



City of Philadelphia

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

BILL NO. 260239
(As Amended in Committee, 6/3/26)

Introduced March 19, 2026

Councilmember Gauthier

**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 Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

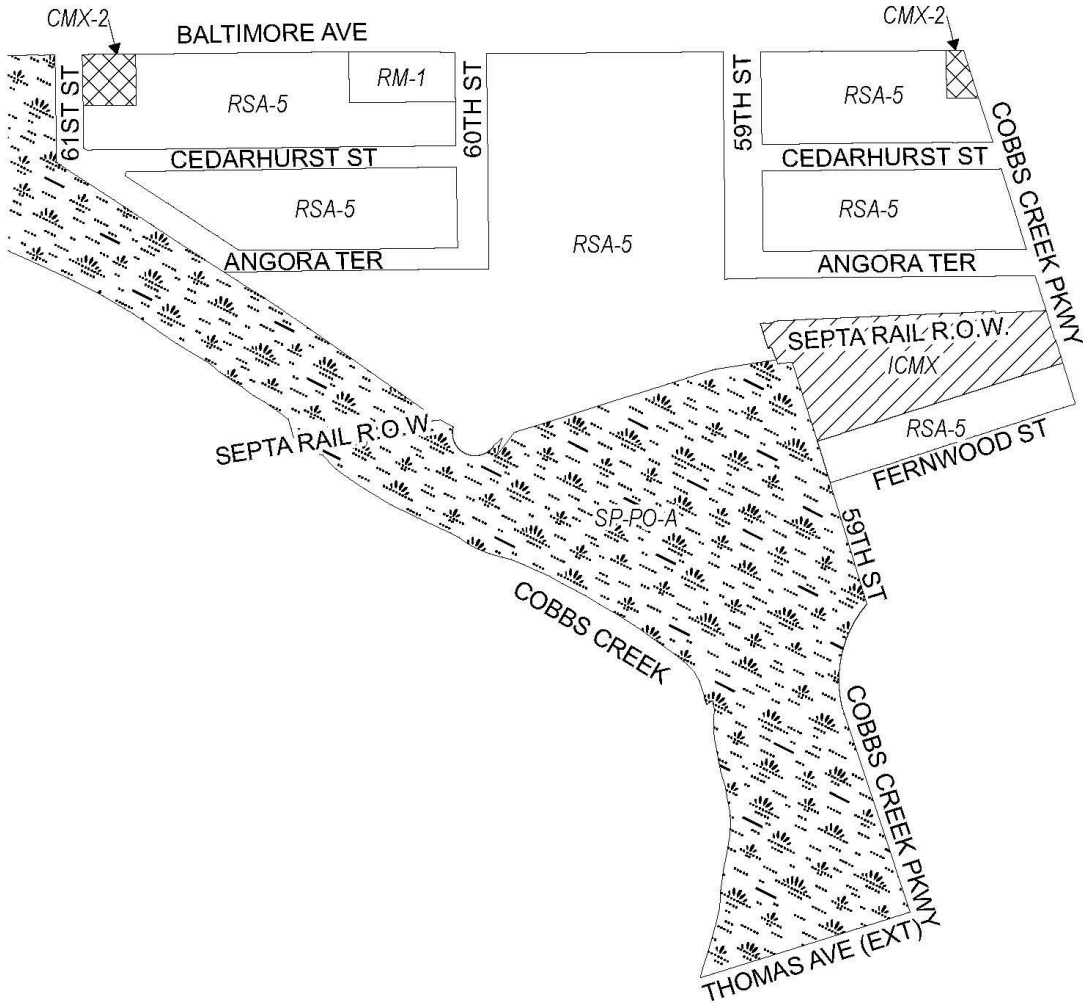
SECTION 1. Pursuant to Section 14-106 of the Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Baltimore Avenue, Cobbs Creek Parkway, a SEPTA Regional Railroad Right-of-Way, and Cobbs Creek, from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below.

SECTION 2. This Ordinance shall become effective immediately.




City of Philadelphia

BILL NO. 260239, as amended continued

Map A Existing Zoning



Zoning Districts

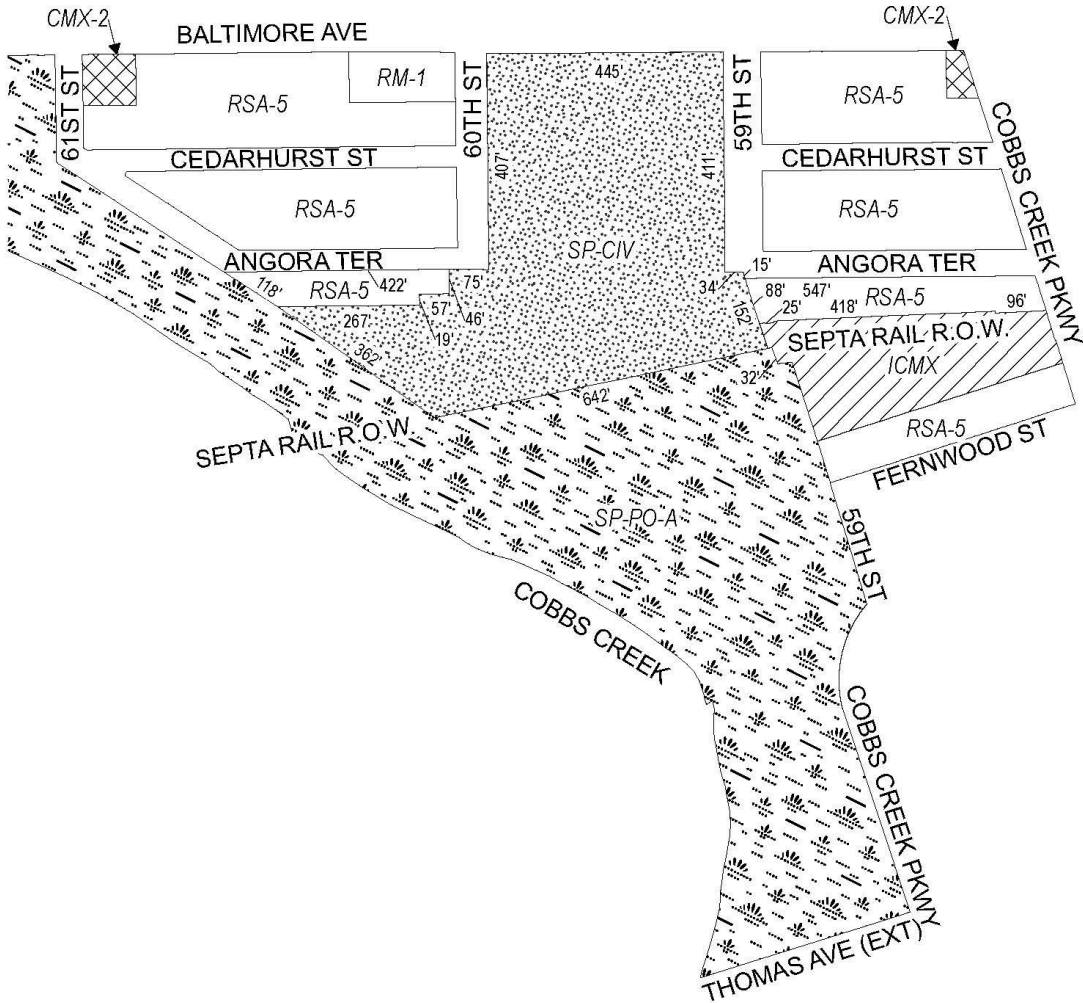
-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space








City of Philadelphia

BILL NO. 260239, as amended continued

Map B Proposed Zoning



Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical
-  SP-PO-A, Parks and Open Space



City of Philadelphia

BILL NO. 260239, as amended continued