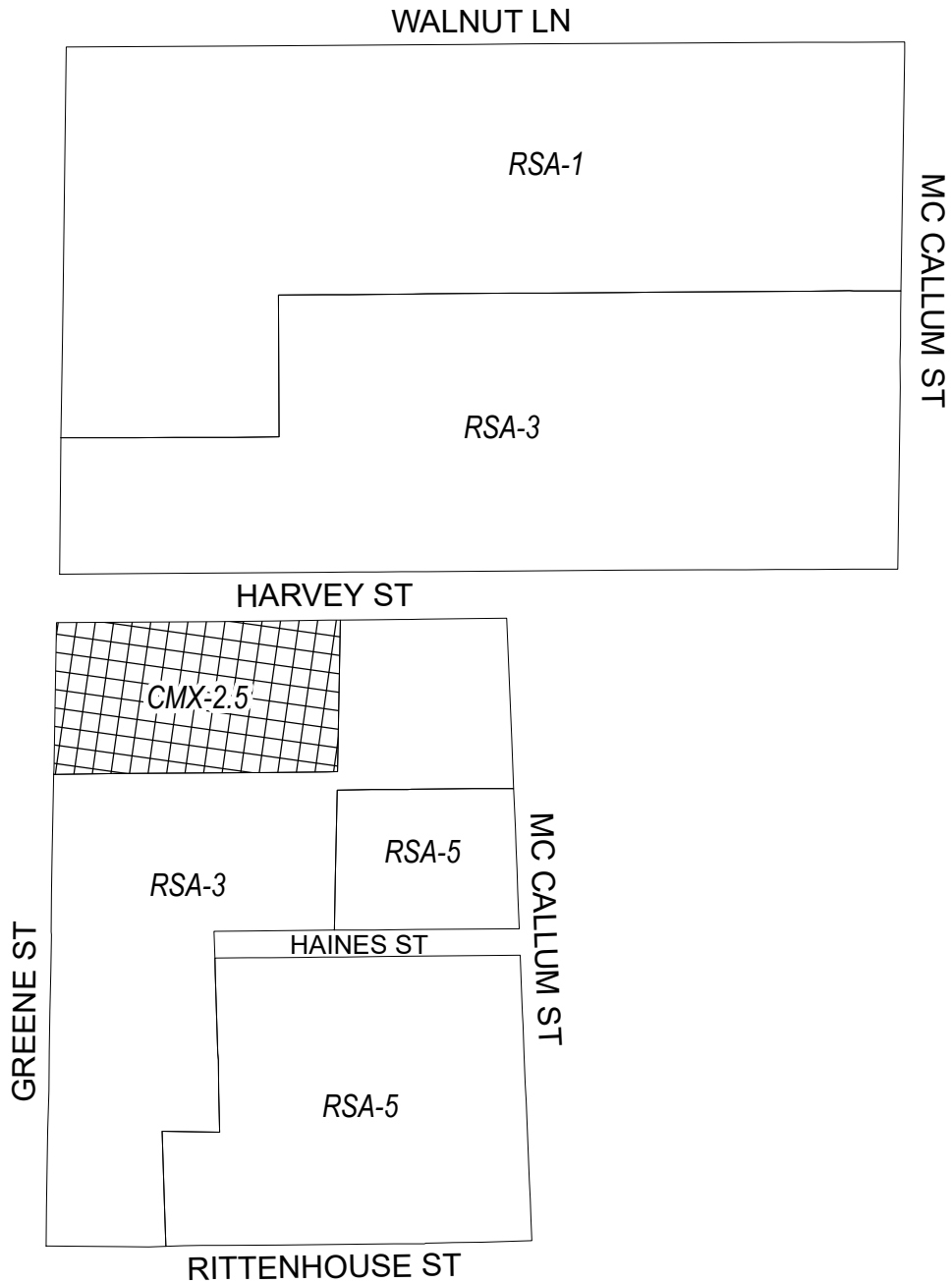


Zoning Districts

-  RSD-1, Residential Single-Family Detached;
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia - 14 -



Map A7 Existing Zoning



Zoning Districts



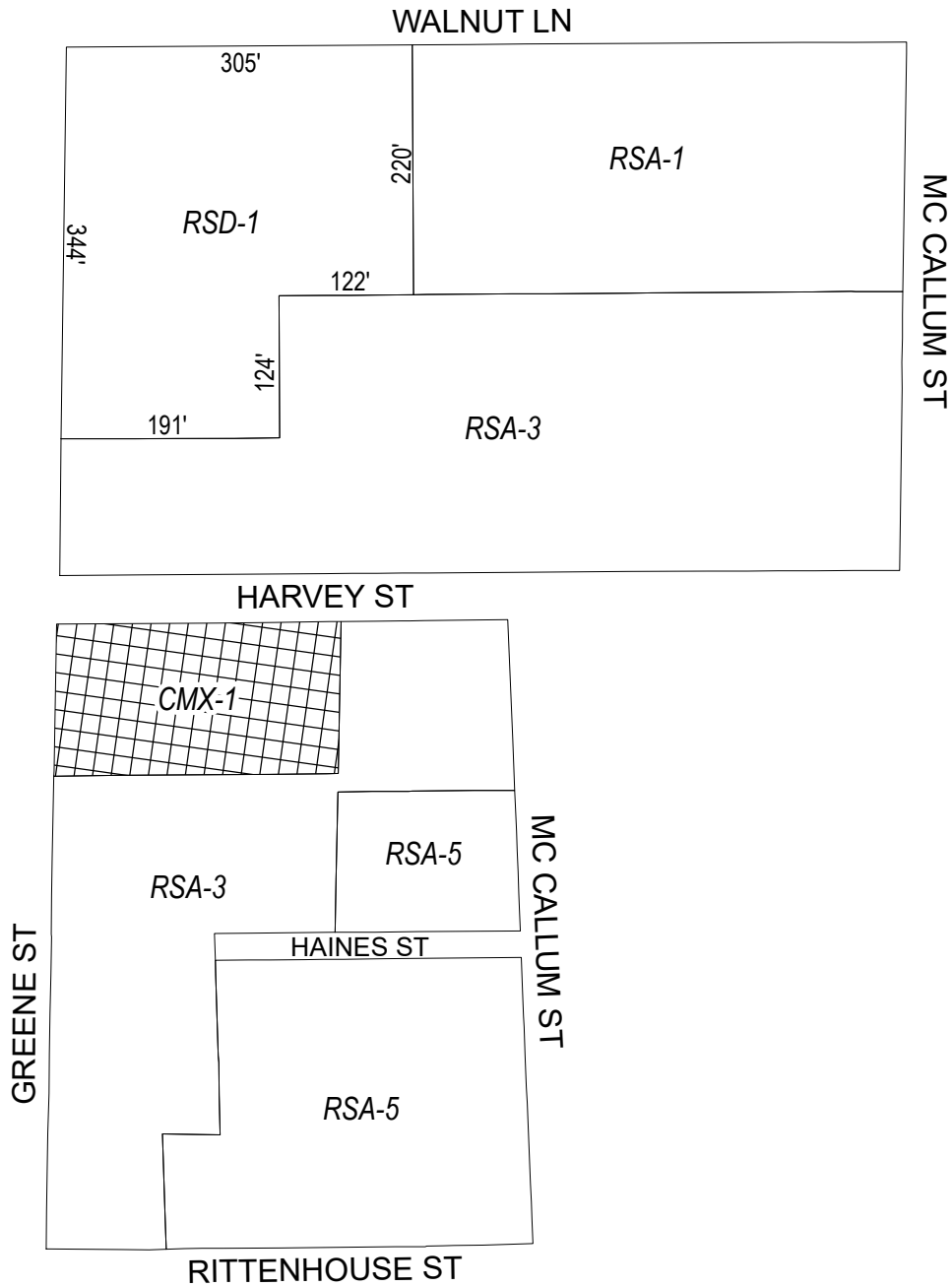
CMX-2.5, Commercial Mixed-Use



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

