

City of Philadelphia



(Bill No. 220451)

AN ORDINANCE

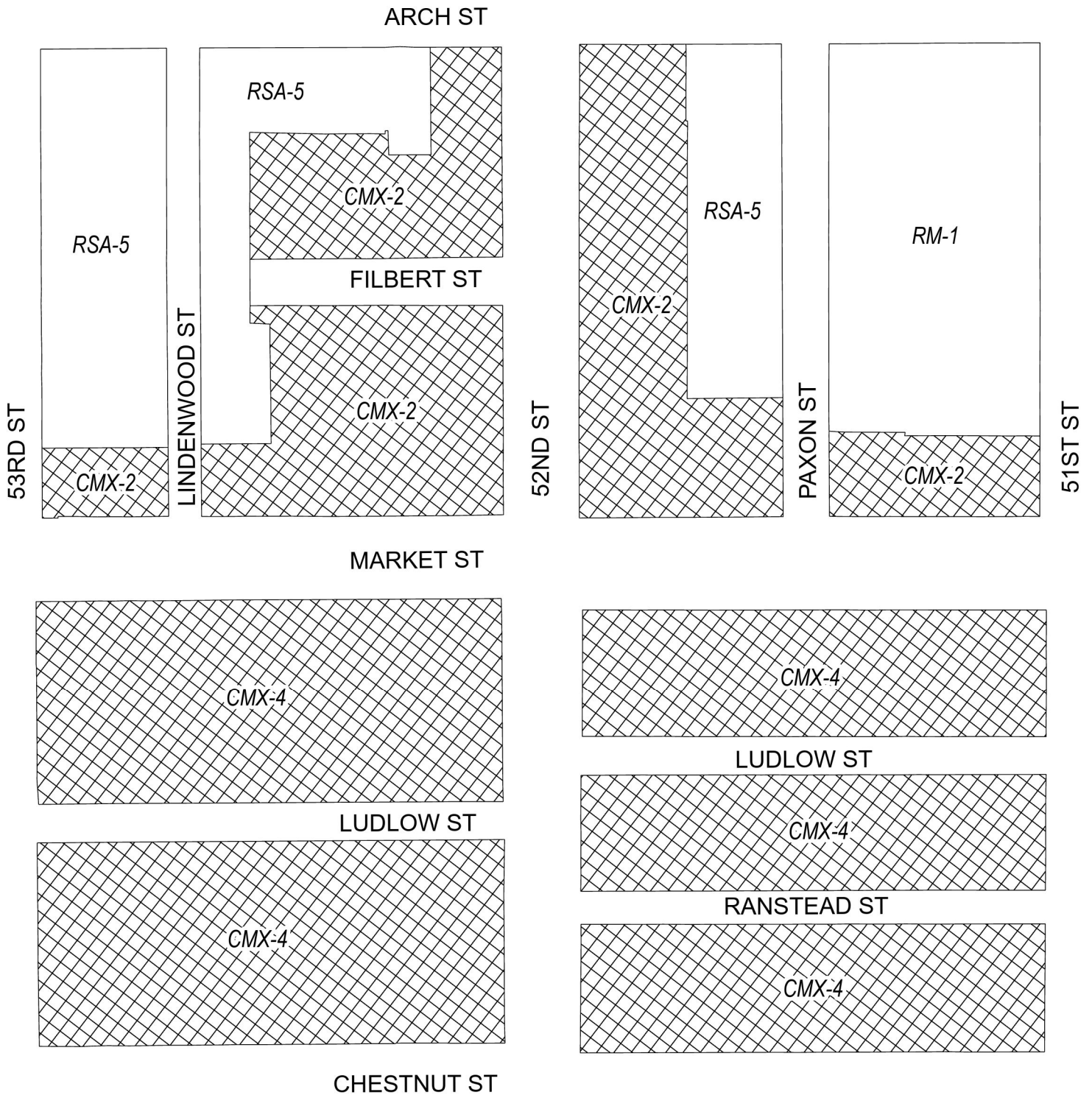
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Arch Street, 50th Street, Pine Street, and 54th Street.

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 Arch Street, 50th Street, Pine Street, and 54th Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," and "A5," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," and "B5," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning



Zoning Districts



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

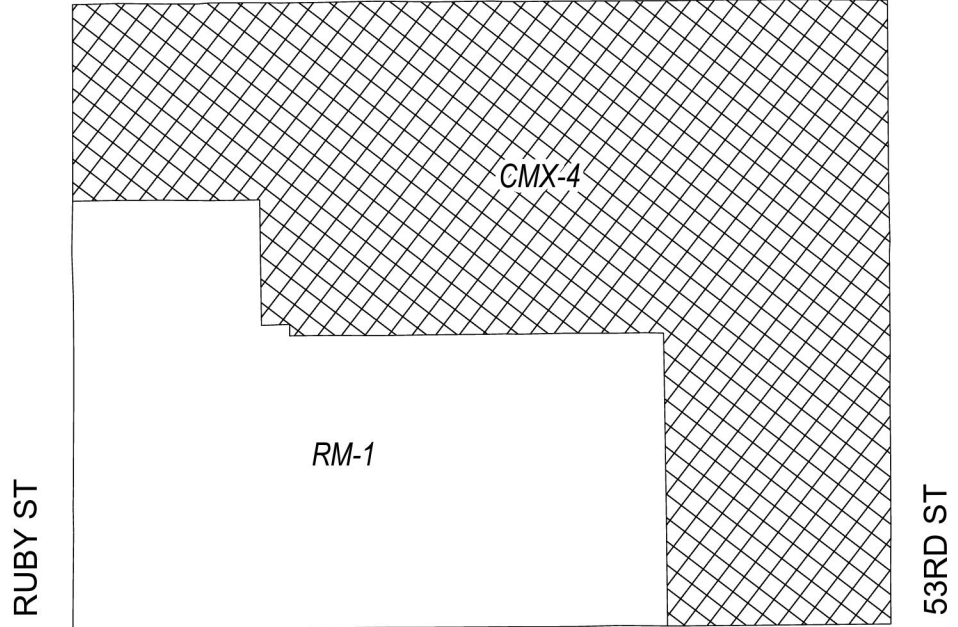
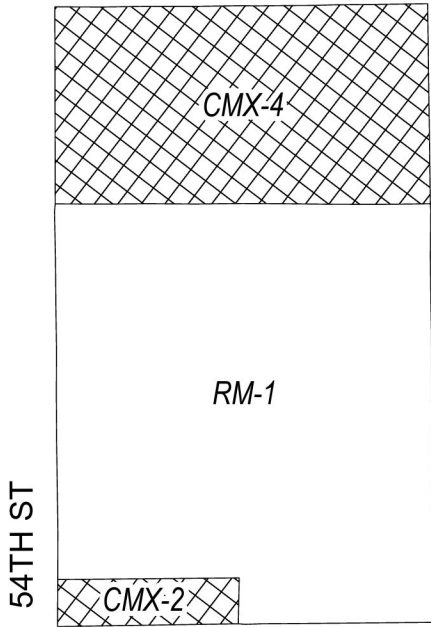


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

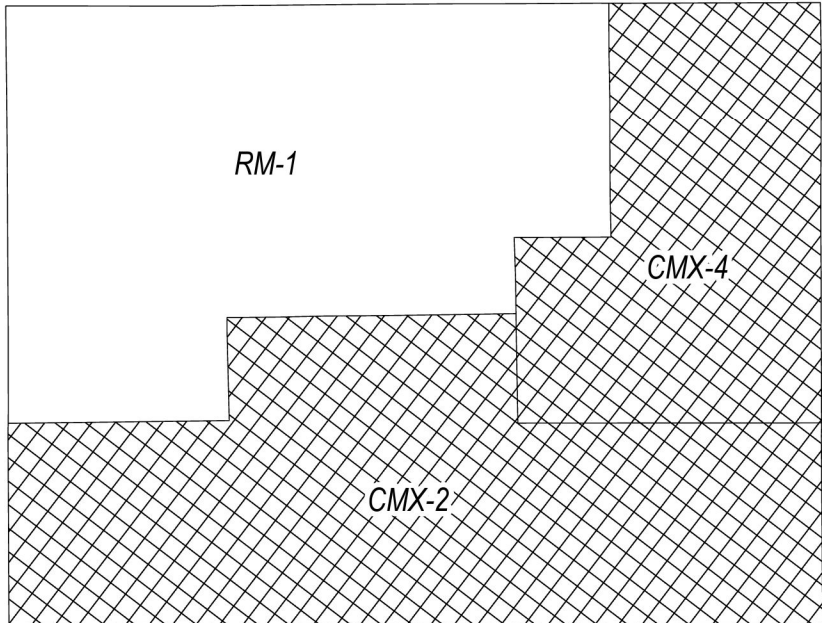
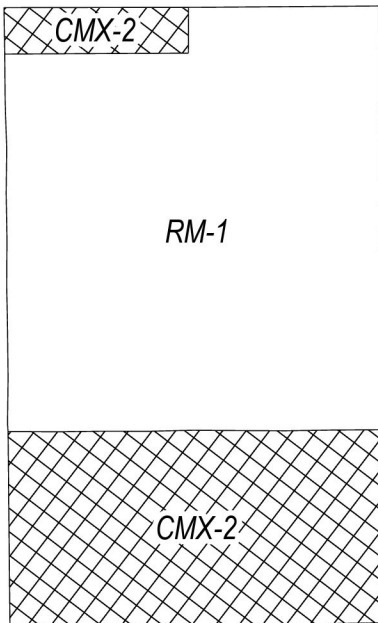


Map A2 Existing Zoning

MARKET ST





LUDLOW ST



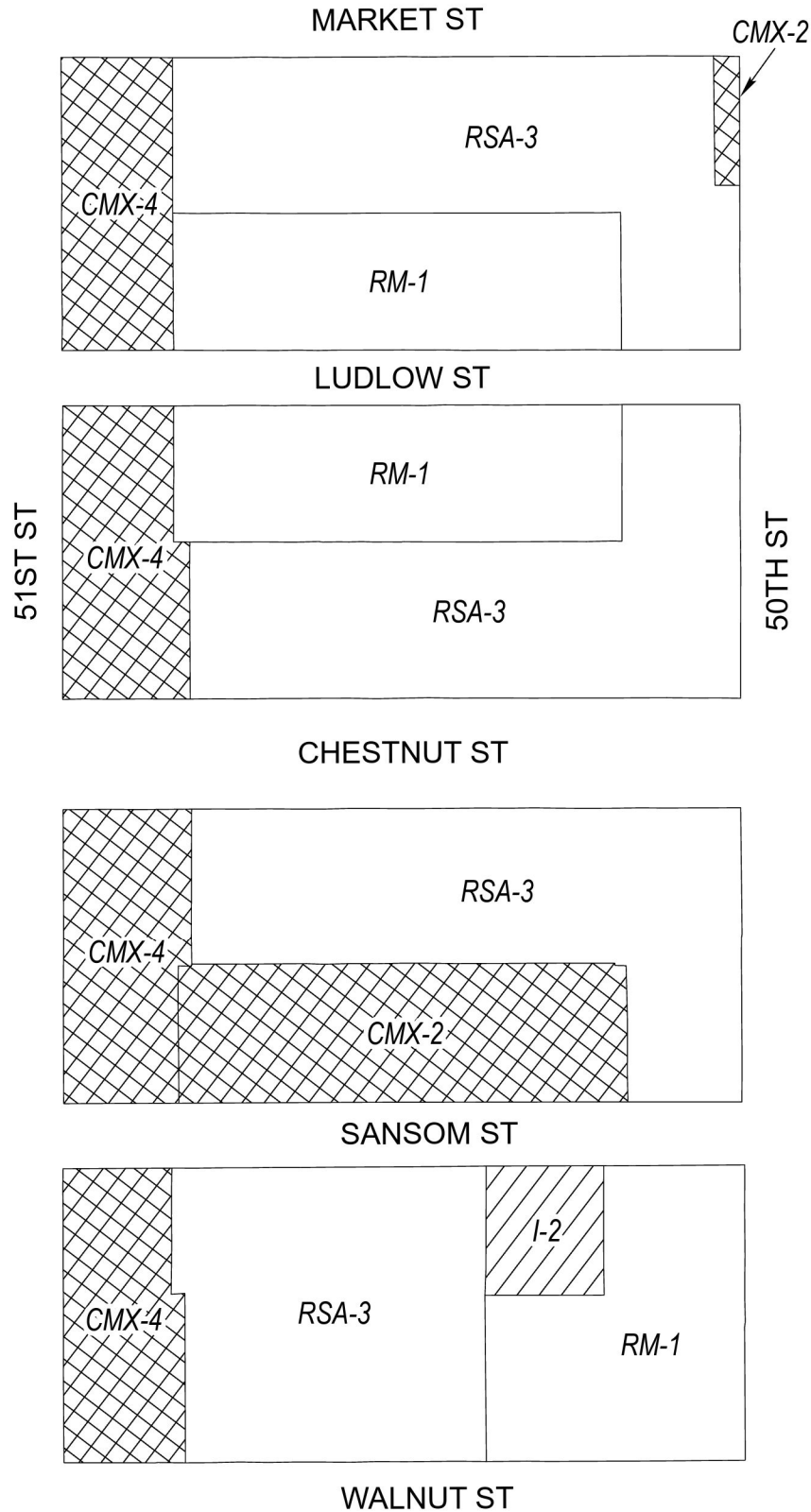
CHESTNUT ST

Zoning Districts




-  CMX-2/CMX-4, Commercial Mixed-Use
-  RM-1, Residential Multi-Family



Map A3 Existing Zoning



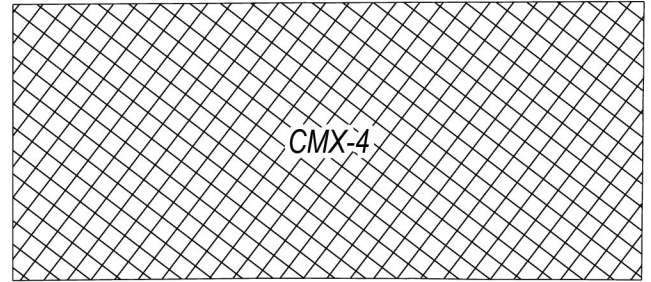
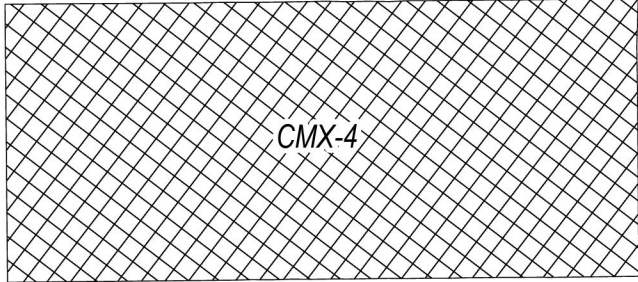
Zoning Districts

-  CMX-2/CMX-4, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached



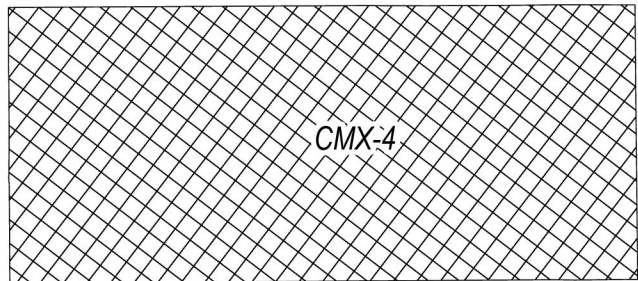
Map A4 Existing Zoning

CHESTNUT ST

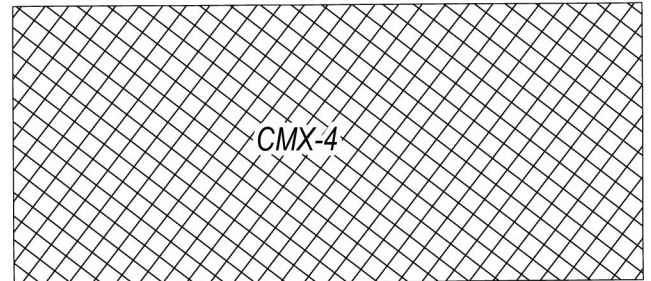


SANSOM ST

53RD ST

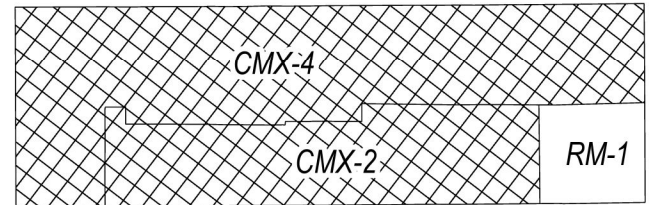
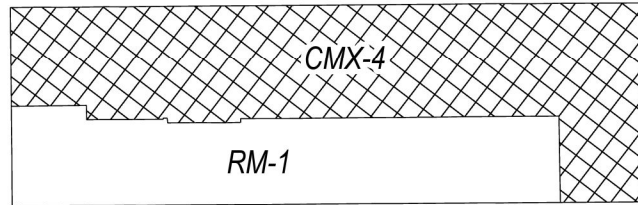


52ND ST

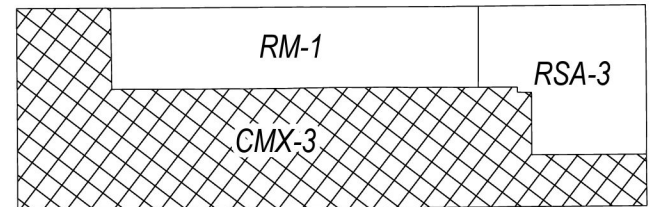
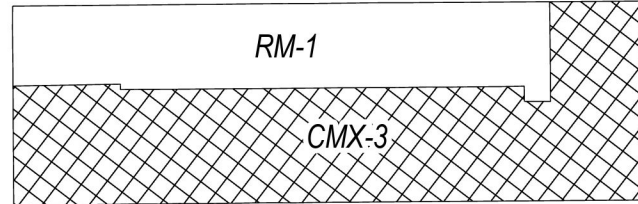


51ST ST

WALNUT ST



CHANCELLOR ST



LOCUST ST

Zoning Districts



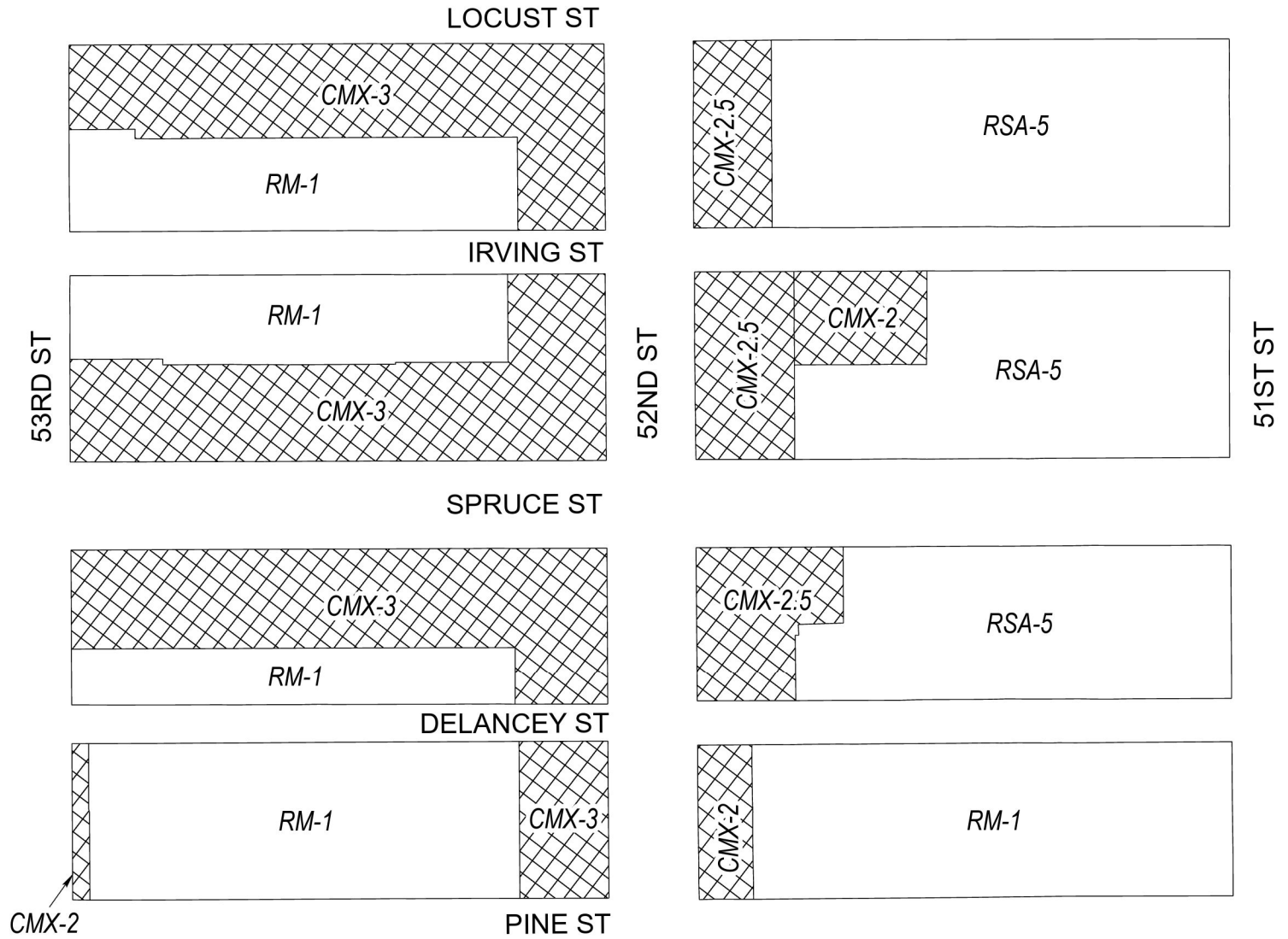
CMX-2/CMX-3/CMX-4, Commercial Mixed-Use





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



Map A5 Existing Zoning



Zoning Districts



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



Map B1 Proposed Zoning



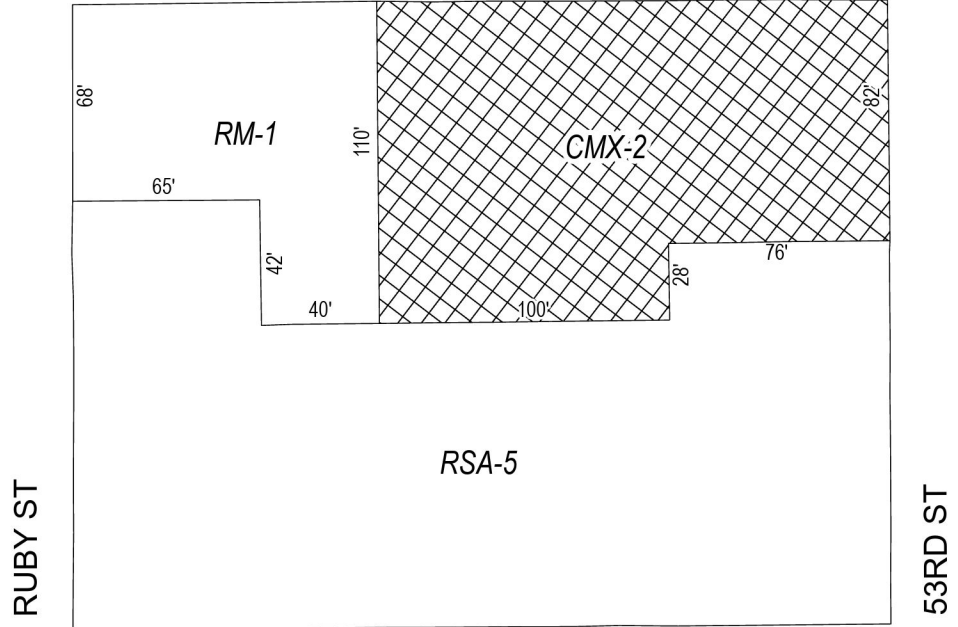
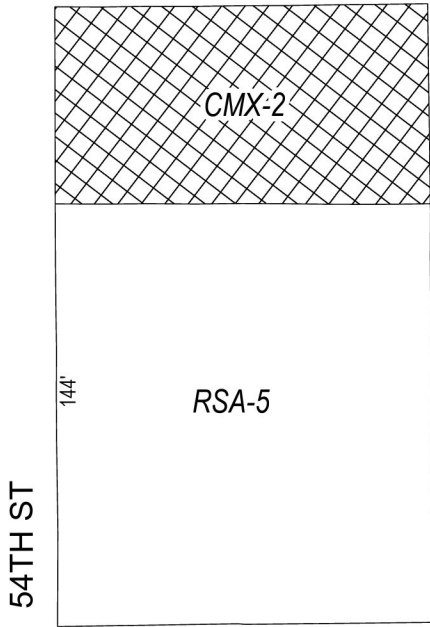
Zoning Districts

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

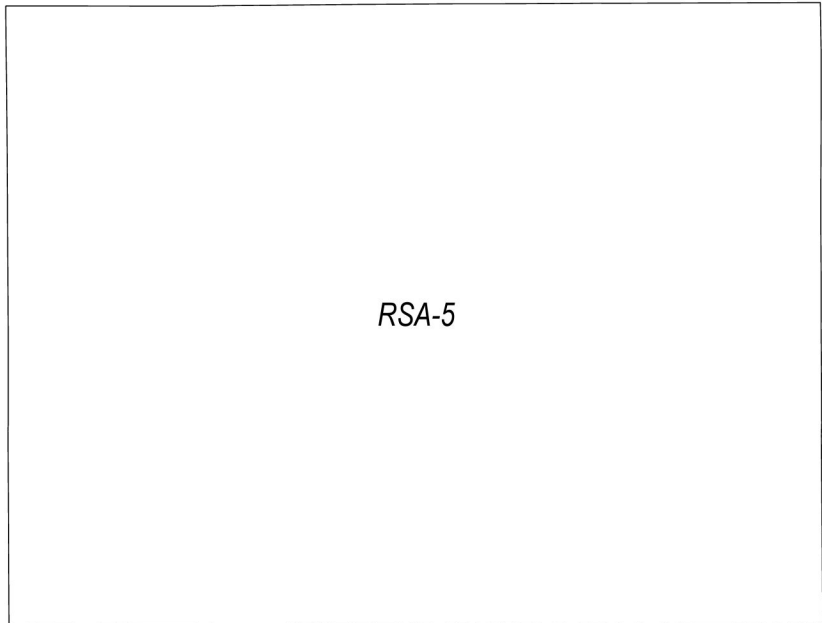
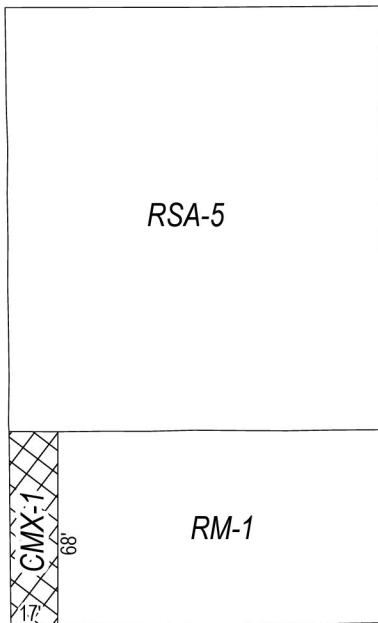


Map B2 Proposed Zoning

MARKET ST



LUDLOW ST



CHESTNUT ST

Zoning Districts



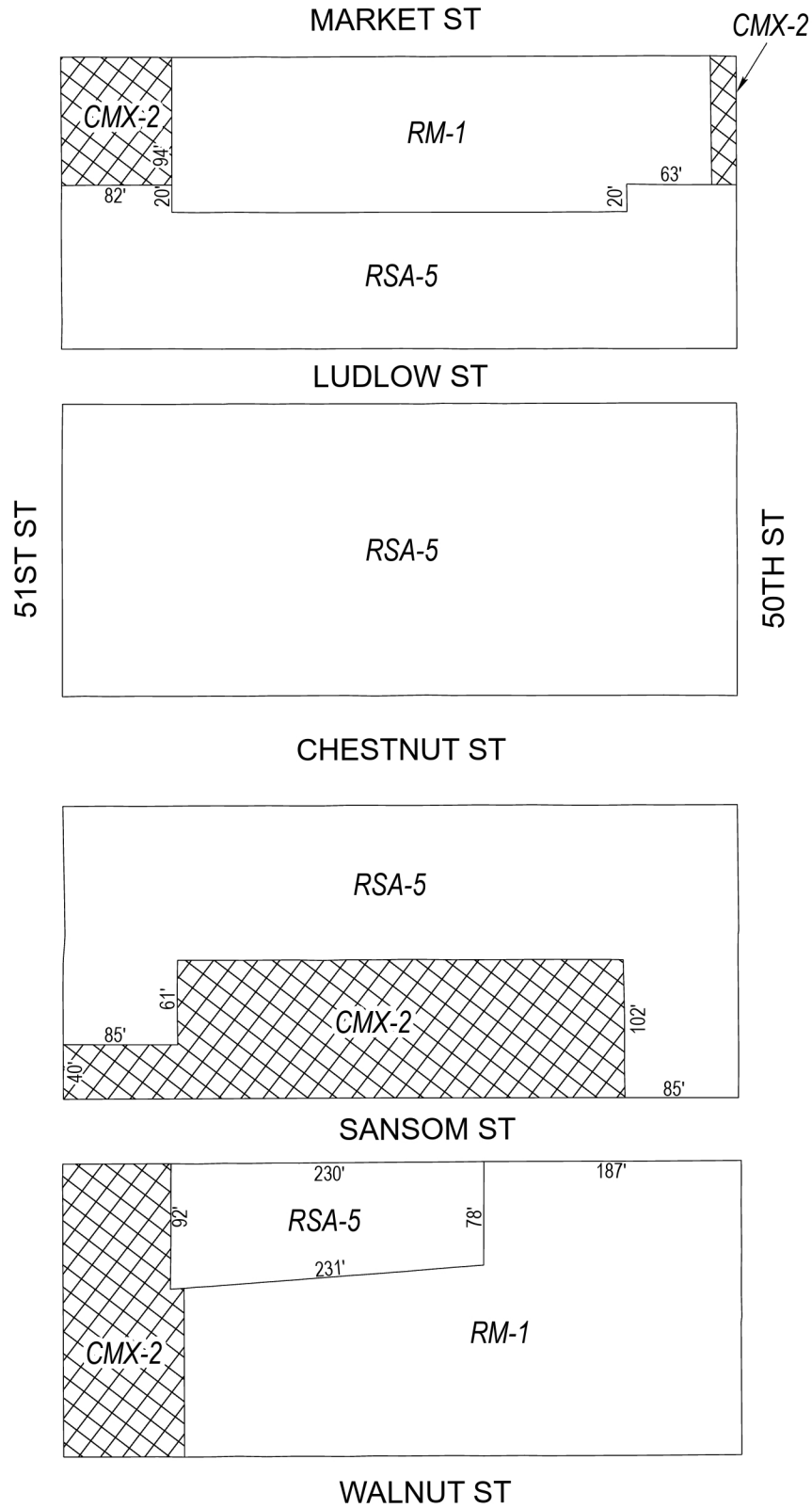
CMX-1/CMX-2, Commercial Mixed-Use



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



Map B3 Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use

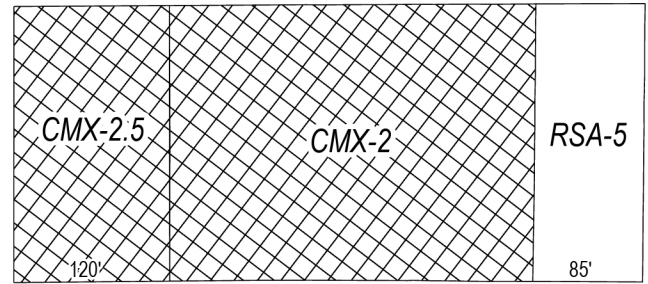
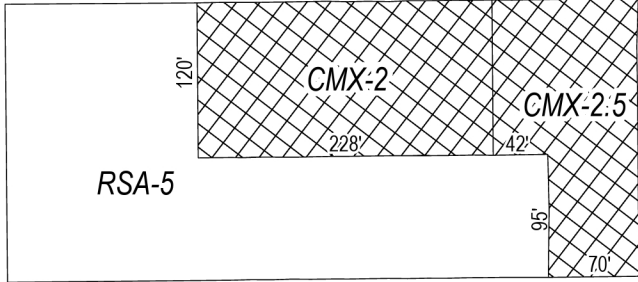


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

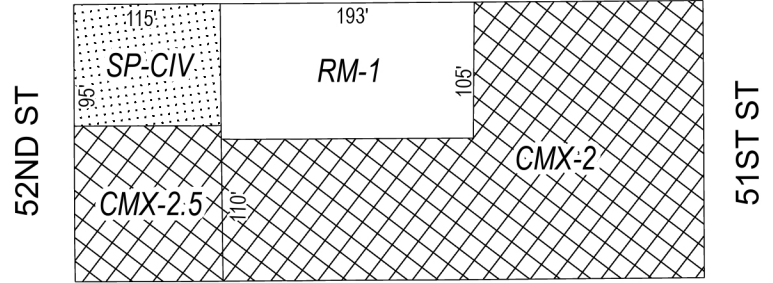
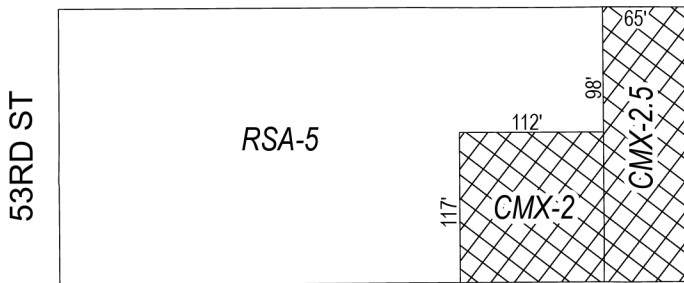


Map B4 Proposed Zoning

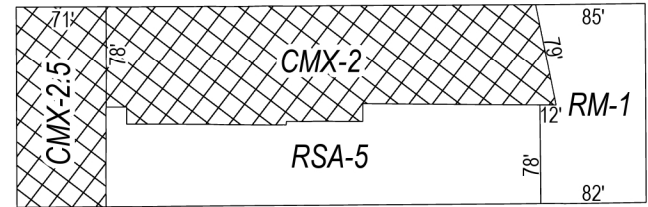
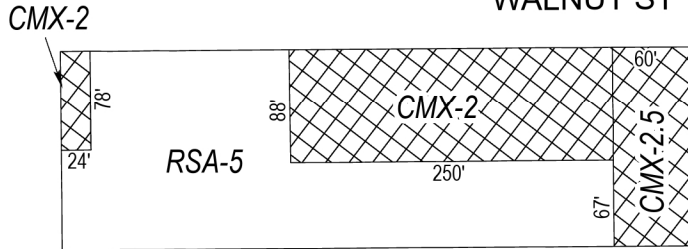
CHESTNUT ST



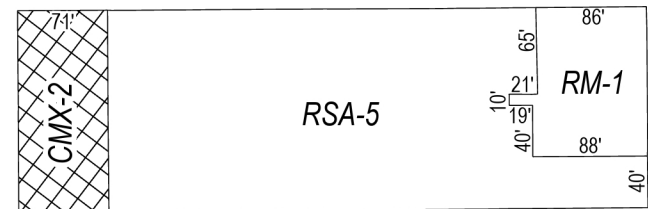
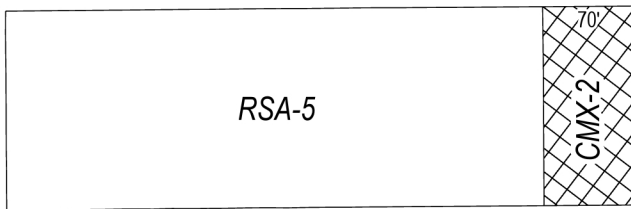
SANSOM ST



WALNUT ST






CHANCELLOR ST



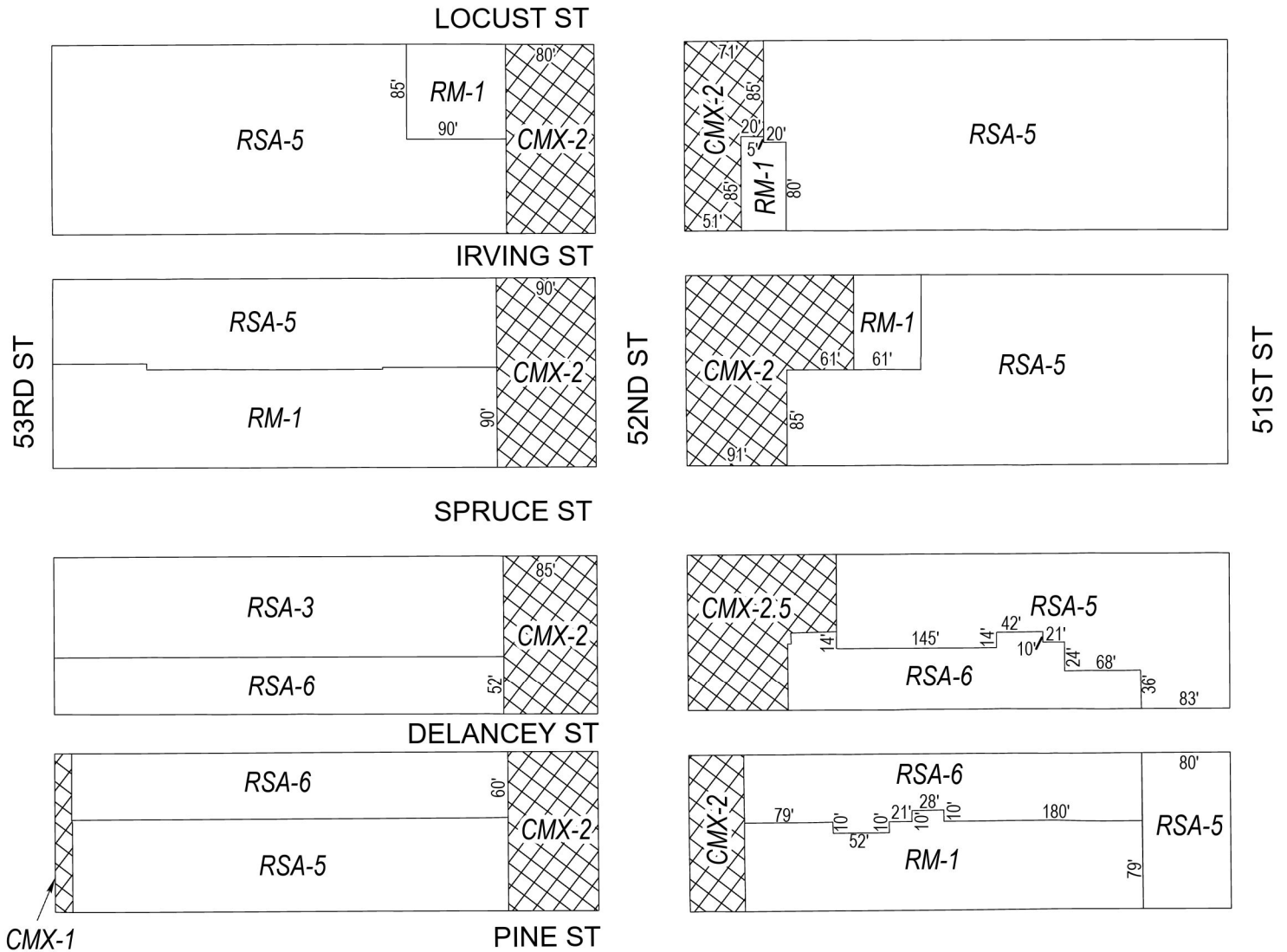
LOCUST ST

Zoning Districts



-  CMX-2/CMX-2.5, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical



Map B5 Proposed Zoning



Zoning Districts

-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-3/RSA-5/RSA-6, Residential Single-Family Attached



City of Philadelphia

BILL NO. 220451 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 23, 2022. The Bill was Signed by the Mayor on August 31, 2022.



Michael A. Decker
Chief Clerk of the City Council