



City of Philadelphia

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

BILL NO. 180973

Introduced November 1, 2018

Councilmember Johnson

**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 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street. As well as amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to revise certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating an overlay district entitled "PGO, Point Breeze and Grays Ferry Overlay," 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 bounded by 15th Street, Carpenter Street, Grays Ferry Avenue, 34th Street, the Schuylkill Expressway, 28th Street, Porter Street, Dover Street, Passyunk Avenue, and Wolf Street from the existing zoning designations indicated on Maps "A1" through "A56" set forth below to the zoning designations indicated on Maps "B1" through "B56" set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

City of Philadelphia

BILL NO. 180973 continued

* * *

§ 14-522. /PGO, Point Breeze and Grays Ferry Overlay District.

(1) *Boundaries.*

The standards and regulations of this section apply to the areas within the /PGO district set forth as follows:

(a) *Point Breeze and Grays Ferry Neighborhood Area.*

The Point Breeze and Grays Ferry Neighborhood Area shall apply to the area bounded by Washington Avenue, 15th Street, Snyder Avenue, Point Breeze Avenue, 28th Street, Vare Avenue, New Hope Street, 29th Street, Tasker Street, 31st Street, Fernon Drive, 32nd Street, Tasker Street, 34th Street, and Grays Ferry Avenue.

(b) *Point Breeze Avenue Commercial Area.*

The Point Breeze Avenue Commercial Area shall apply to lots with a base zoning district of CMX-2.5, Commercial Mixed-Use within the area bounded by 22nd Street, Wharton Street, 20th Street, and Dickinson Street.

(2) *Building Height.*

The following height regulations apply to the areas set forth in each subsection.

(a) *Point Breeze and Grays Ferry Neighborhood Area.*

For attached buildings on lots zoned RSA-5, RM-1, or CMX-1, where at least one building attached to the subject property contains only two stories of habitable space, the maximum building height shall be equal to the height of the tallest principal two-story building attached to the subject property. This height limit does not apply to corner lot properties.

City of Philadelphia

BILL NO. 180973 continued

(b) Point Breeze Avenue Commercial Area.

The maximum building height shall be 45 feet.

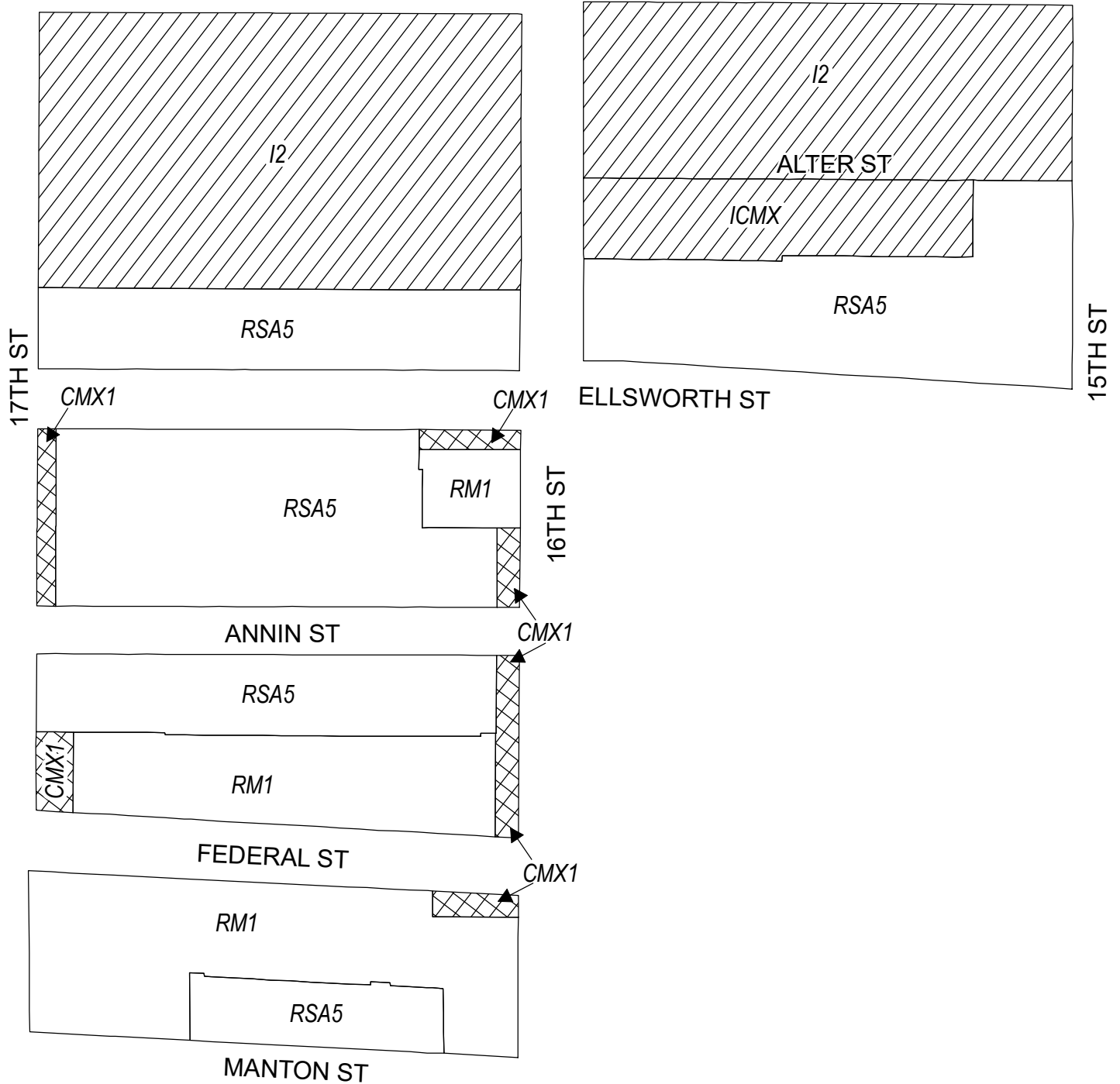
SECTION 3. This Ordinance shall become effective immediately.

Explanation:




Italics indicate new matter added.

Map A1 - Existing Zoning

WASHINGTON AVE

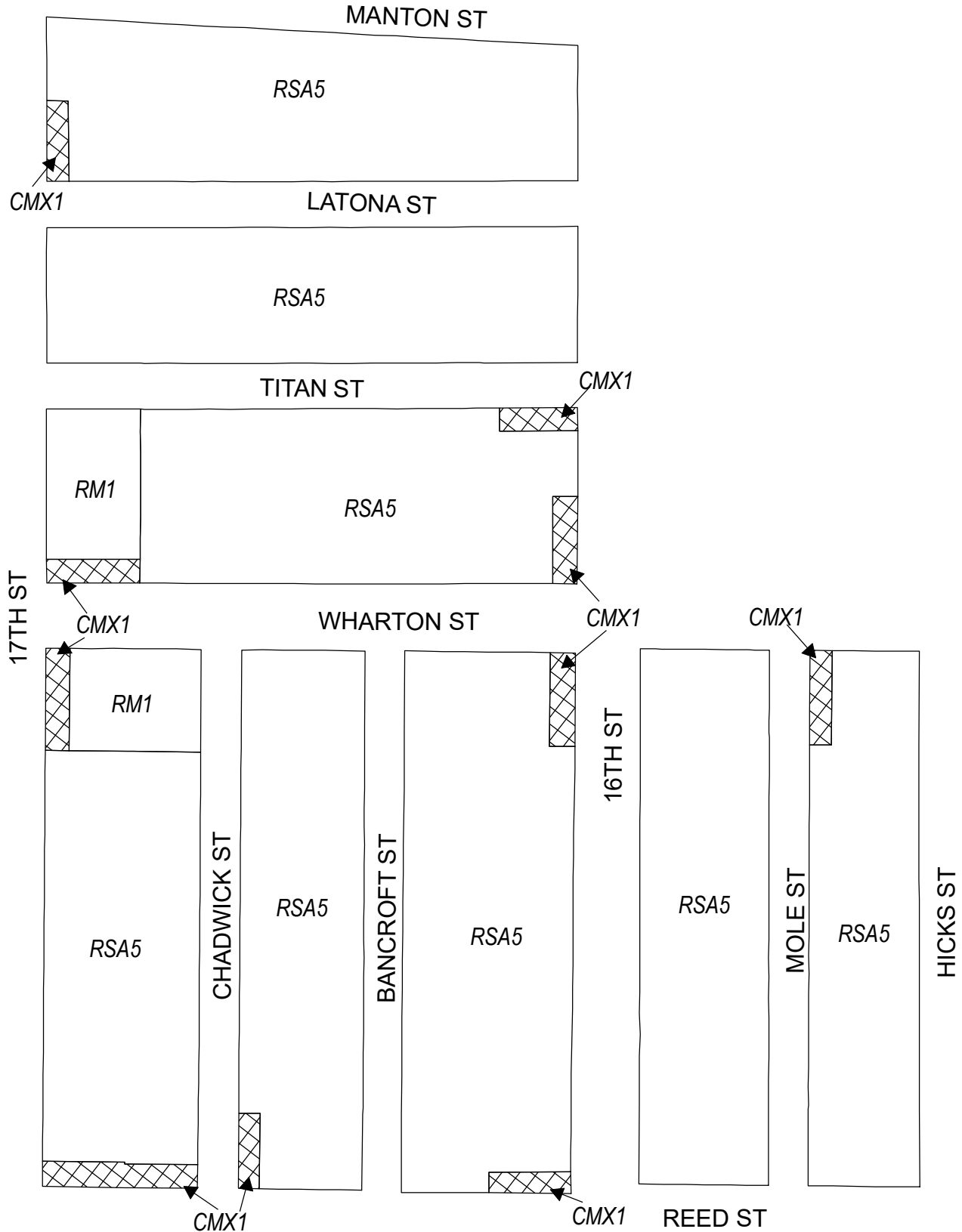


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A2 - Existing Zoning

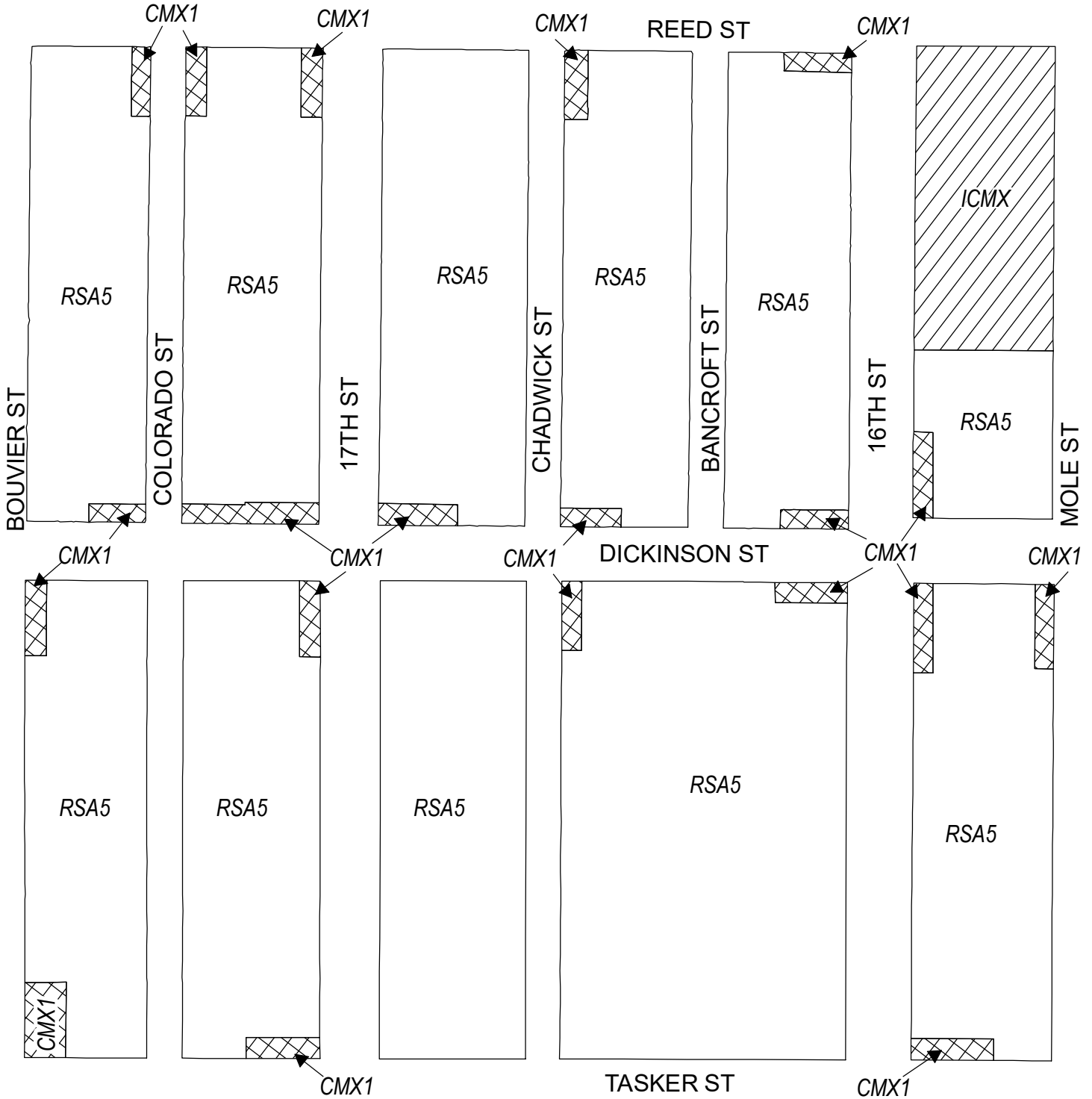


Zoning Districts




-  CMX-1, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A3 - Existing Zoning

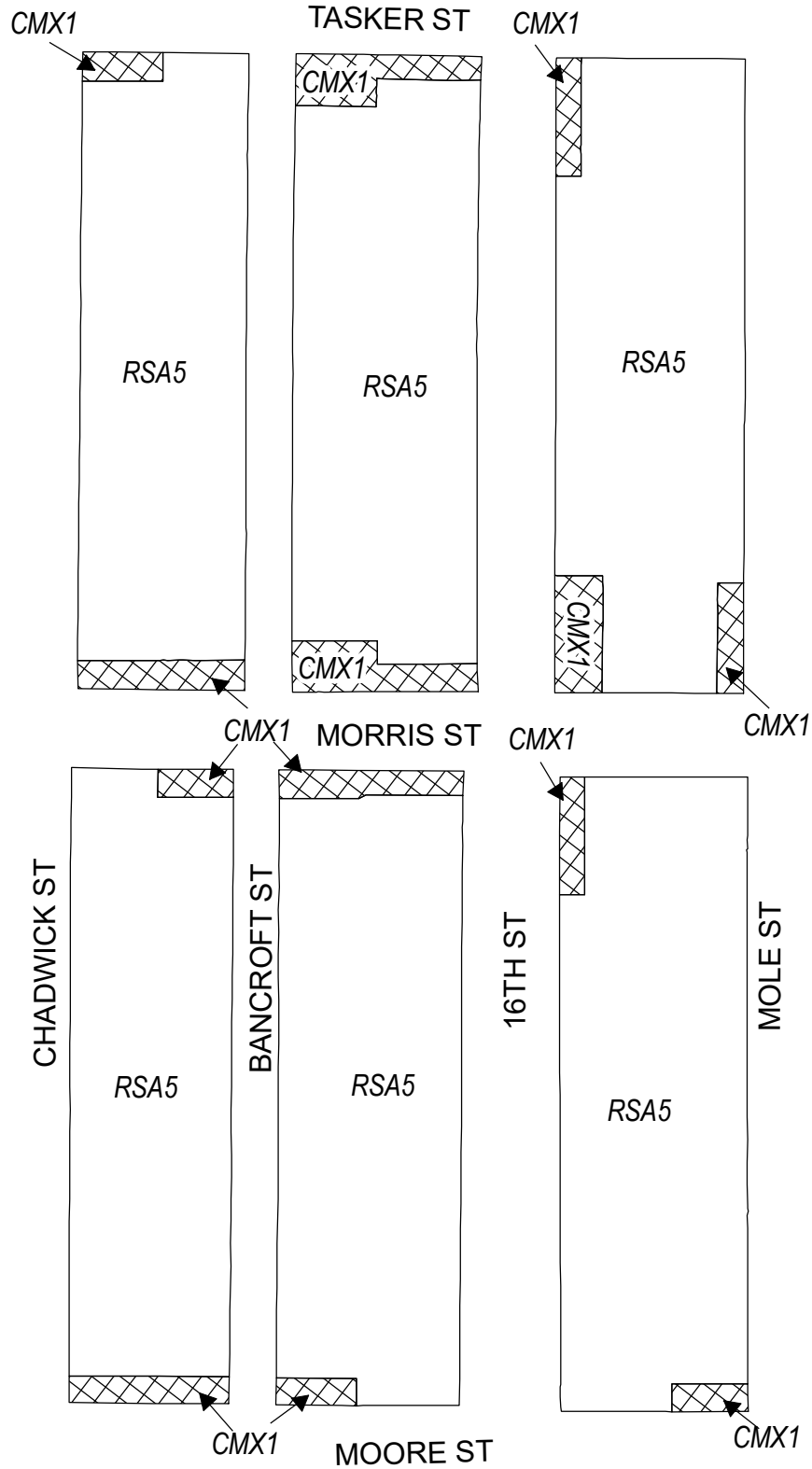


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A4 - Existing Zoning



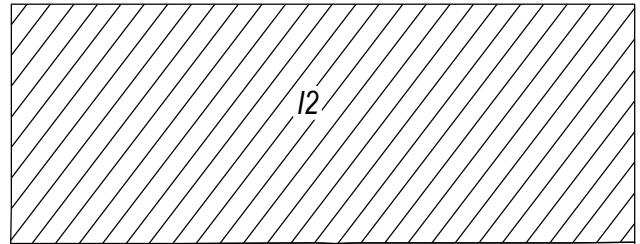
Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A5 - Existing Zoning

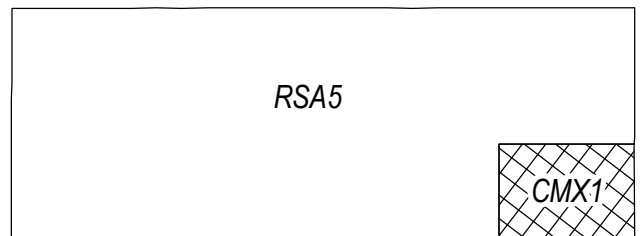
WASHINGTON AVE



I-2

ALTER
RSA5

ELLSWORTH ST



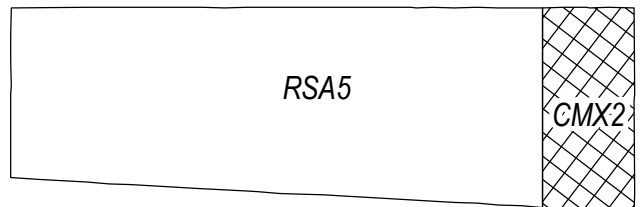
RSA5

CMX1

18TH ST

17TH ST

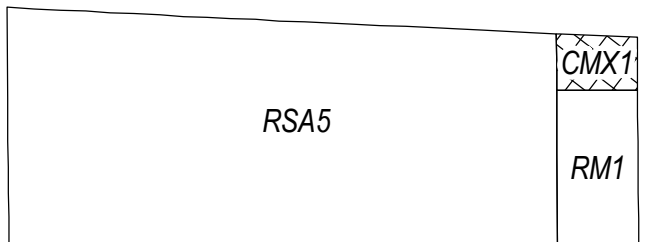
ANNIN ST



RSA5

CMX2

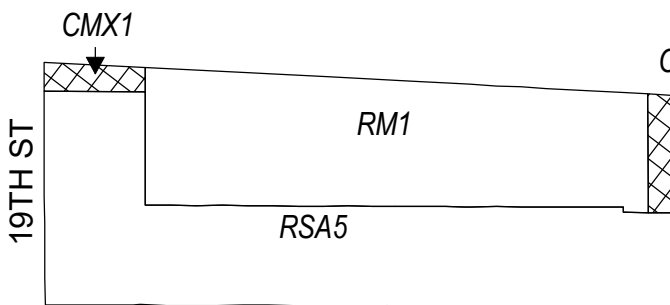
FEDERAL ST



RSA5

CMX1
RM1

MANTON ST



CMX1


RM1

RSA5

CMX1

19TH ST

Zoning Districts

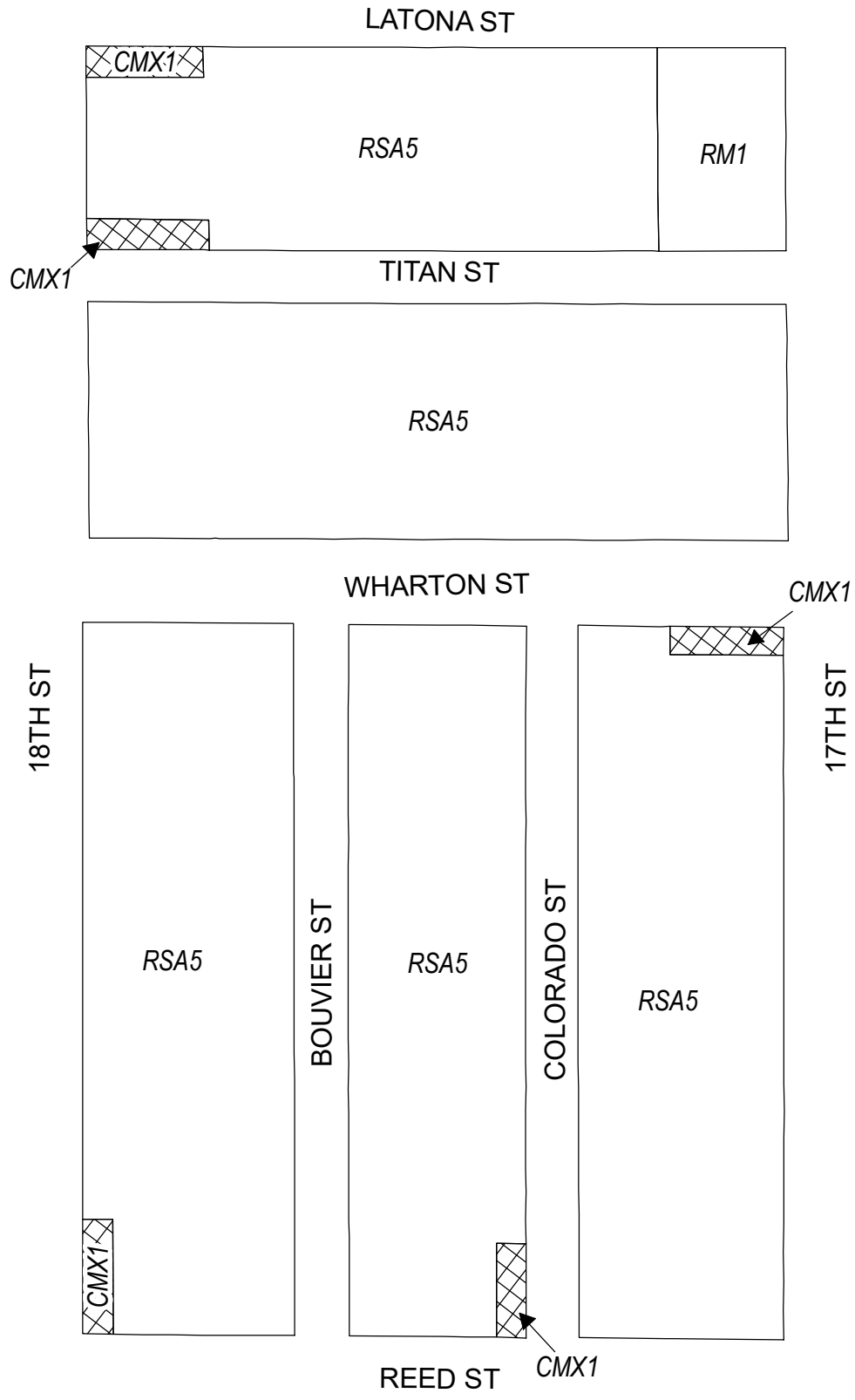
 CMX-1/CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial



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



Map A6 - Existing Zoning



Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A7 - Existing Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



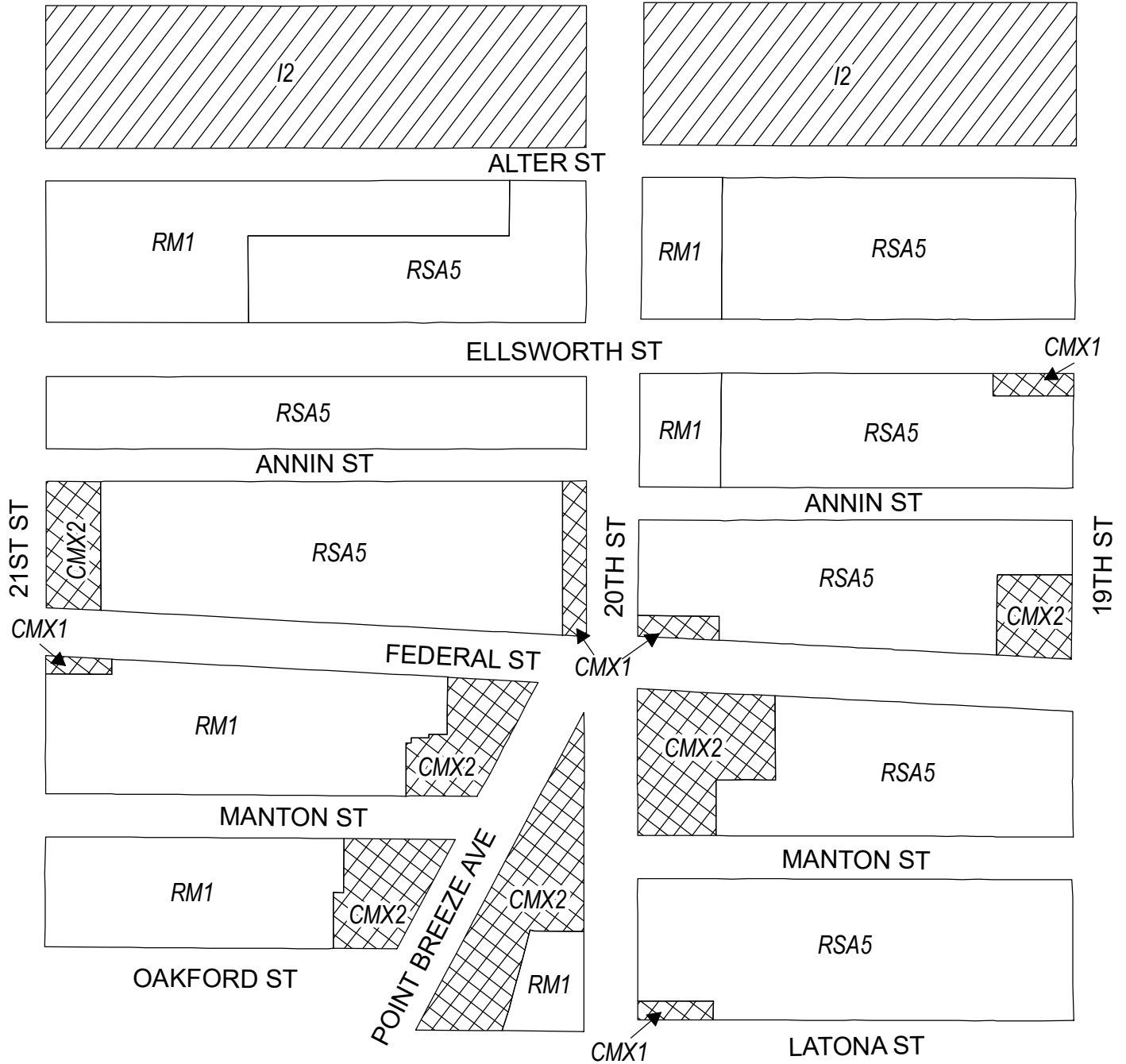
RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia




Map A8 - Existing Zoning

WASHINGTON AVE



Zoning Districts

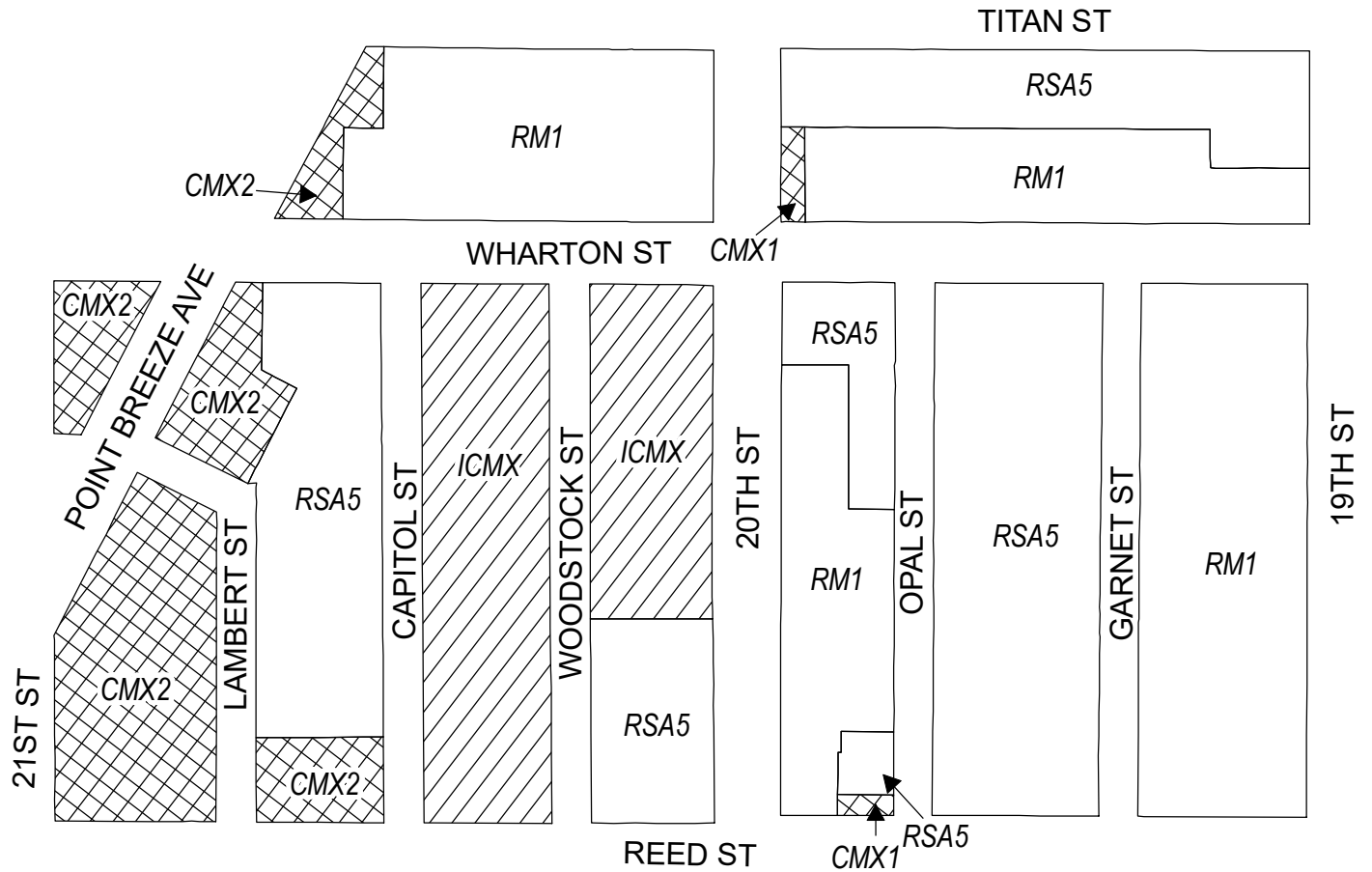
 CMX-1/CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial




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



Map A9 - Existing Zoning

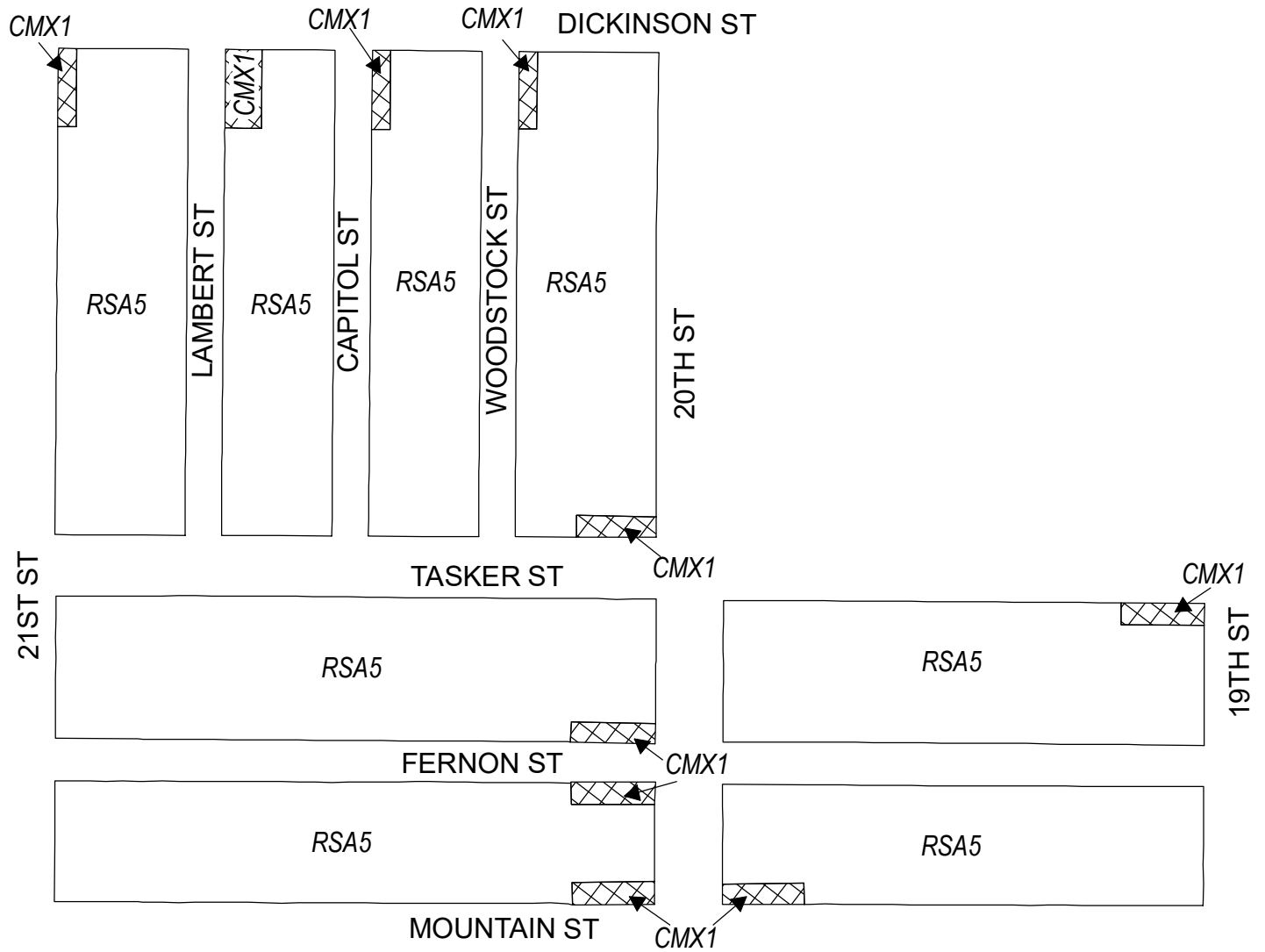


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A10 - Existing Zoning

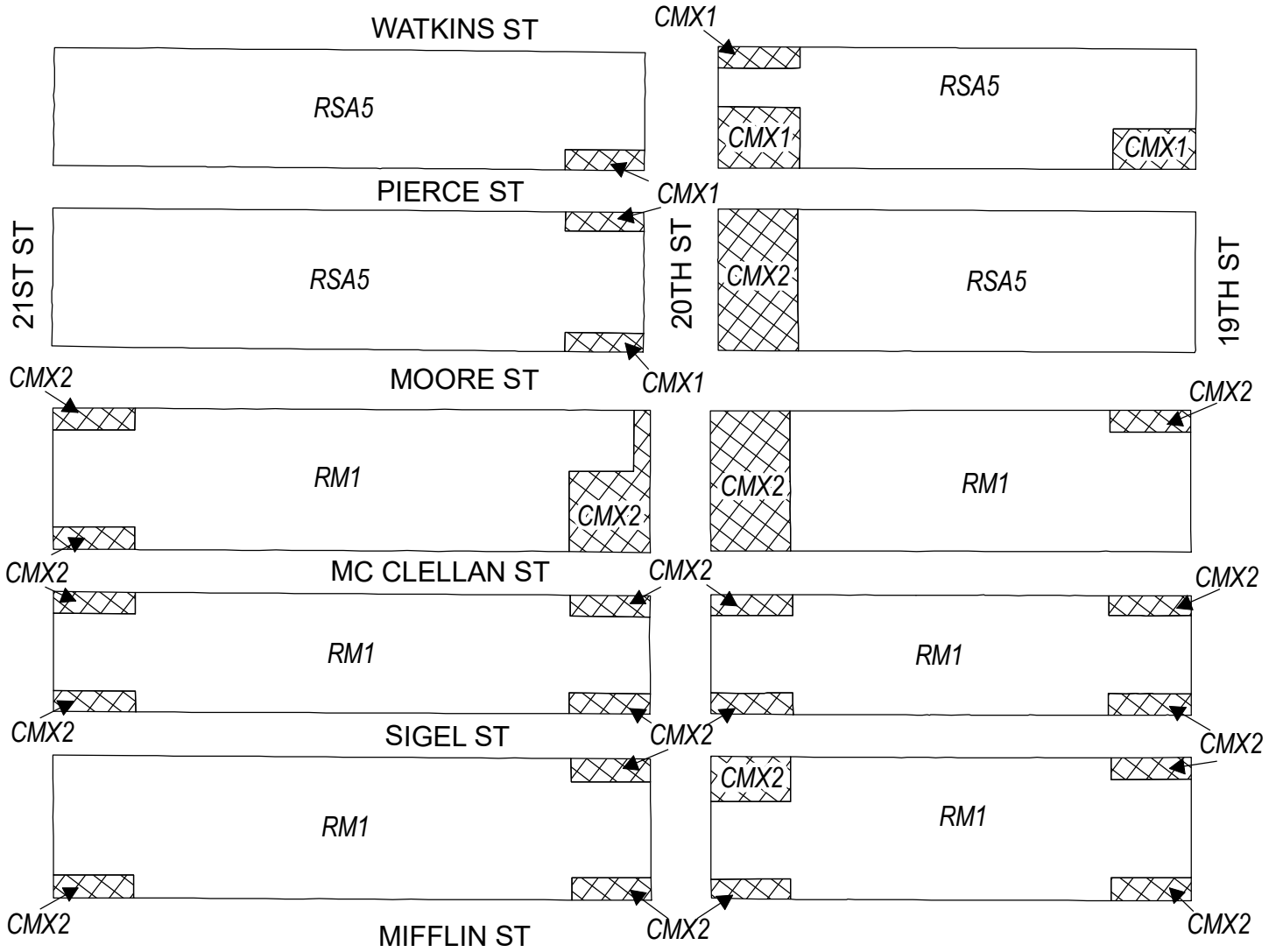


Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A11 - Existing Zoning



Zoning Districts



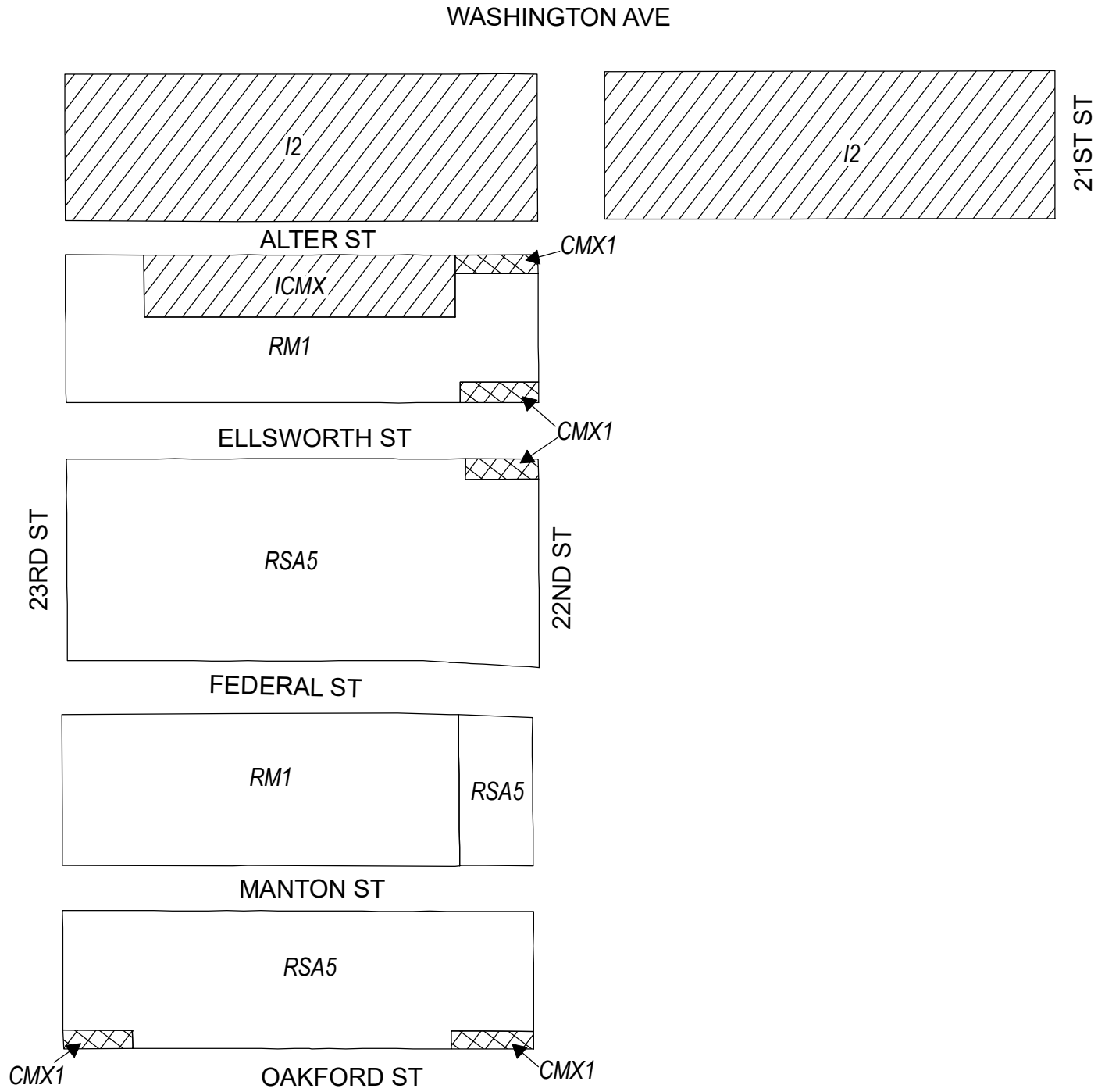
CMX-1/CMX-2, Commercial Mixed-Use






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



Map A12 - Existing Zoning

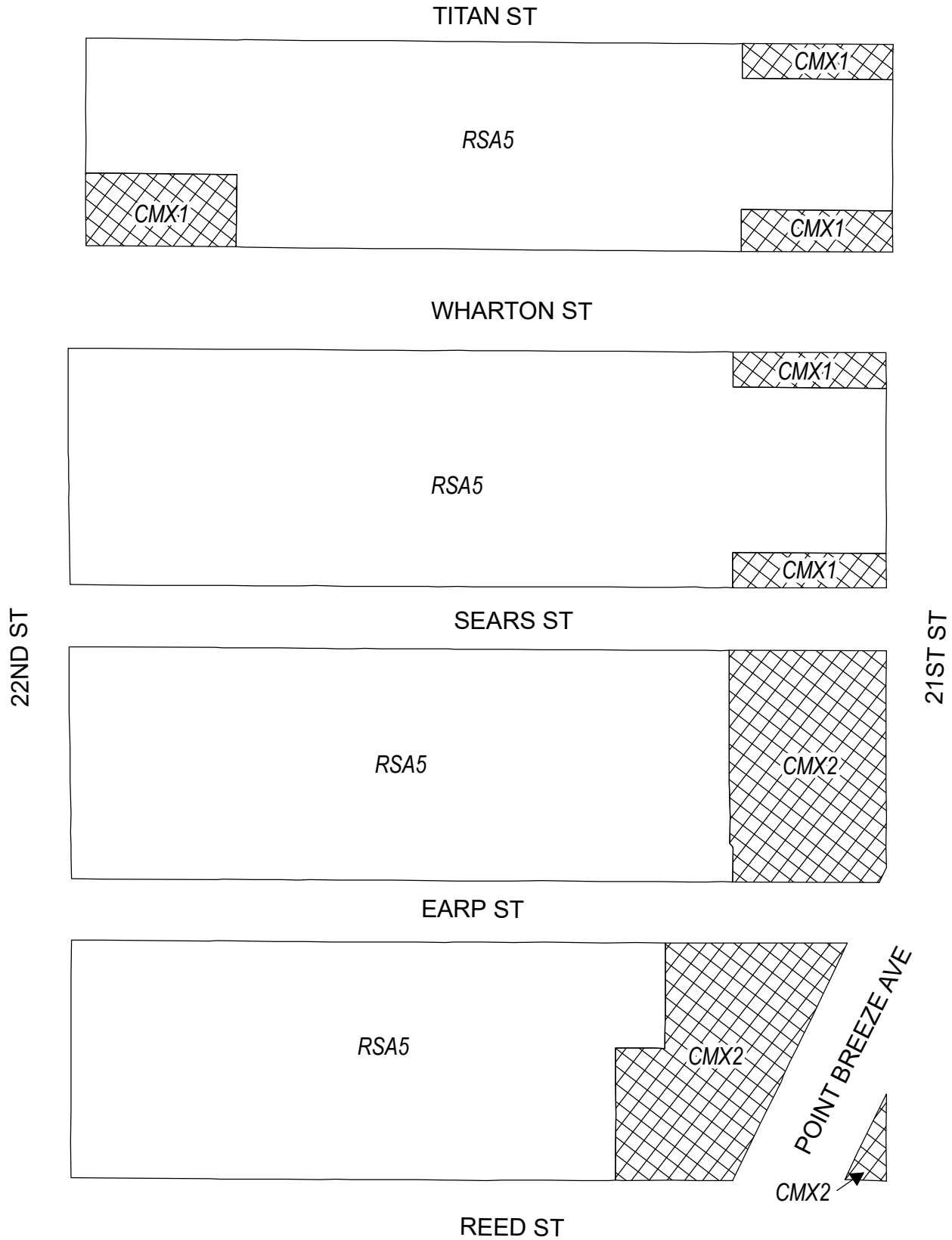


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A13 - Existing Zoning

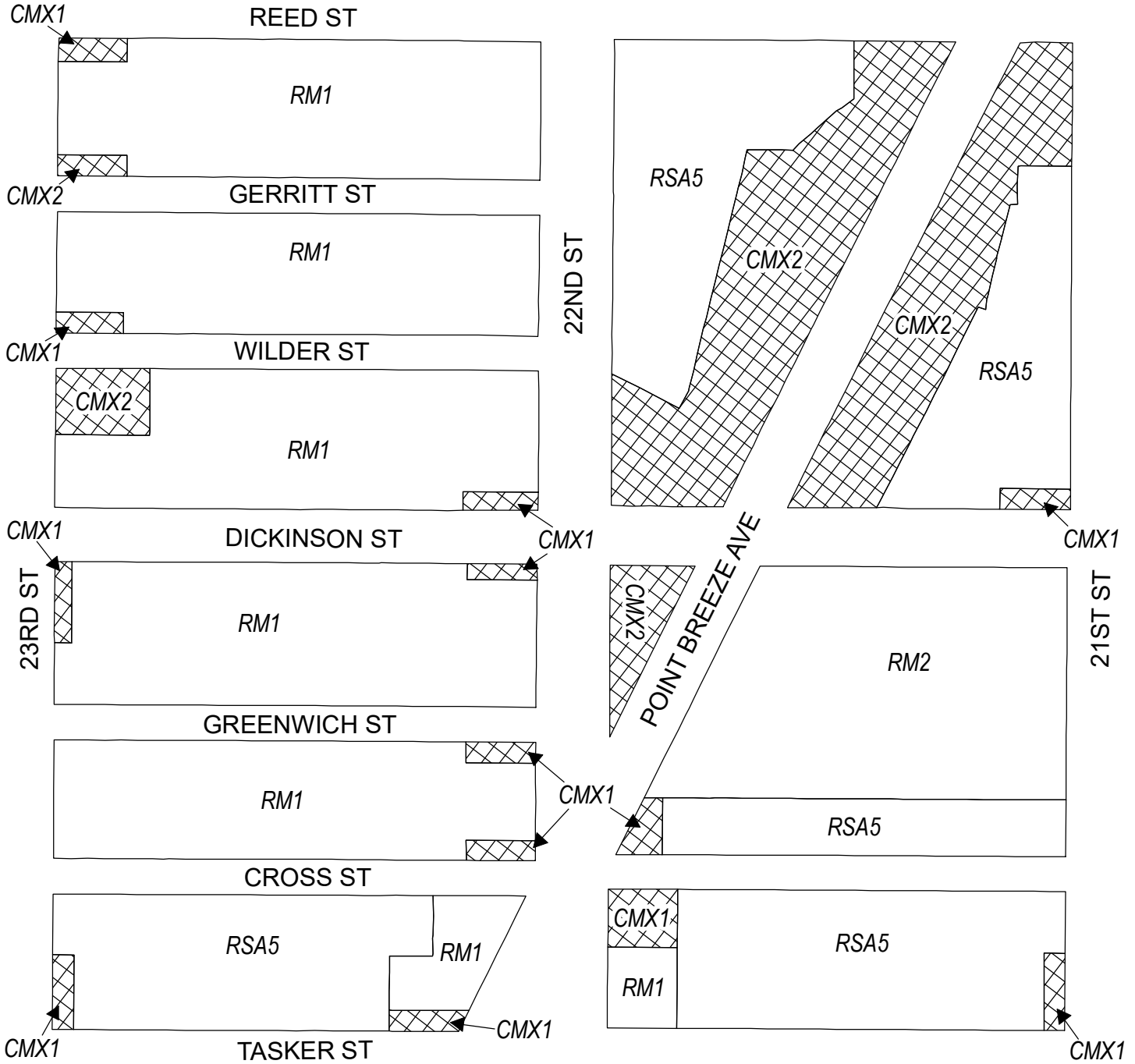


Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A14 - Existing Zoning



Zoning Districts



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

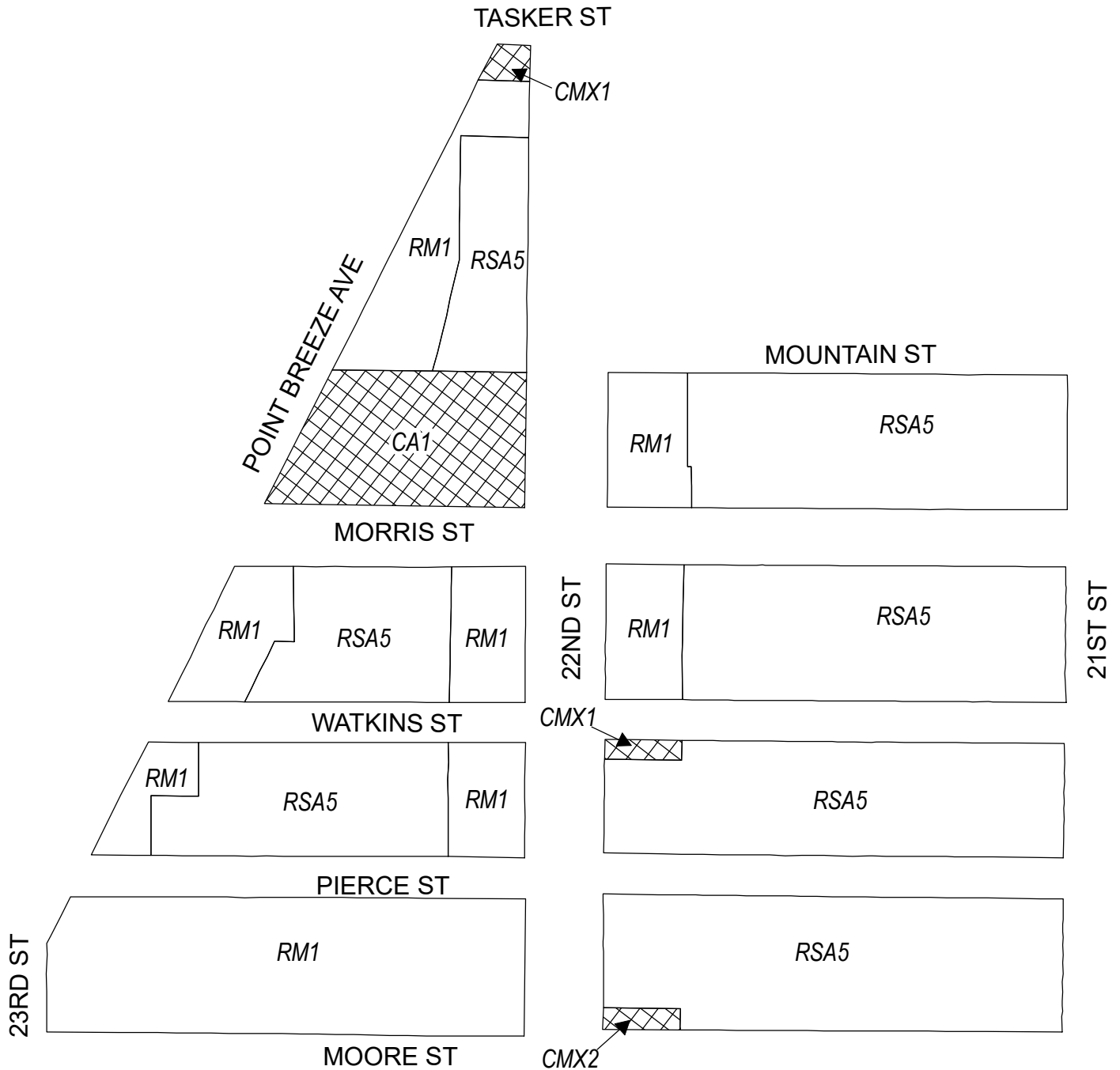


RM-1/RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached



City of Philadelphia



Map A15 - Existing Zoning



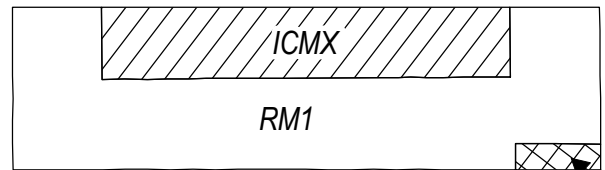
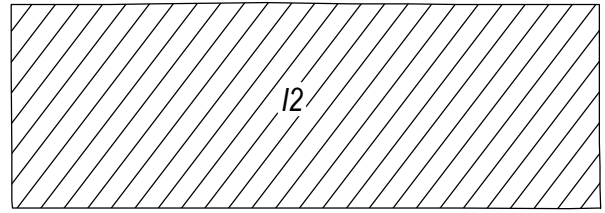
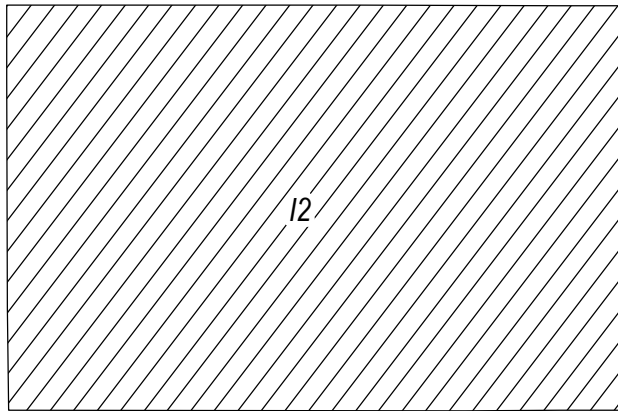
Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A16 - Existing Zoning

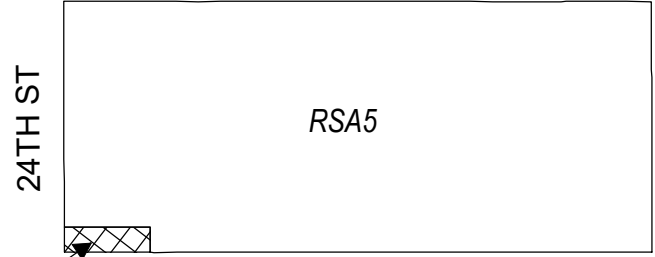
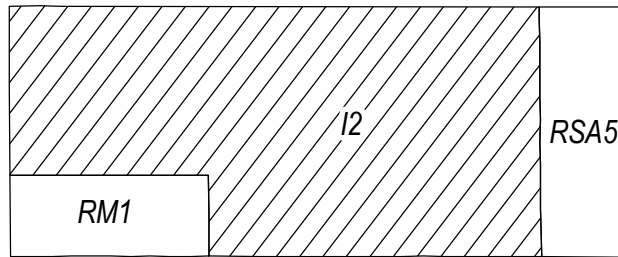
WASHINGTON AVE



ELLSWORTH ST

CMX1

25TH ST



24TH ST

23RD ST

CMX1

FEDERAL ST



BUCKNELL ST

BONSALL ST

CMX1

OAKFORD ST

Zoning Districts



CMX-1, Commercial Mixed-Use



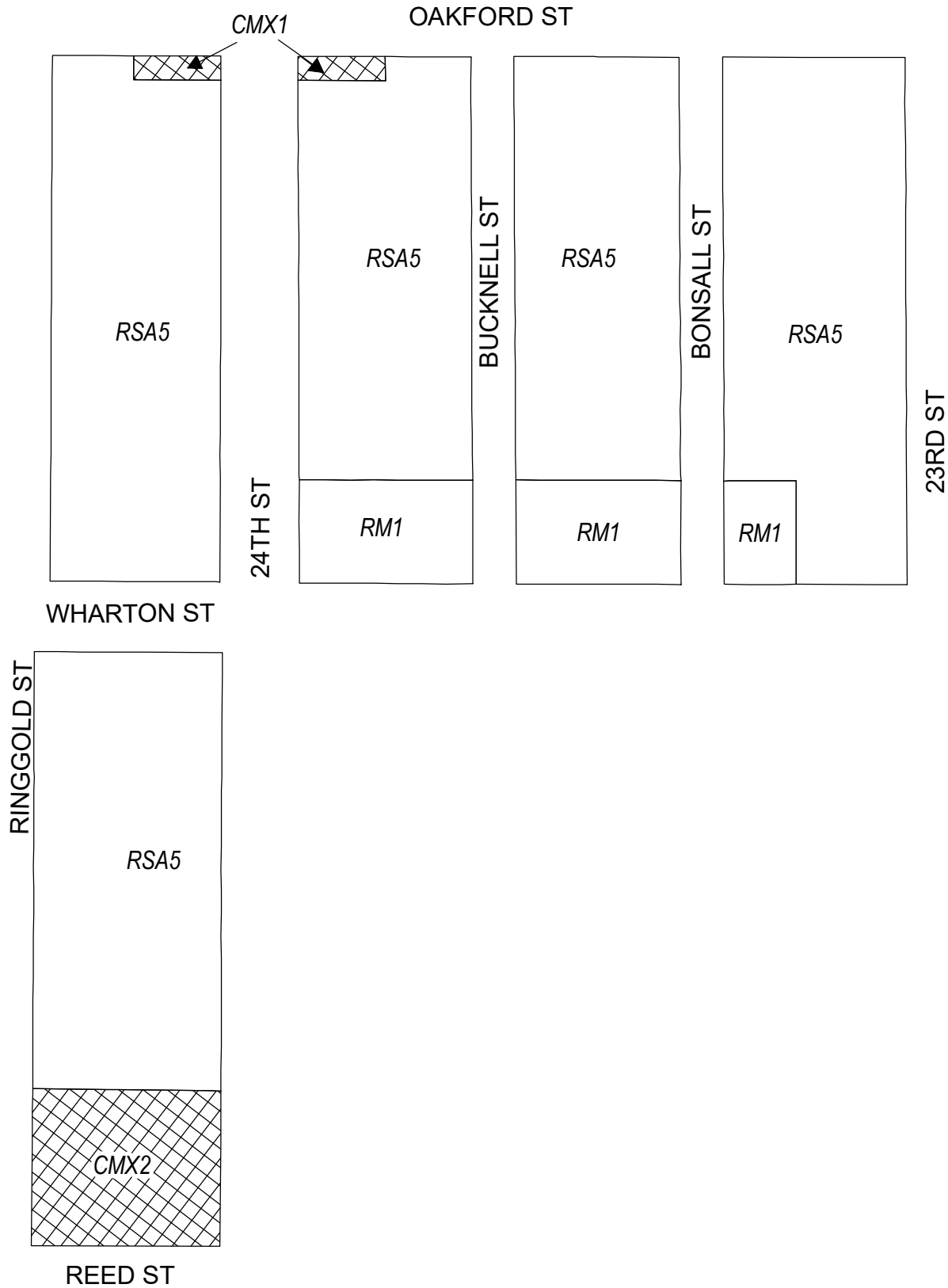
I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use



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



Map A17 - Existing Zoning



Zoning Districts



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

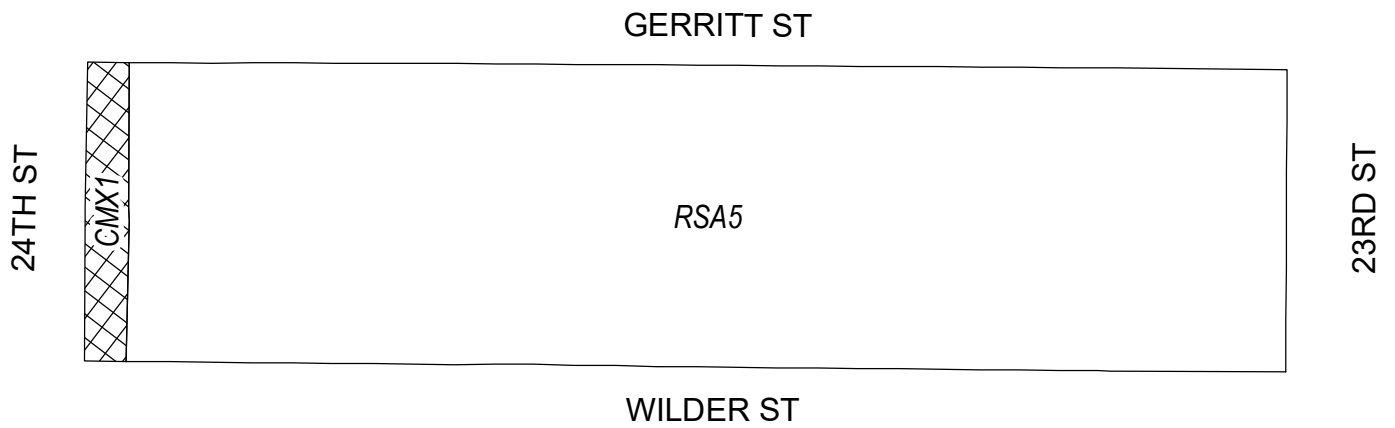


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map A18 - Existing Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use

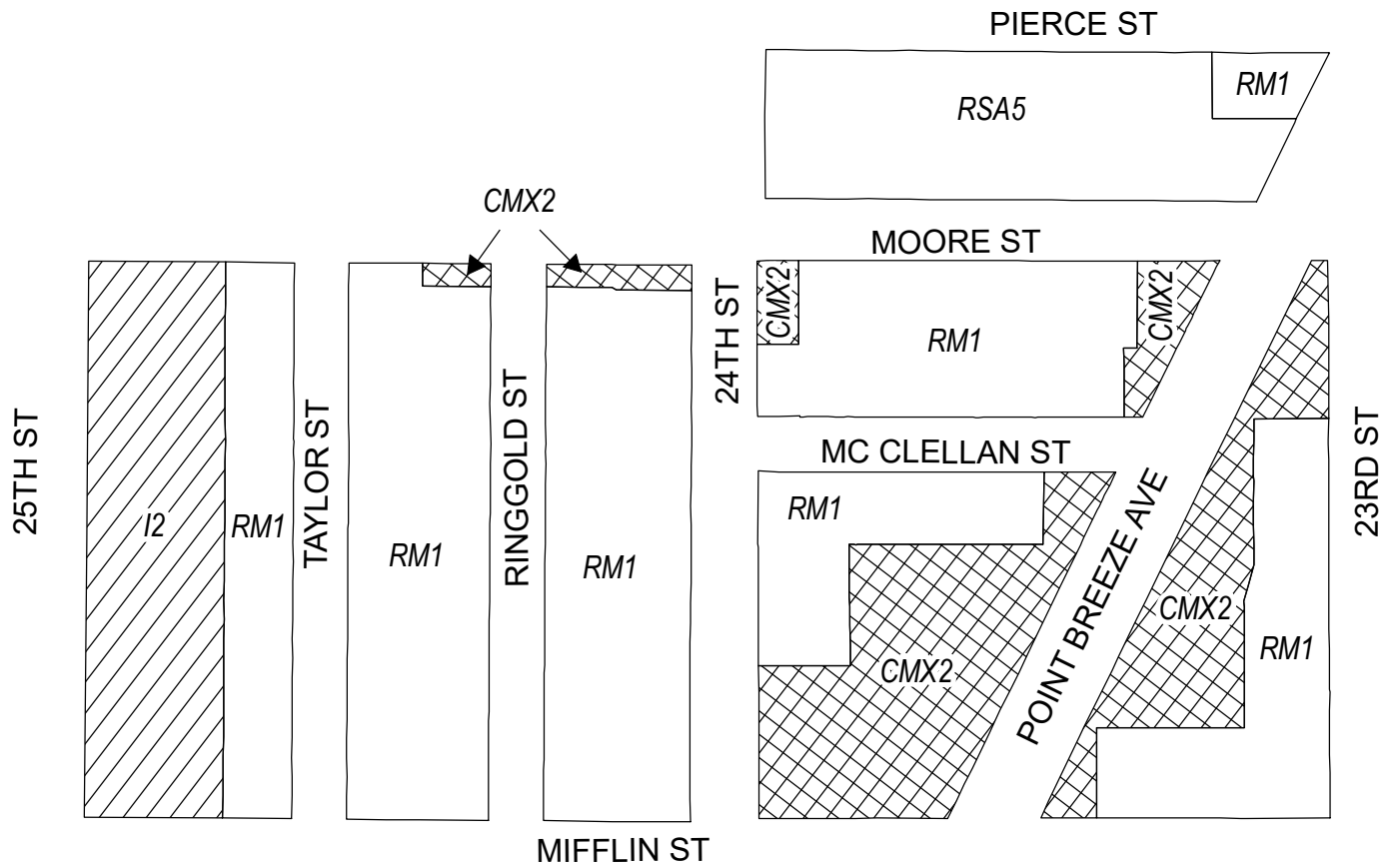


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map A19 - Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



I-2, Medium Industrial

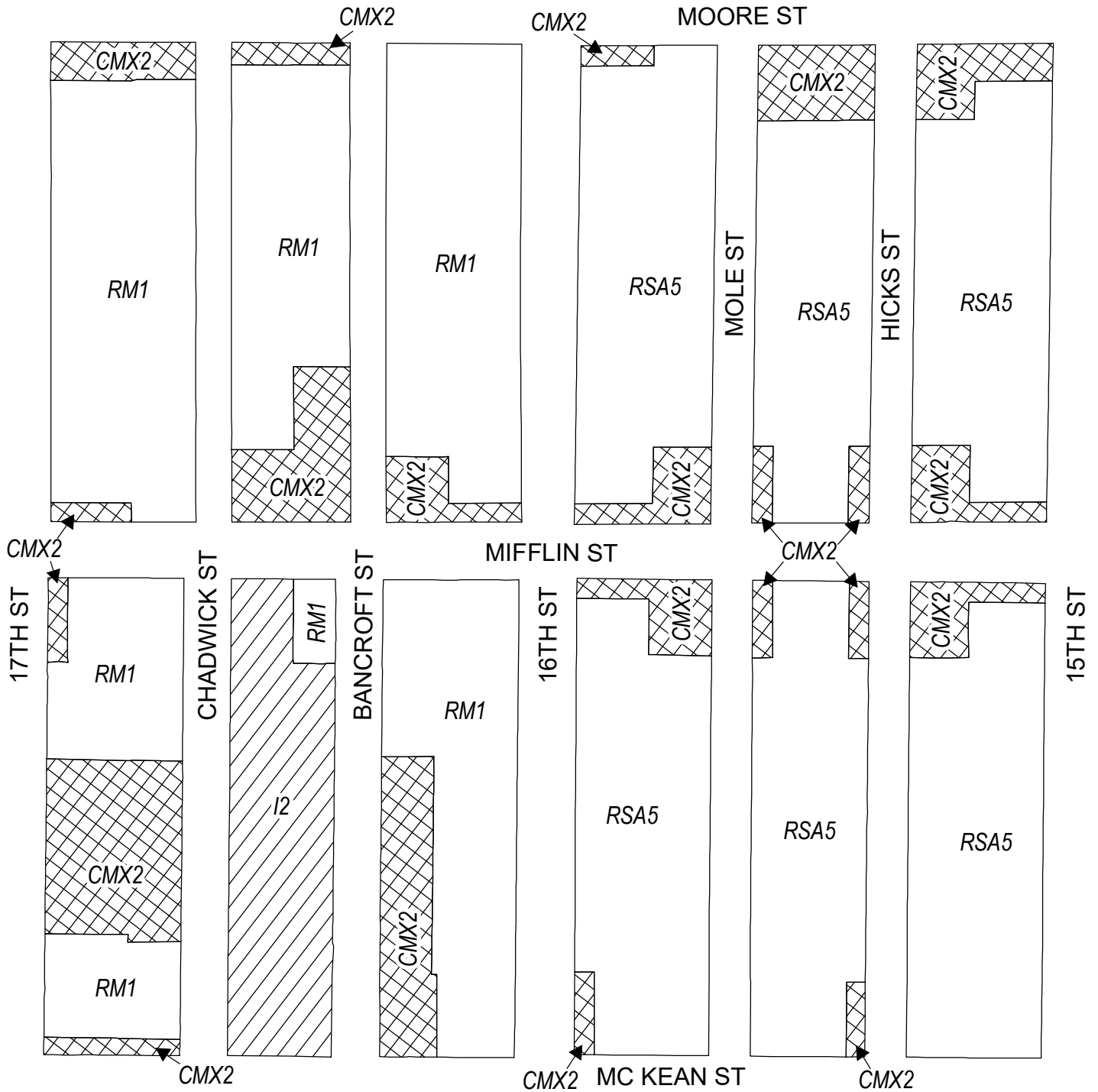


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map A20 - Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



I-2, Medium Industrial

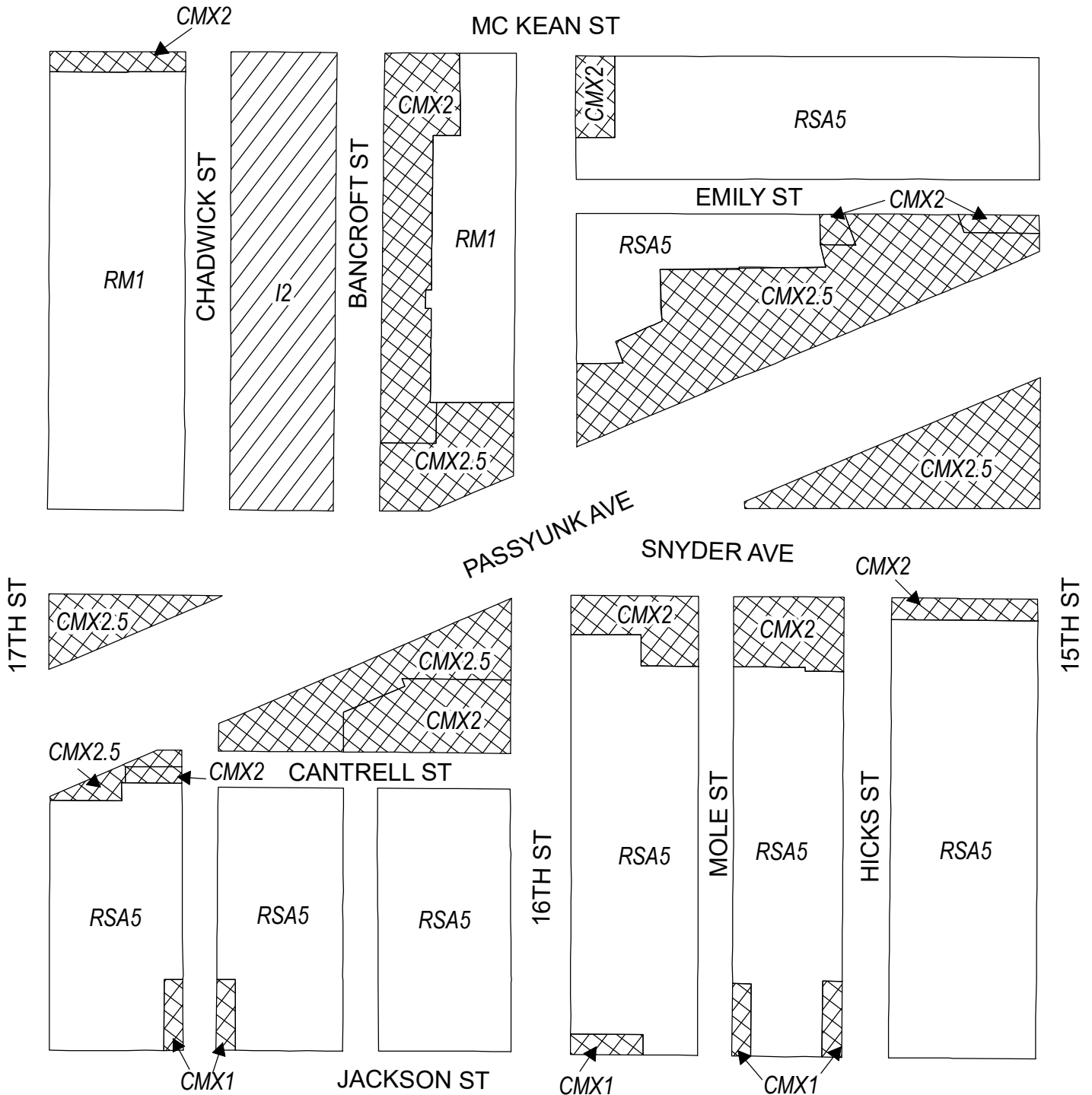


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached




City of Philadelphia



Map A21 - Existing Zoning

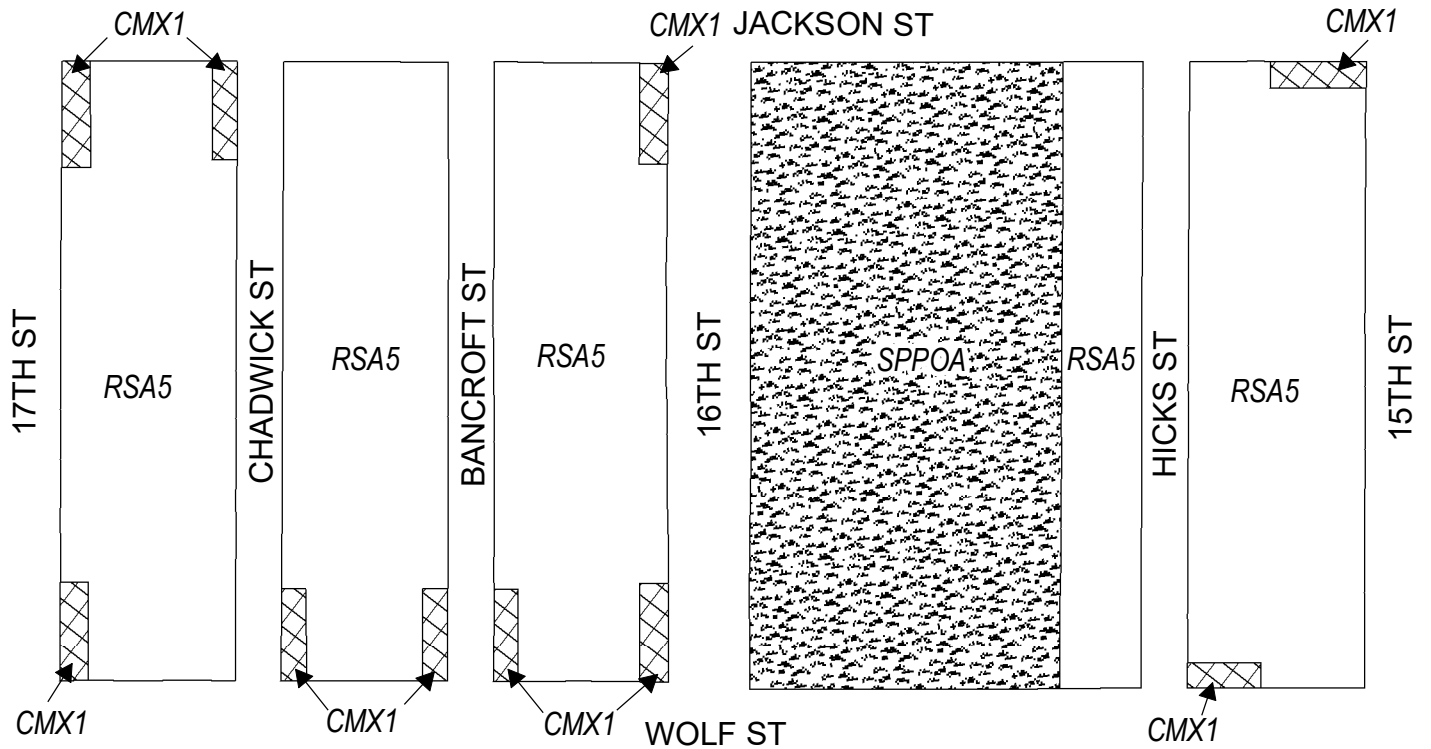


Zoning Districts




-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A22 - Existing Zoning

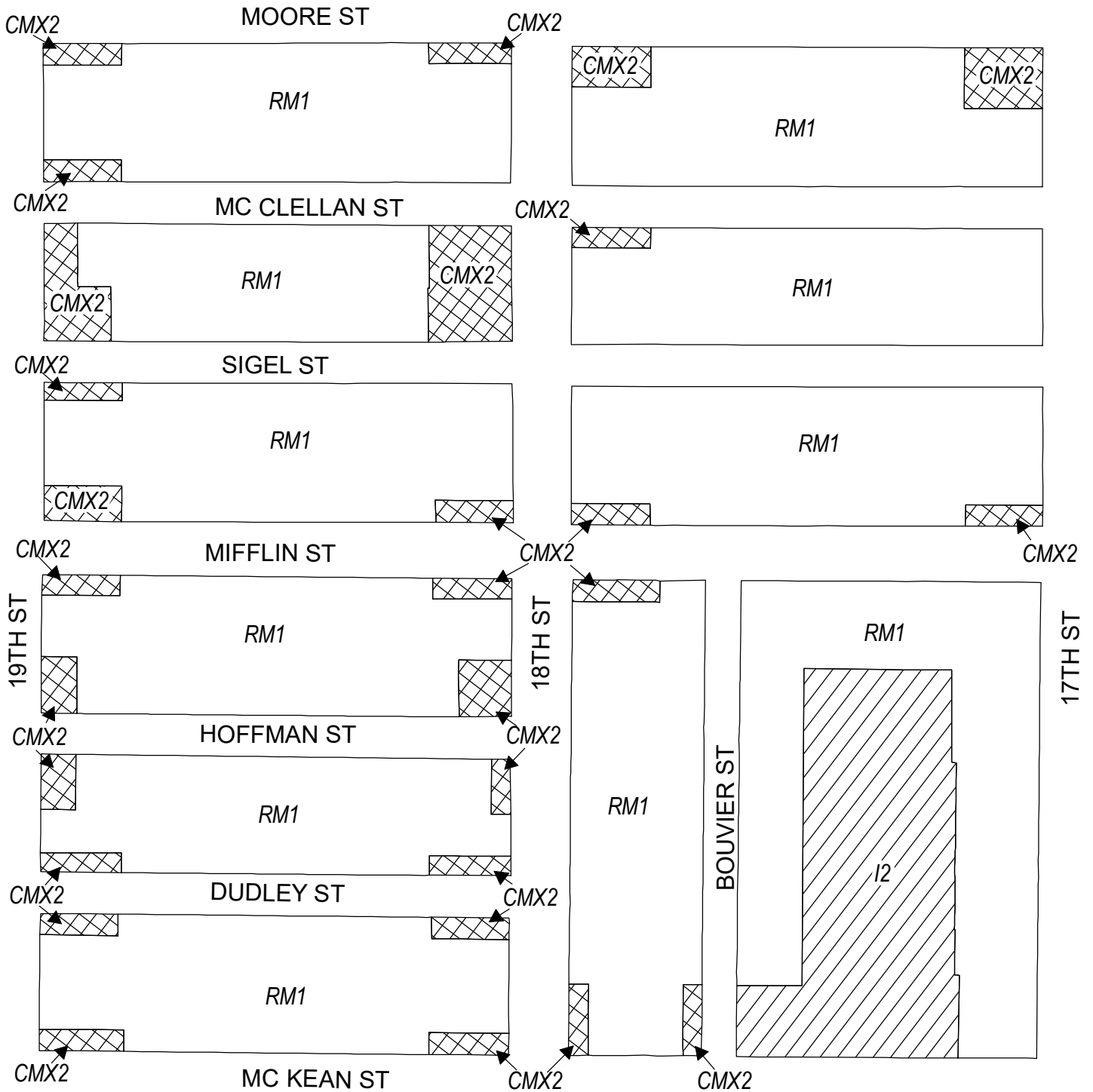


Zoning Districts

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




Map A23 - Existing Zoning



Zoning Districts

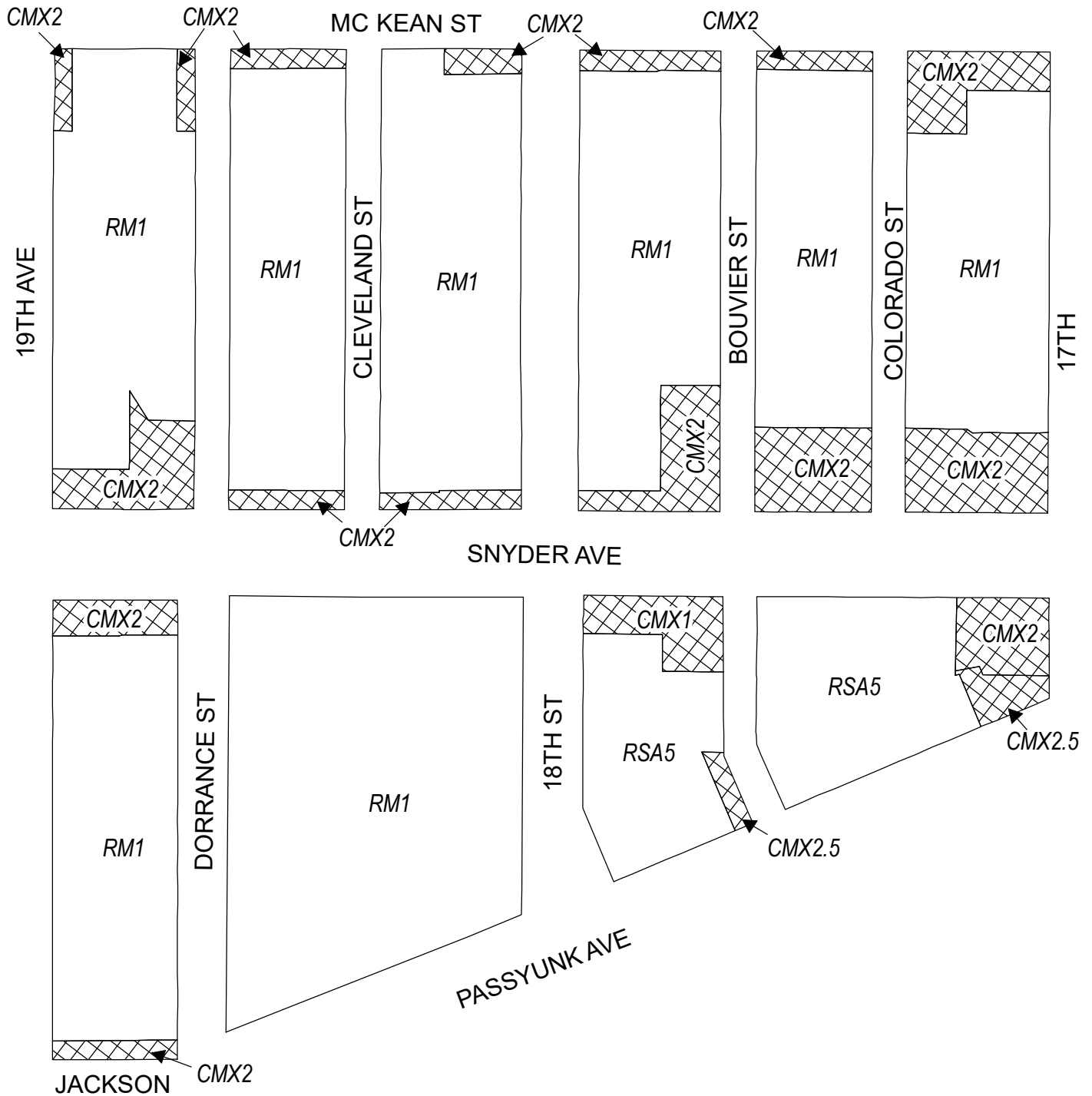
 CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial



 RM-1, Residential Multi-Family



Map A24 - Existing Zoning



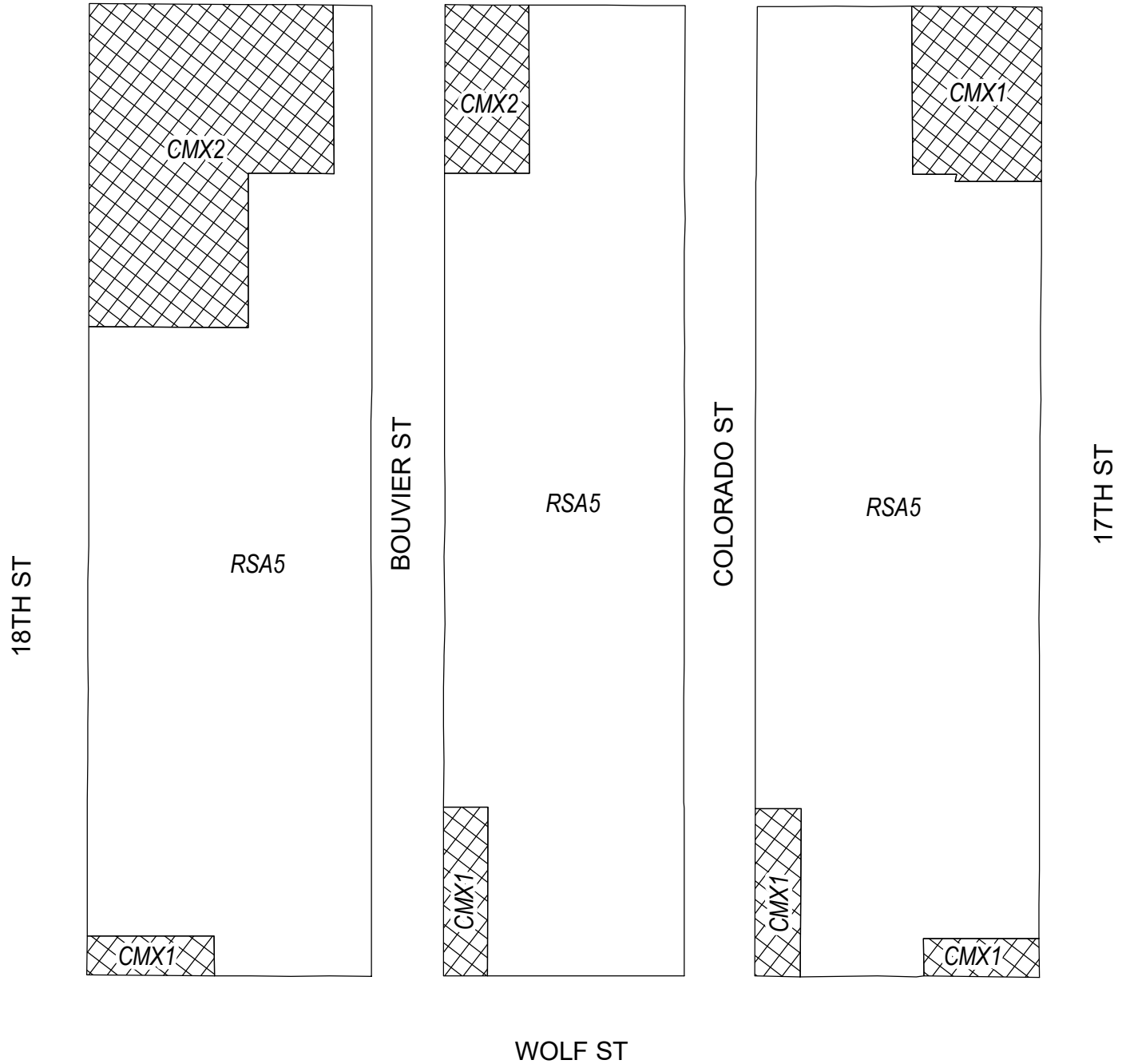
Zoning Districts

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





Map A25 - Existing Zoning

JACKSON ST

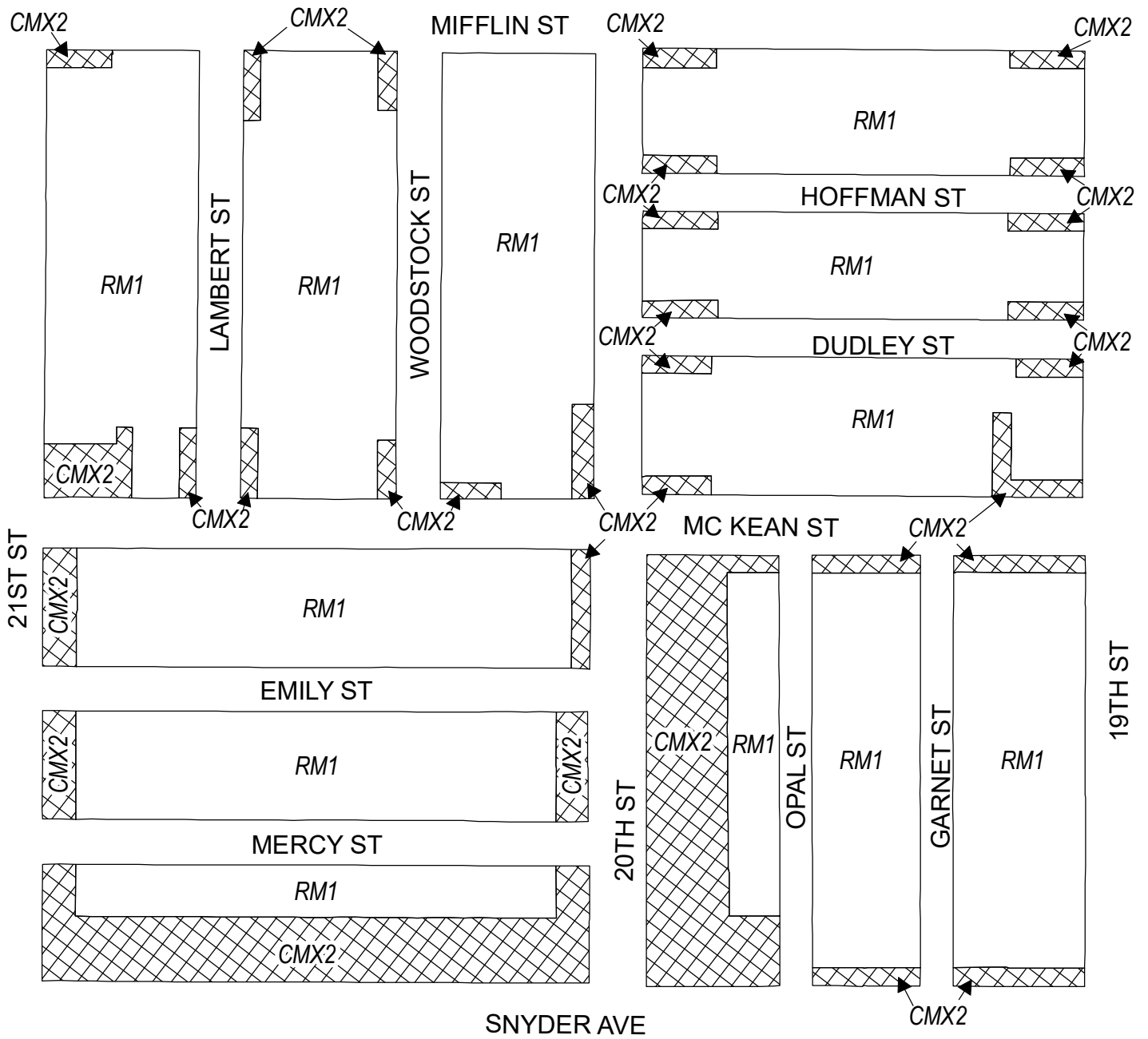


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A26 - Existing Zoning

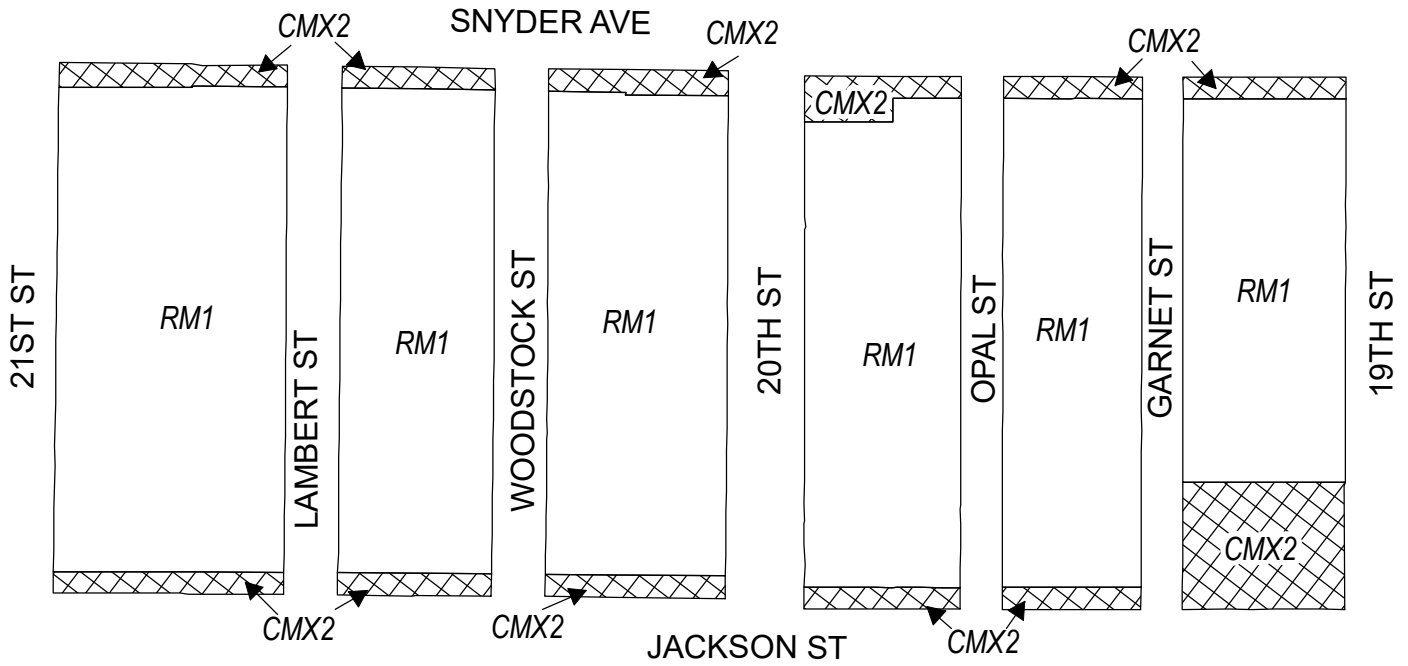


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A27 - Existing Zoning

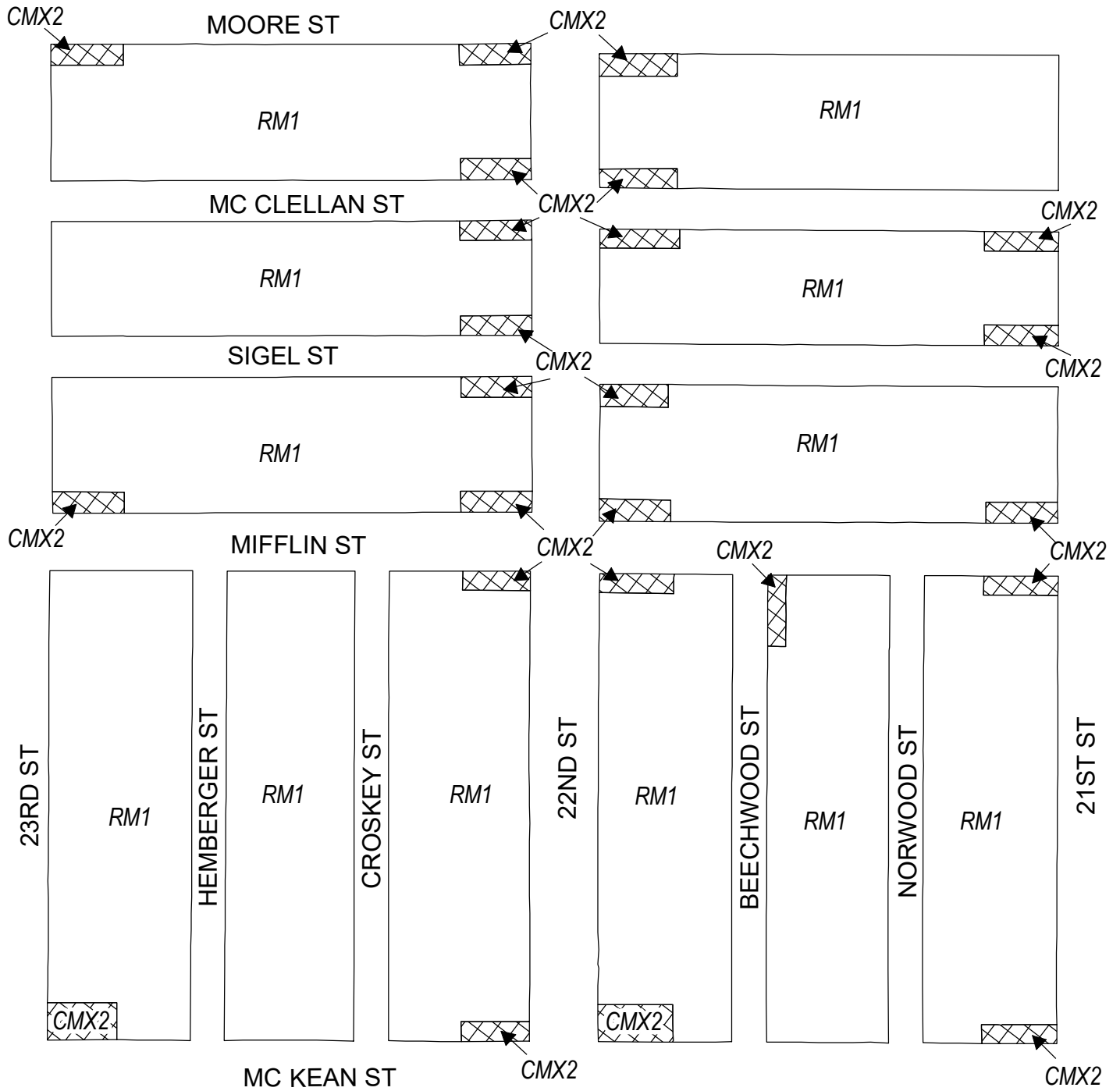


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A28 - Existing Zoning

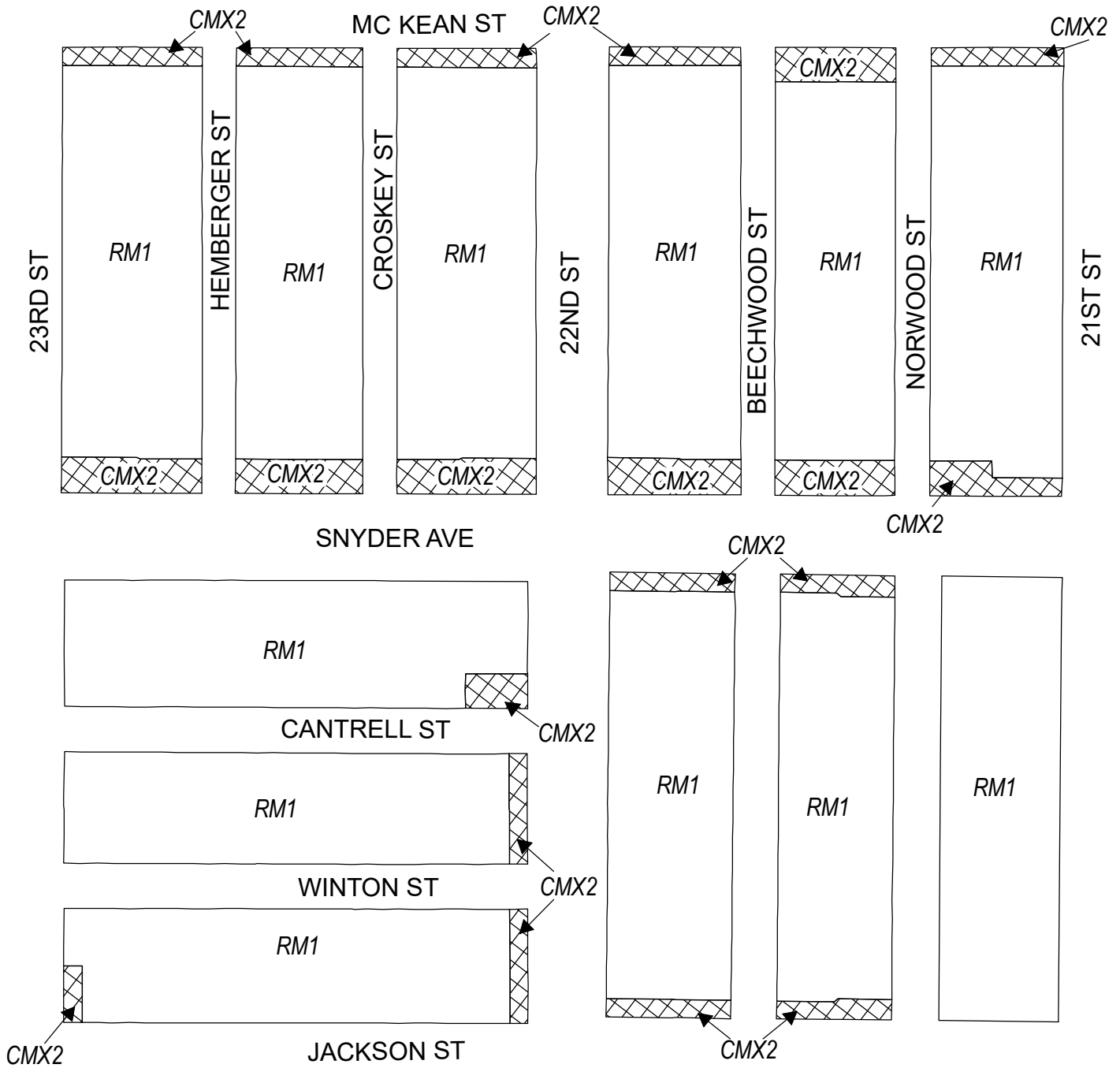


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A29 - Existing Zoning

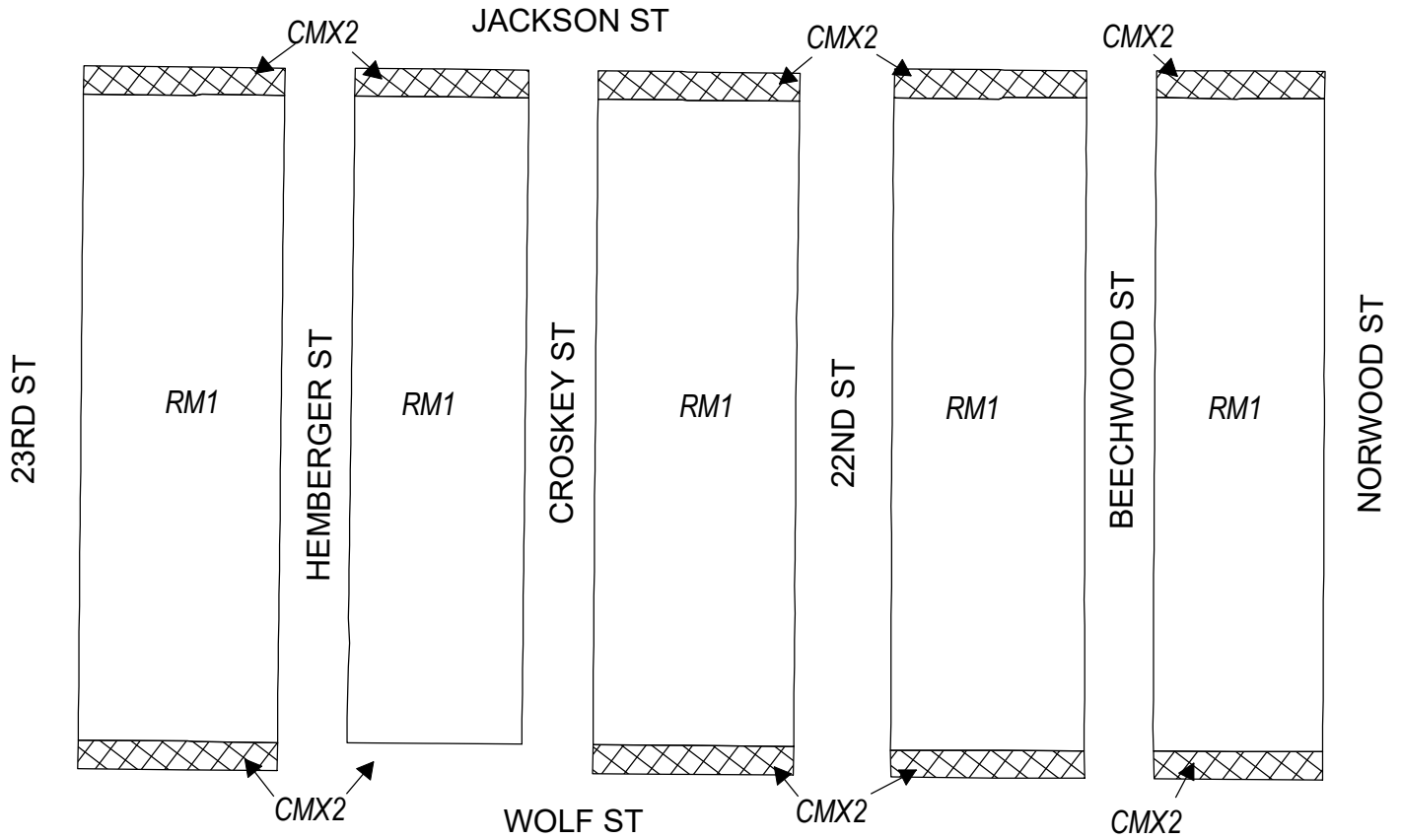


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A30 - Existing Zoning

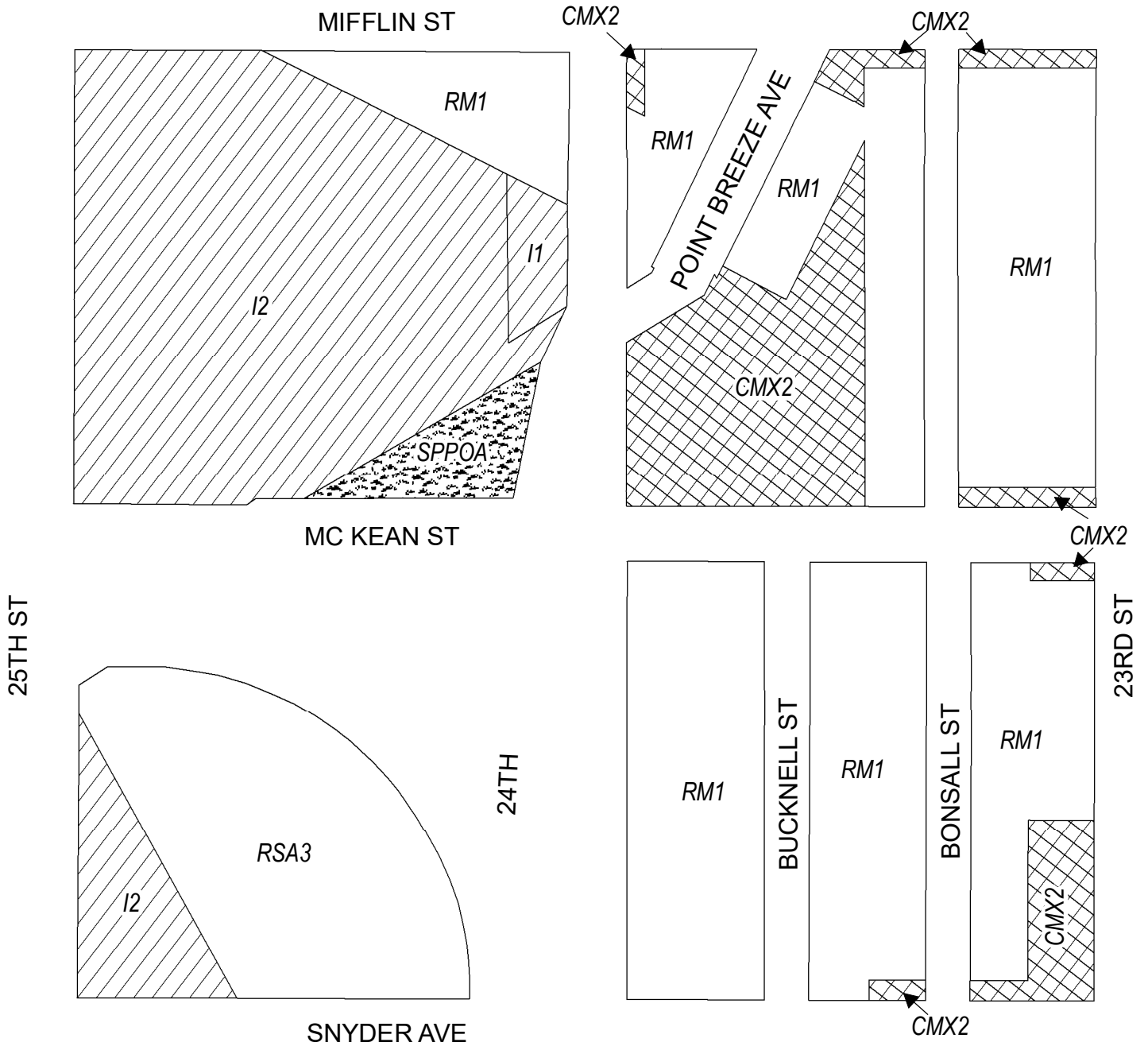


Zoning Districts





-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A31 - Existing Zoning

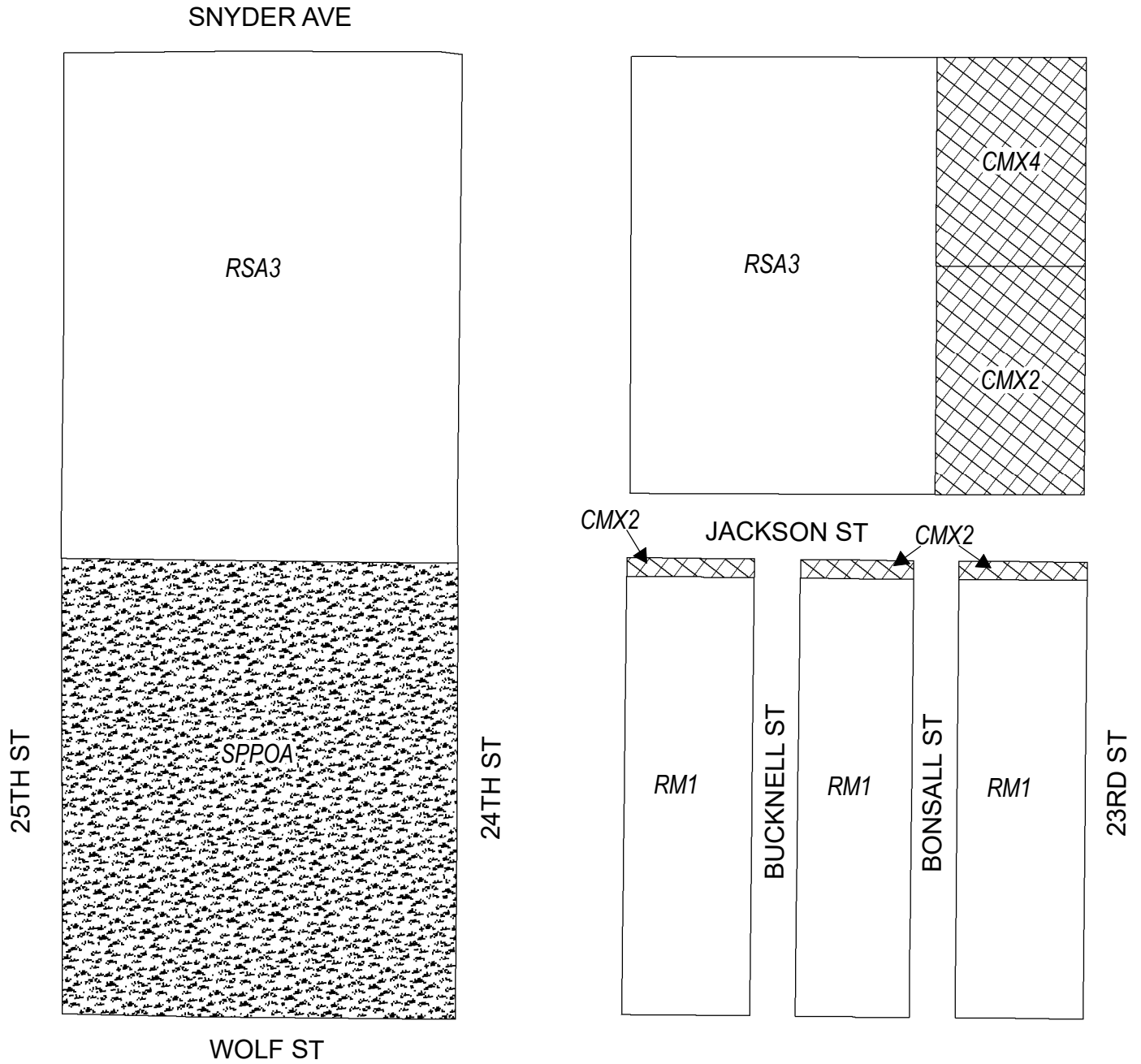


Zoning Districts


-  CMX-2, Commercial Mixed-Use
 -  I-1, Light Industrial; I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map A32 - Existing Zoning



Zoning Districts

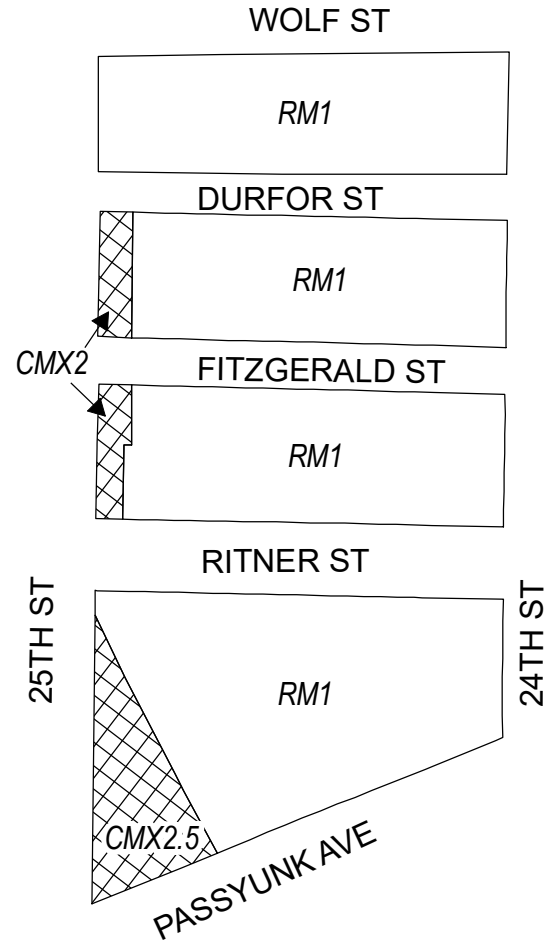
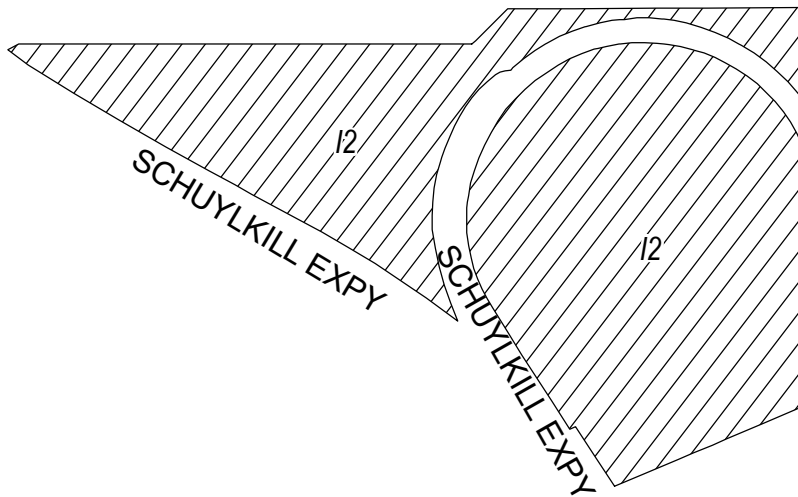
 CMX-2/CMX-4, Commercial Mixed-Use

 RM-1, Residential Multi-Family


 SP-PO-A, Parks and Open Space
City of Philadelphia



Map A33 - Existing Zoning



Zoning Districts

 CMX-2/CMX-2.5, Commercial Mixed-Use

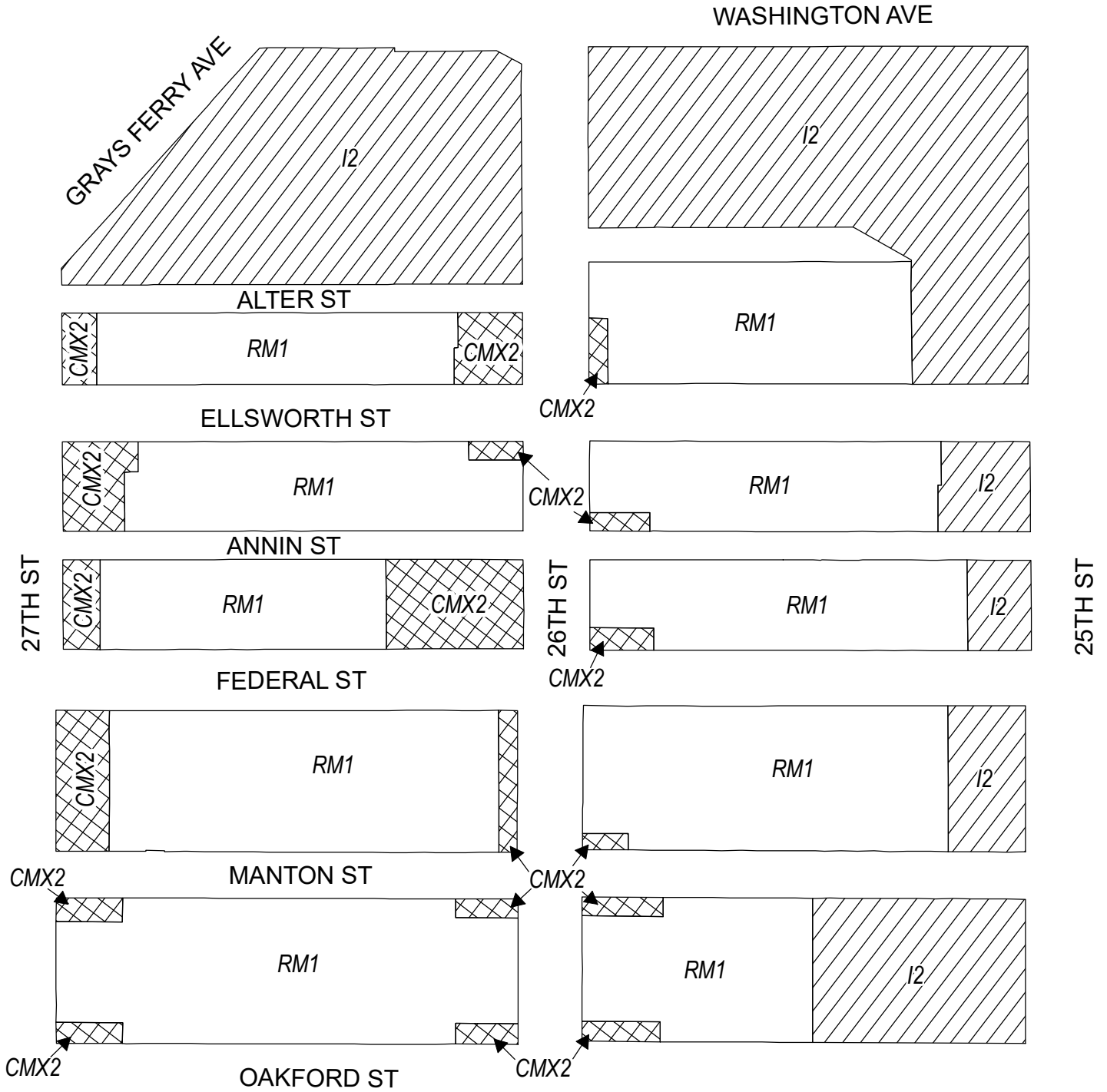
 I-2, Medium Industrial

 RM-1, Residential Multi-Family

City of Philadelphia



Map A34 - Existing Zoning



Zoning Districts

 CMX-2, Commercial Mixed-Use

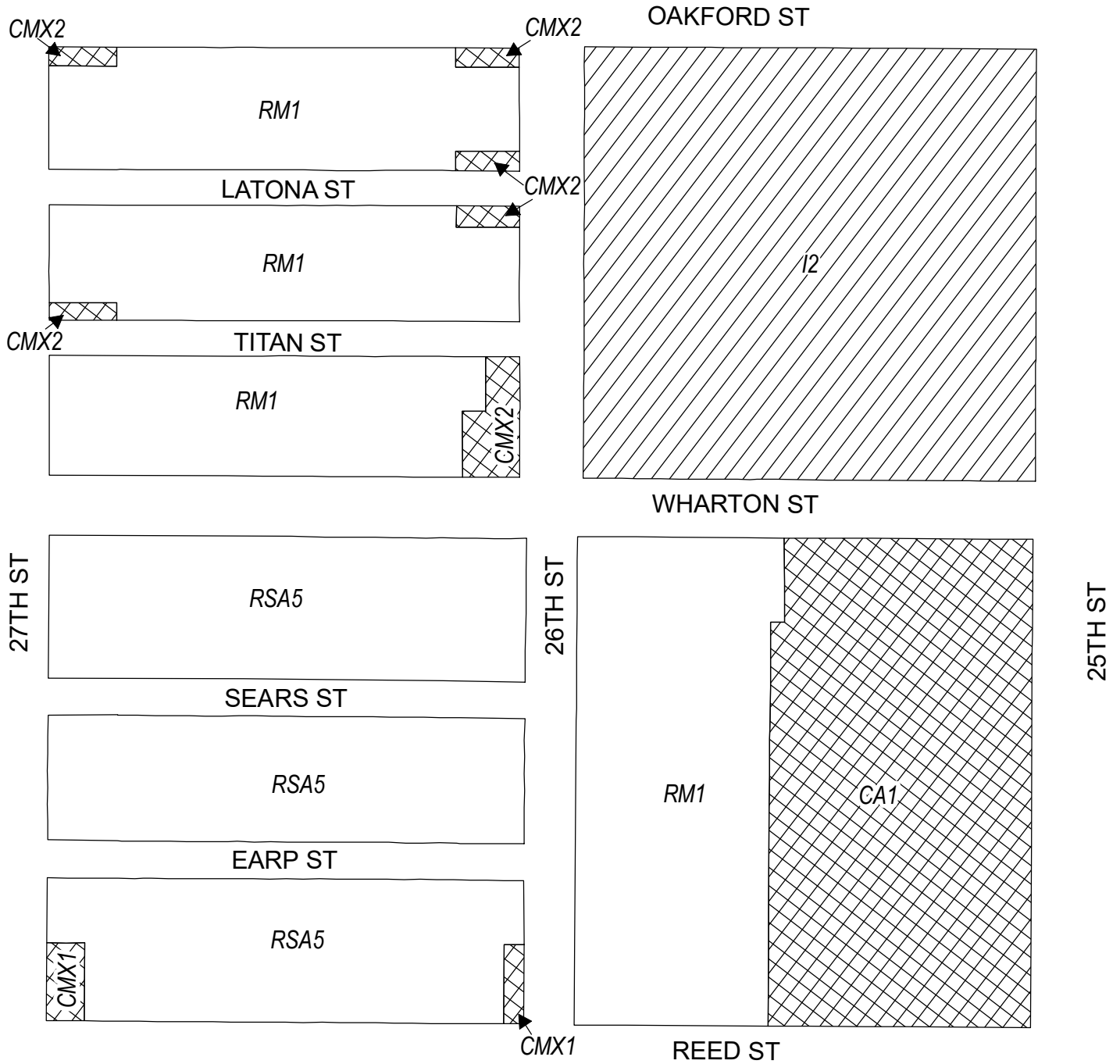
 I-2, Medium Industrial

 RM-1, Residential Multi-Family




City of Philadelphia



Map A35 - Existing Zoning

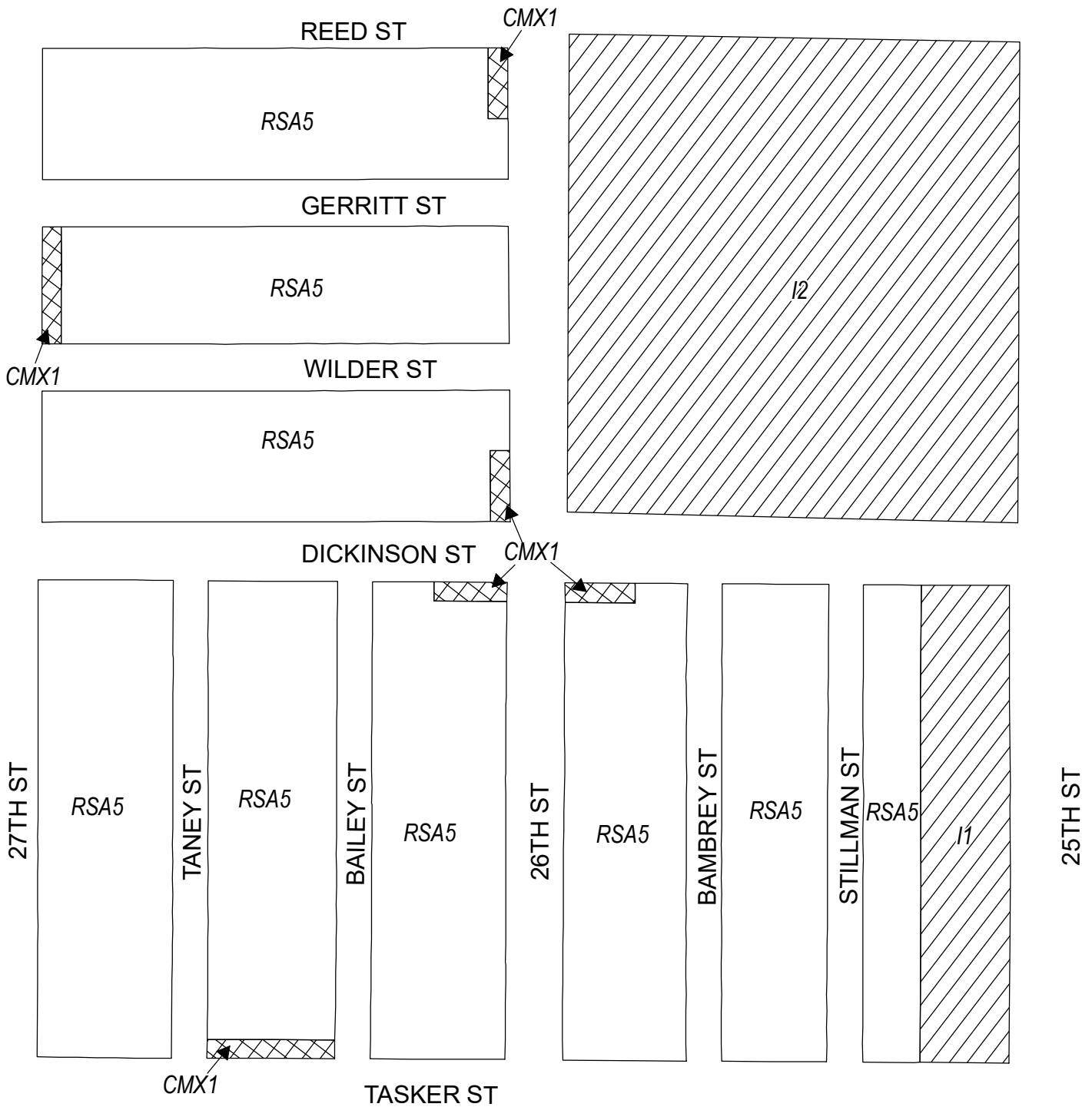


Zoning Districts




-  CA-1, Auto Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A36 - Existing Zoning

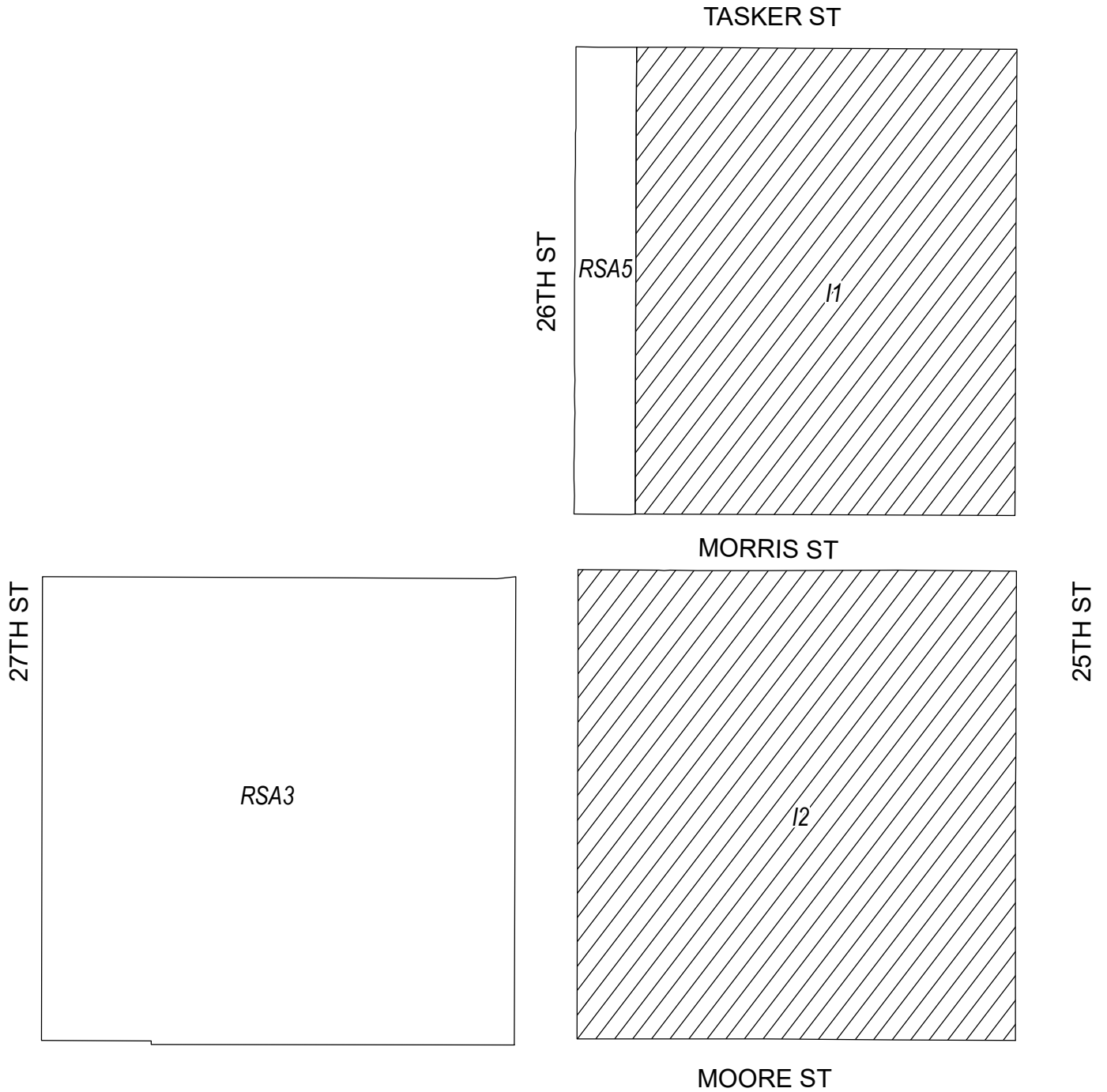


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  I-1, Light Industrial; I-2, Medium Industrial
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A37 - Existing Zoning

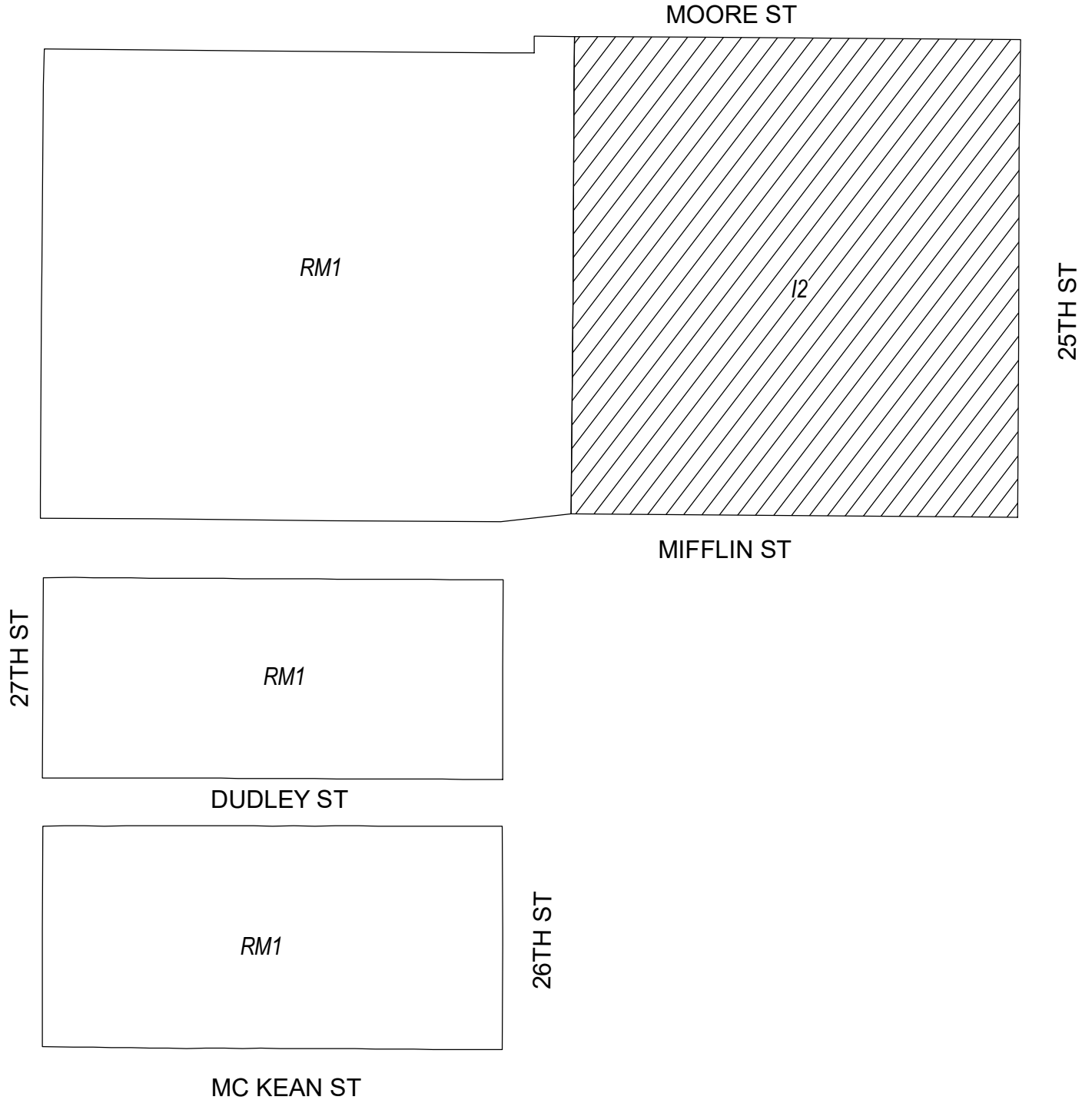


Zoning Districts



-  I-1, Light Industrial; I-2, Medium Industrial
 -  RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A38- Existing Zoning

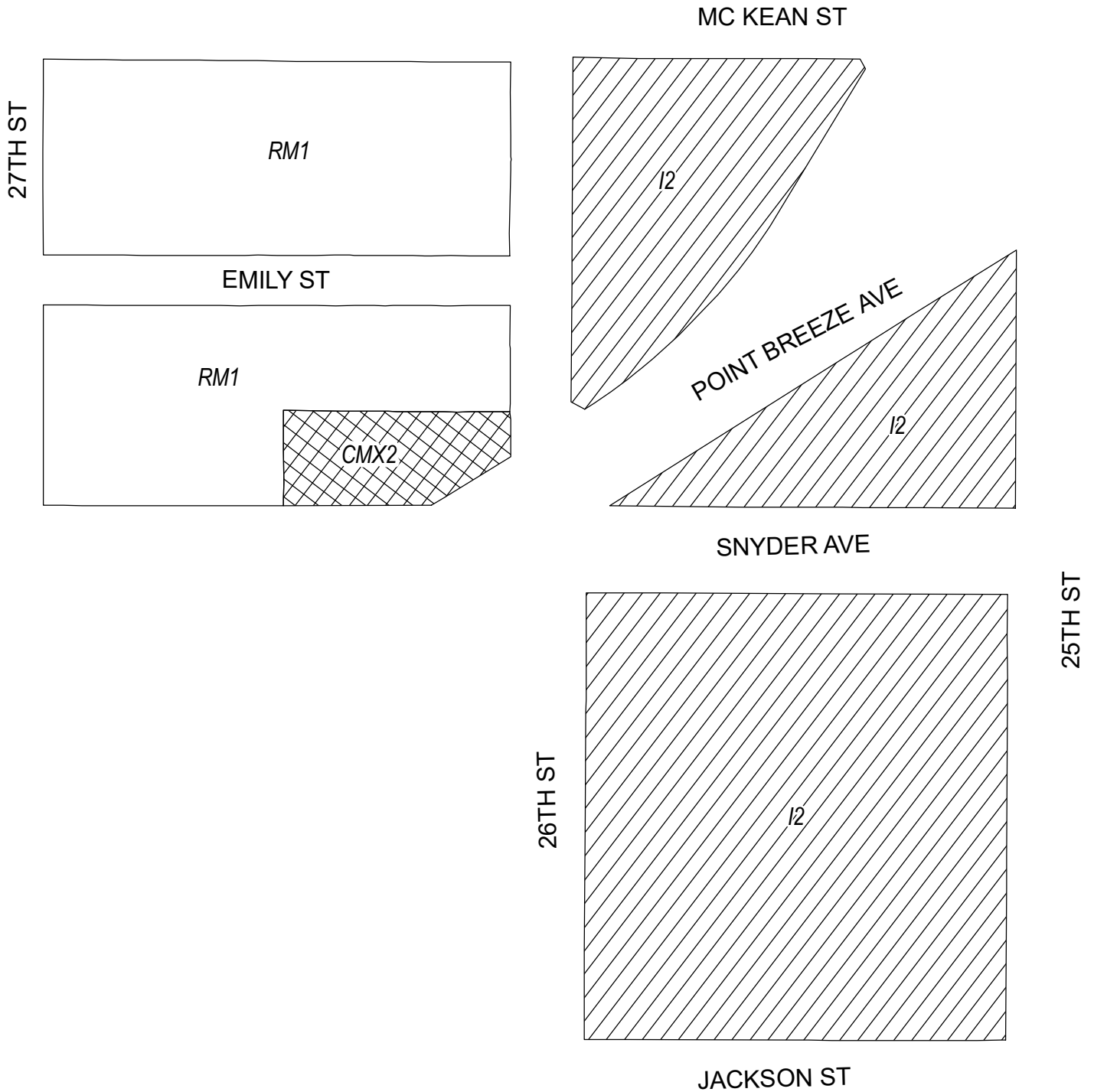


Zoning Districts

-  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A39 - Existing Zoning



Zoning Districts

 CMX-2, Commercial Mixed-Use

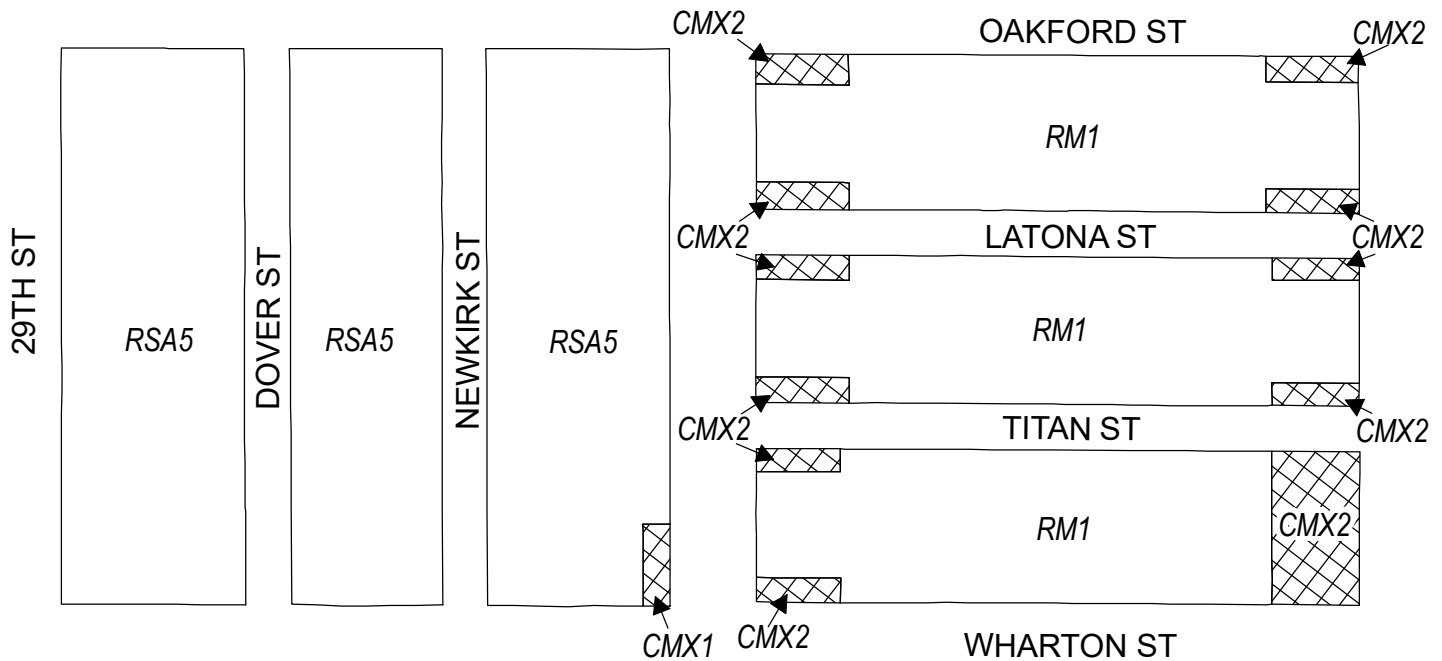
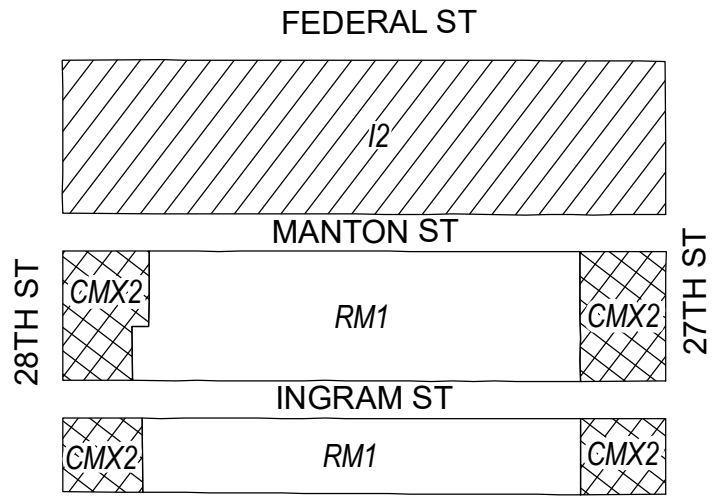
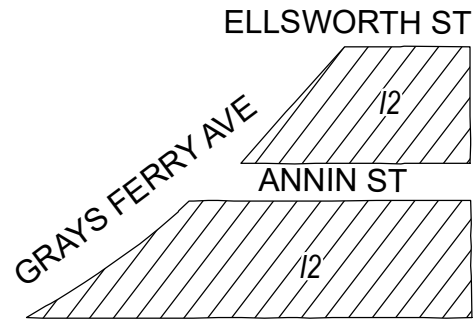
 I-2, Medium Industrial

 RM-1, Residential Multi-Family


City of Philadelphia



Map A40 - Existing Zoning



Zoning Districts

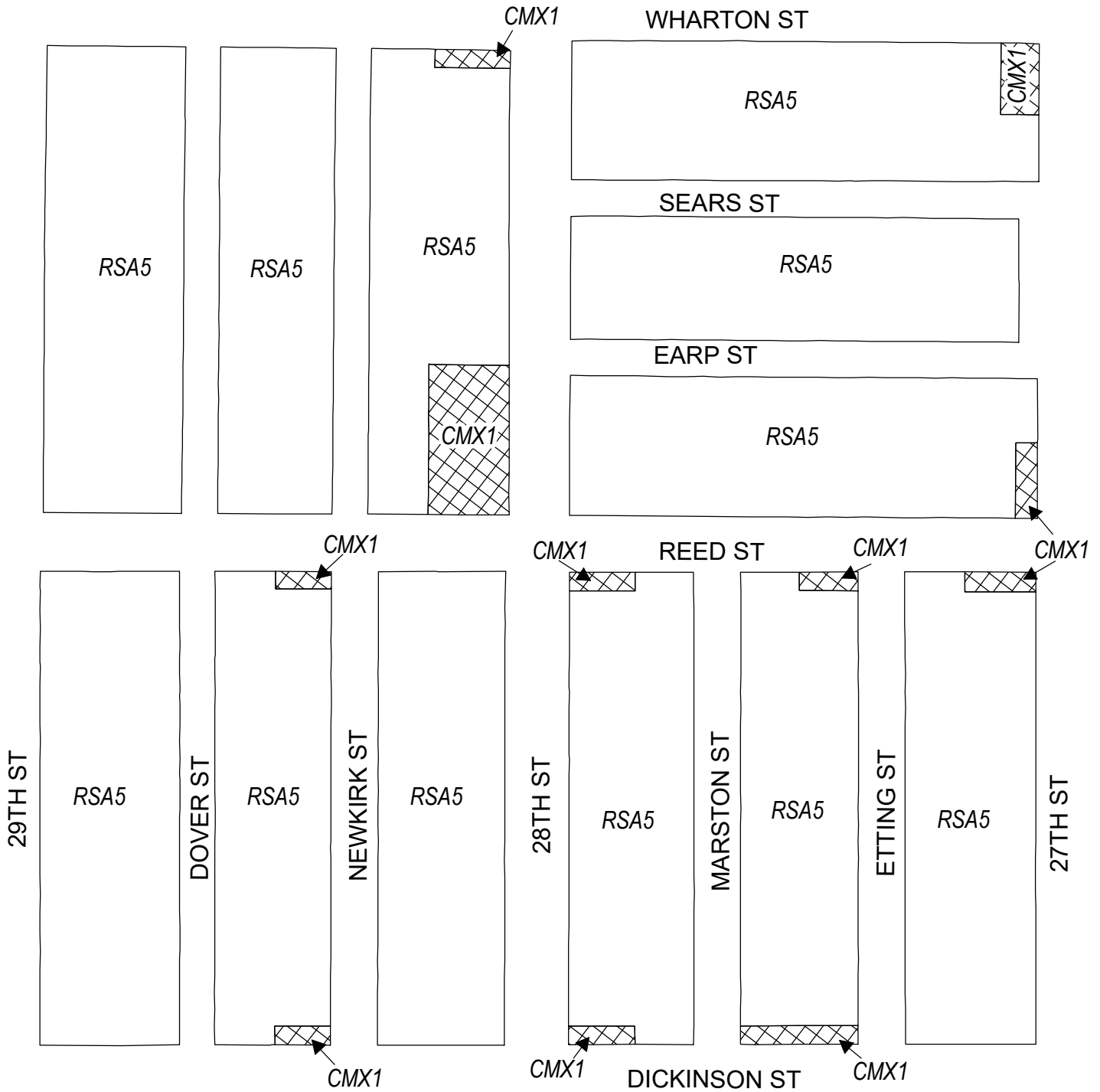
 CMX-1/CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial



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



Map A41 - Existing Zoning

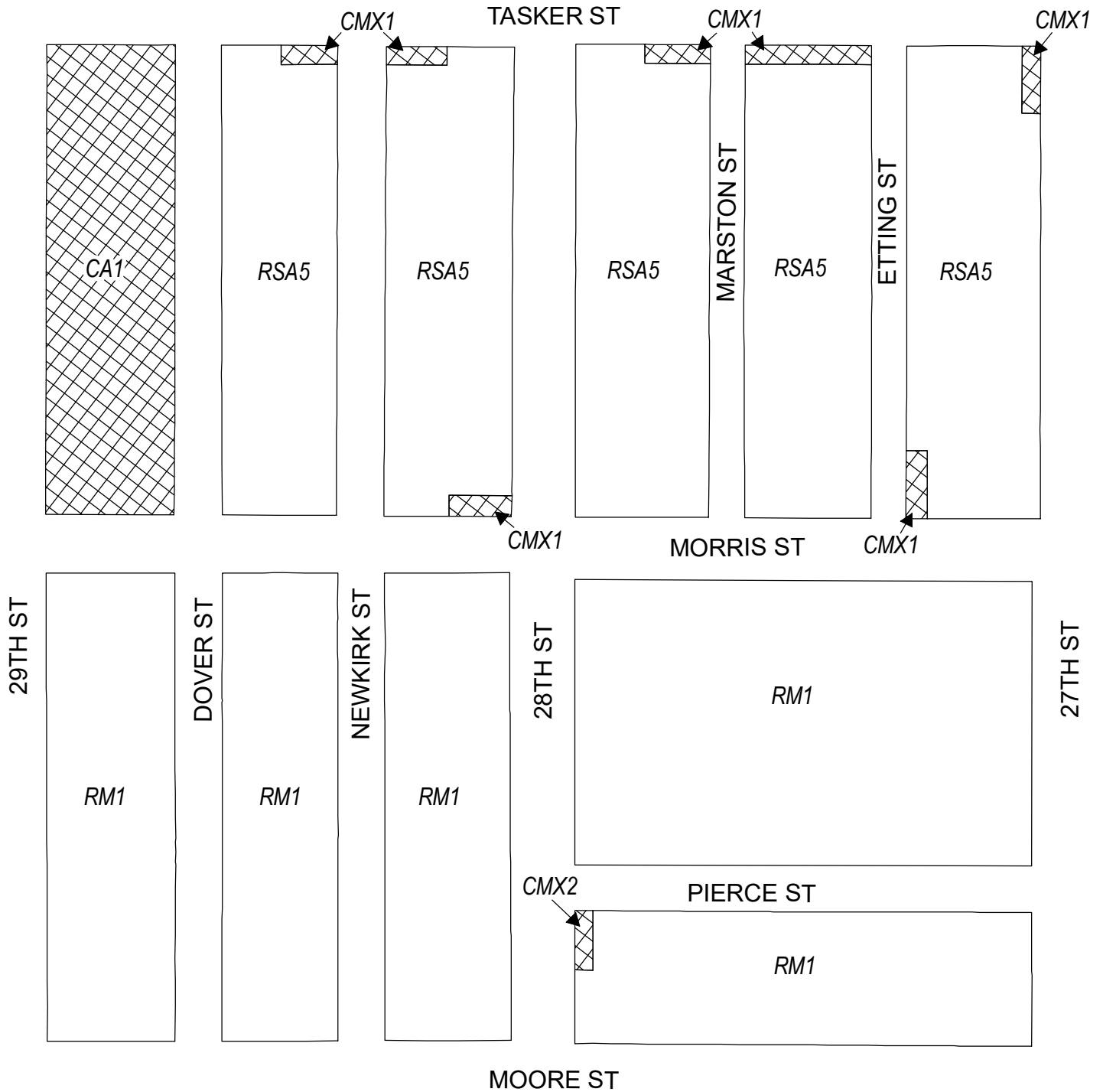


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A42 - Existing Zoning

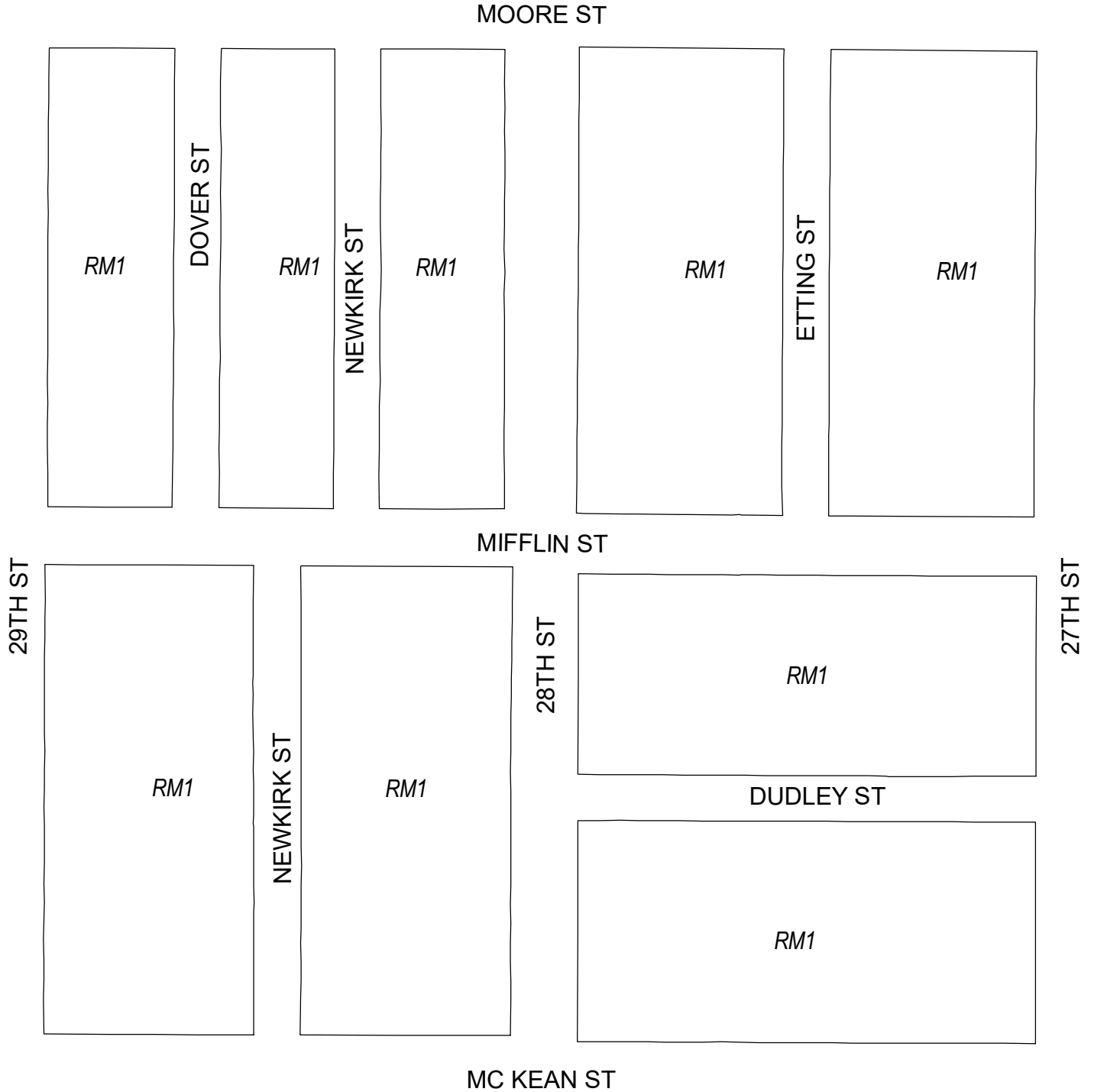


Zoning Districts


-  CA-1, Auto Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A43 - Existing Zoning

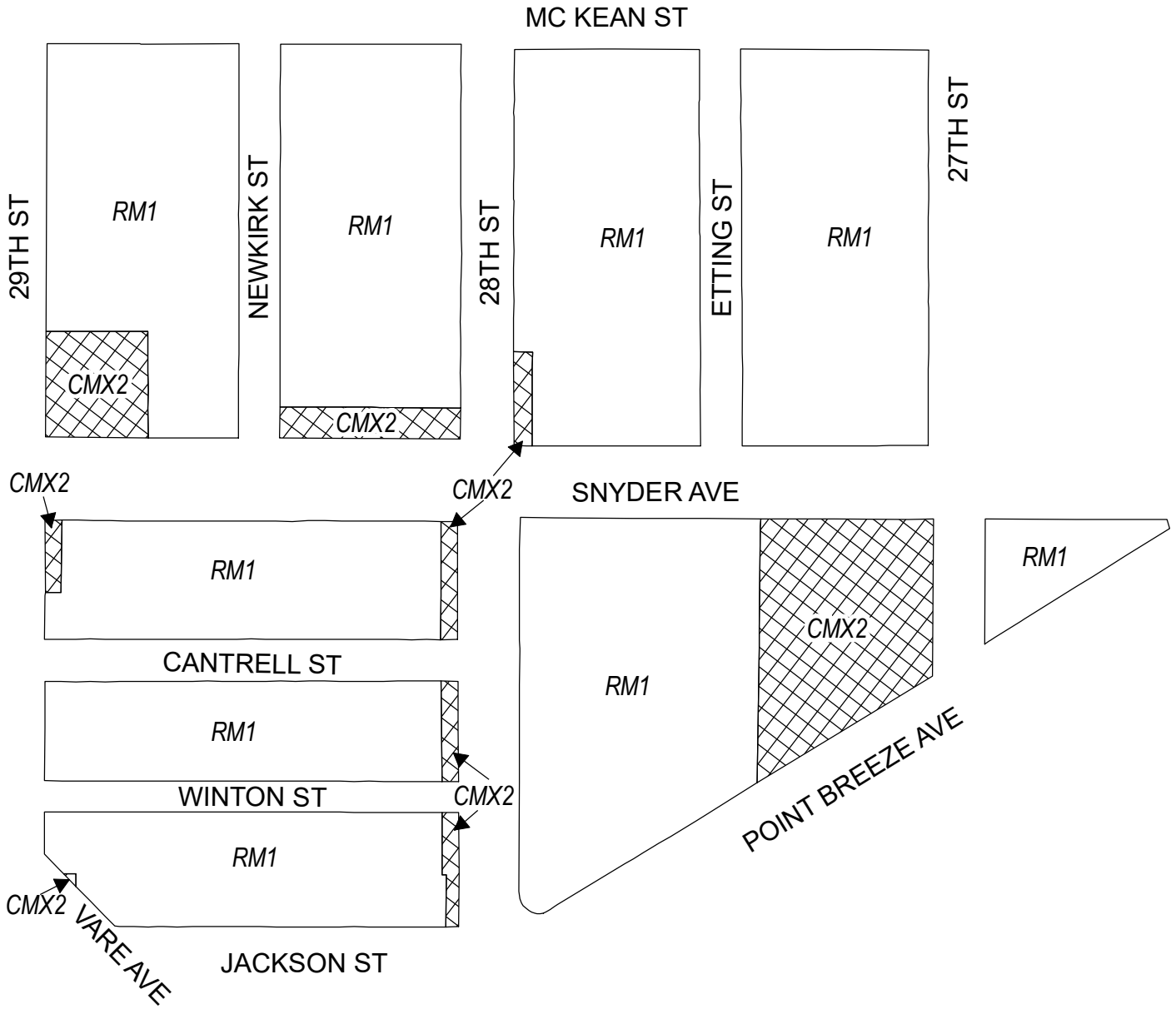


Zoning Districts



 RM-1, Residential Multi-Family
City of Philadelphia



Map A44 - Existing Zoning

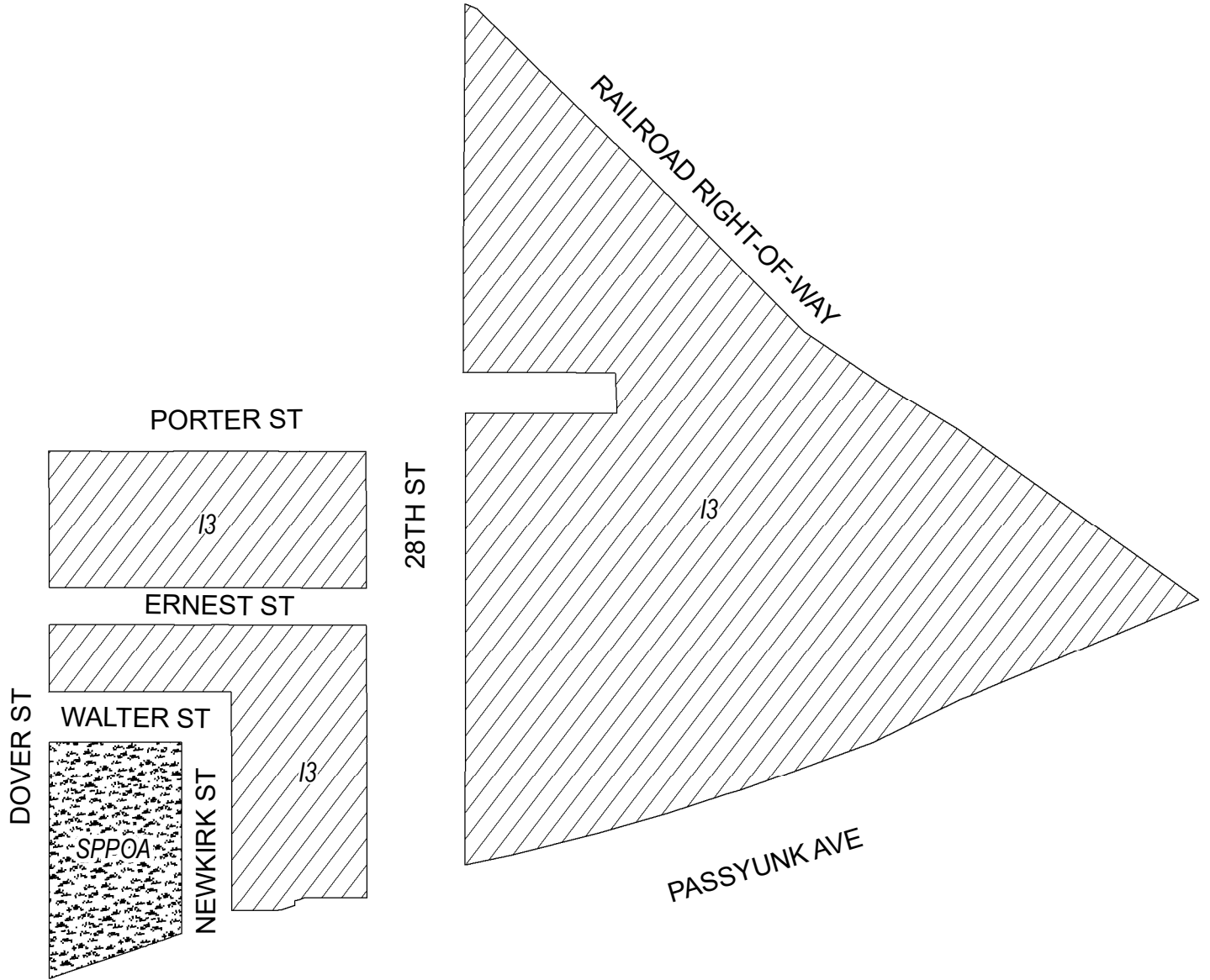


Zoning Districts



-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A45 - Existing Zoning

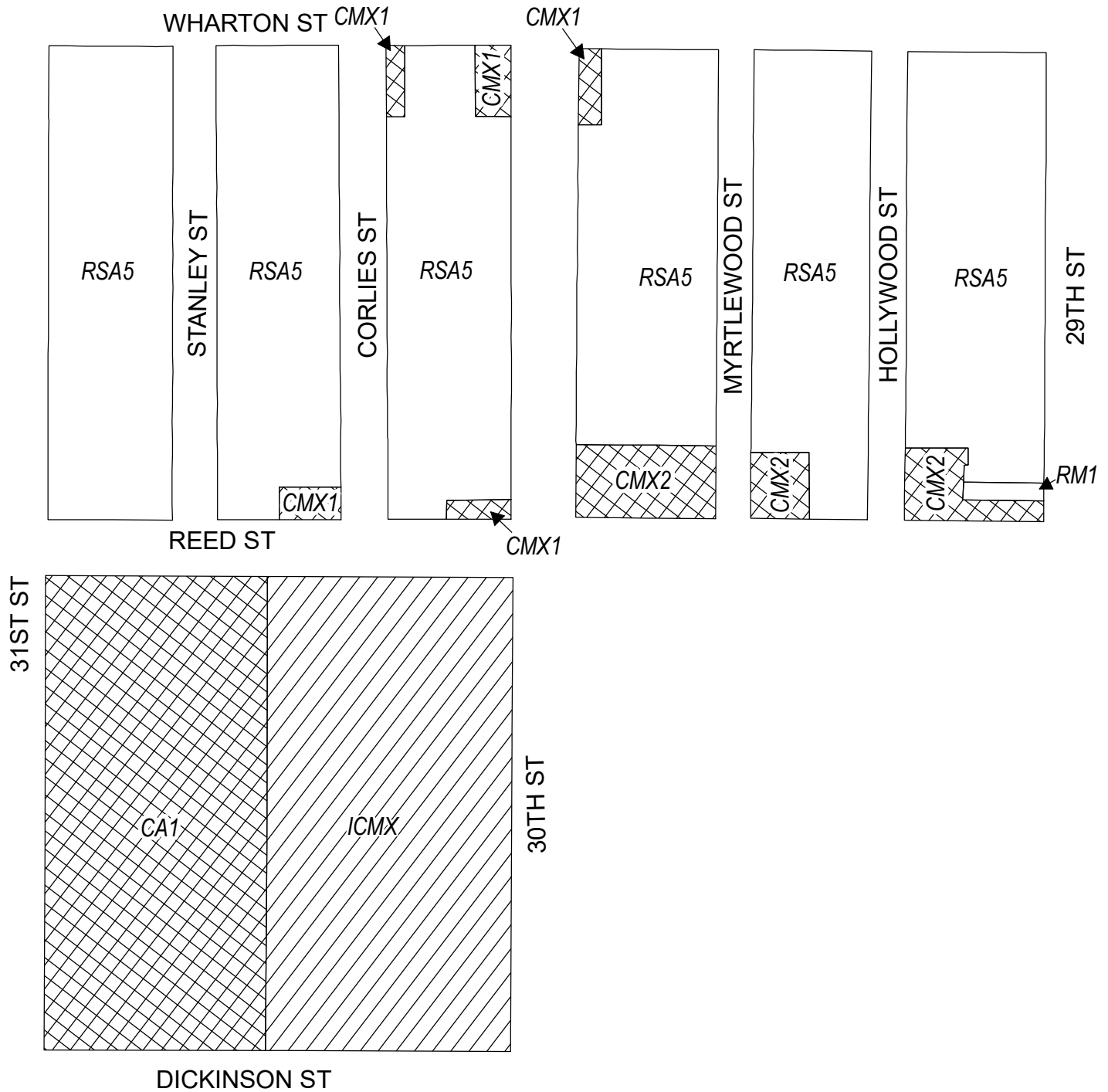


Zoning Districts




-  I-3, Heavy Industrial
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map A46 - Existing Zoning



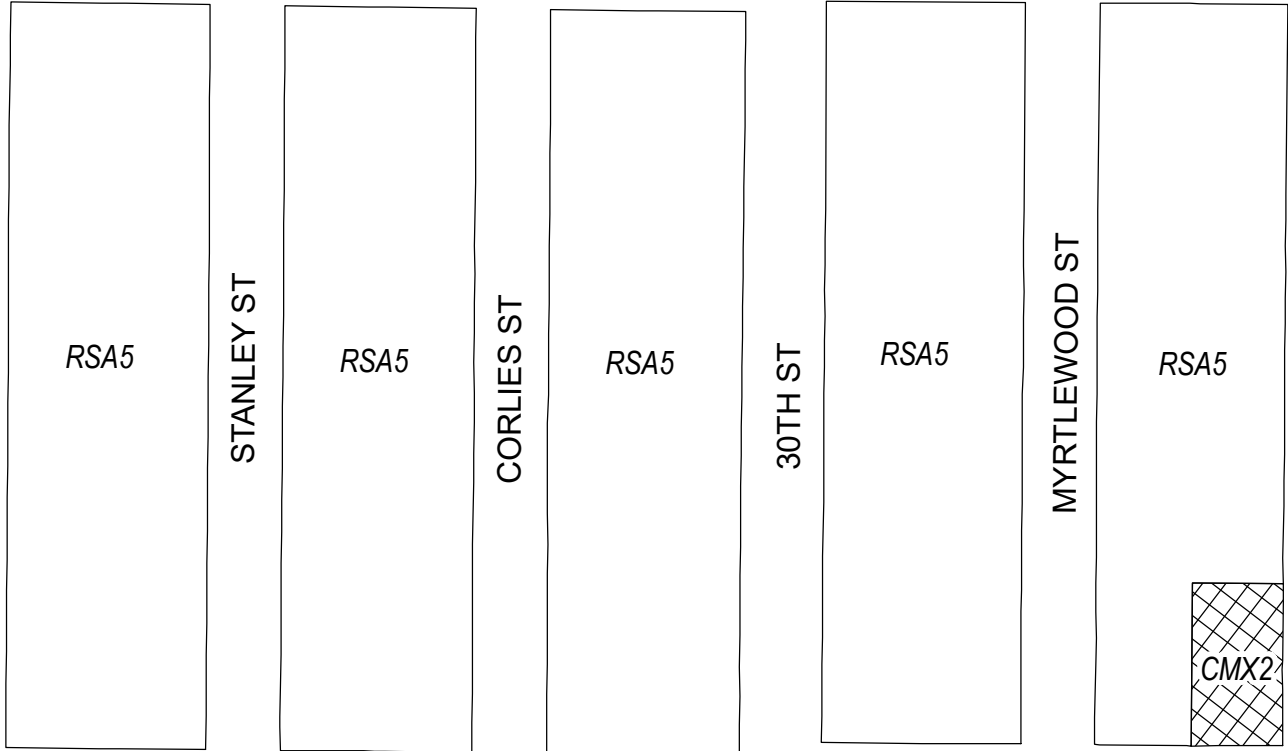
Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



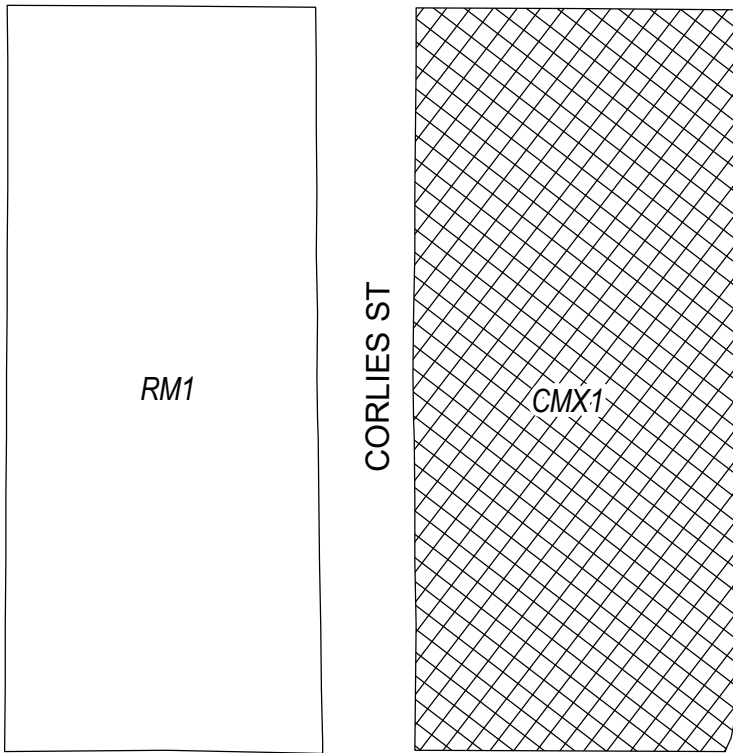
Map A47 - Existing Zoning

DICKINSON ST



TASKER ST

31ST ST



MORRIS ST

Zoning Districts



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



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

City of Philadelphia



Map A48 - Existing Zoning

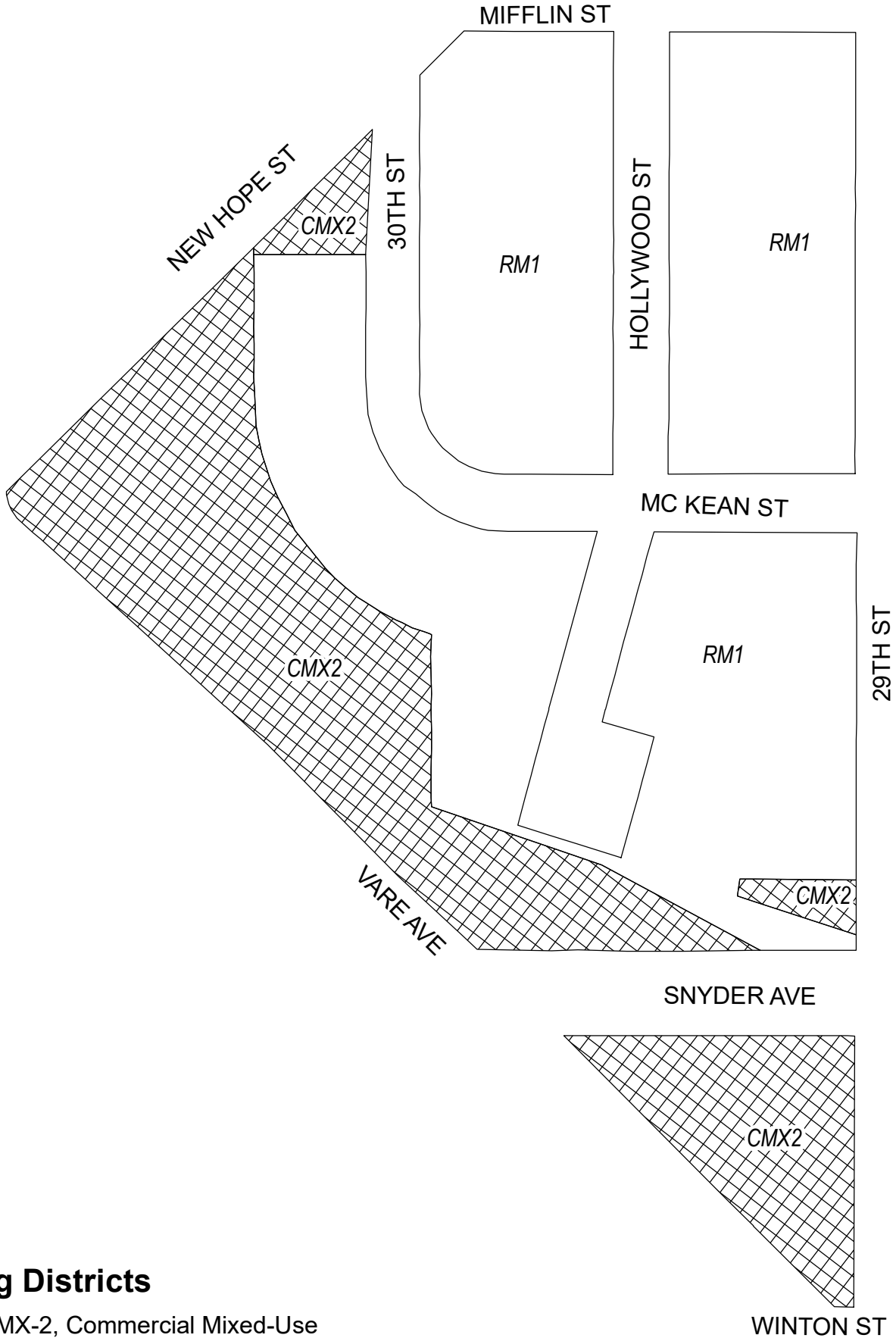


Zoning Districts



 RM-1/RM-2, Residential Multi-Family
 City of Philadelphia



Map A49 - Existing Zoning

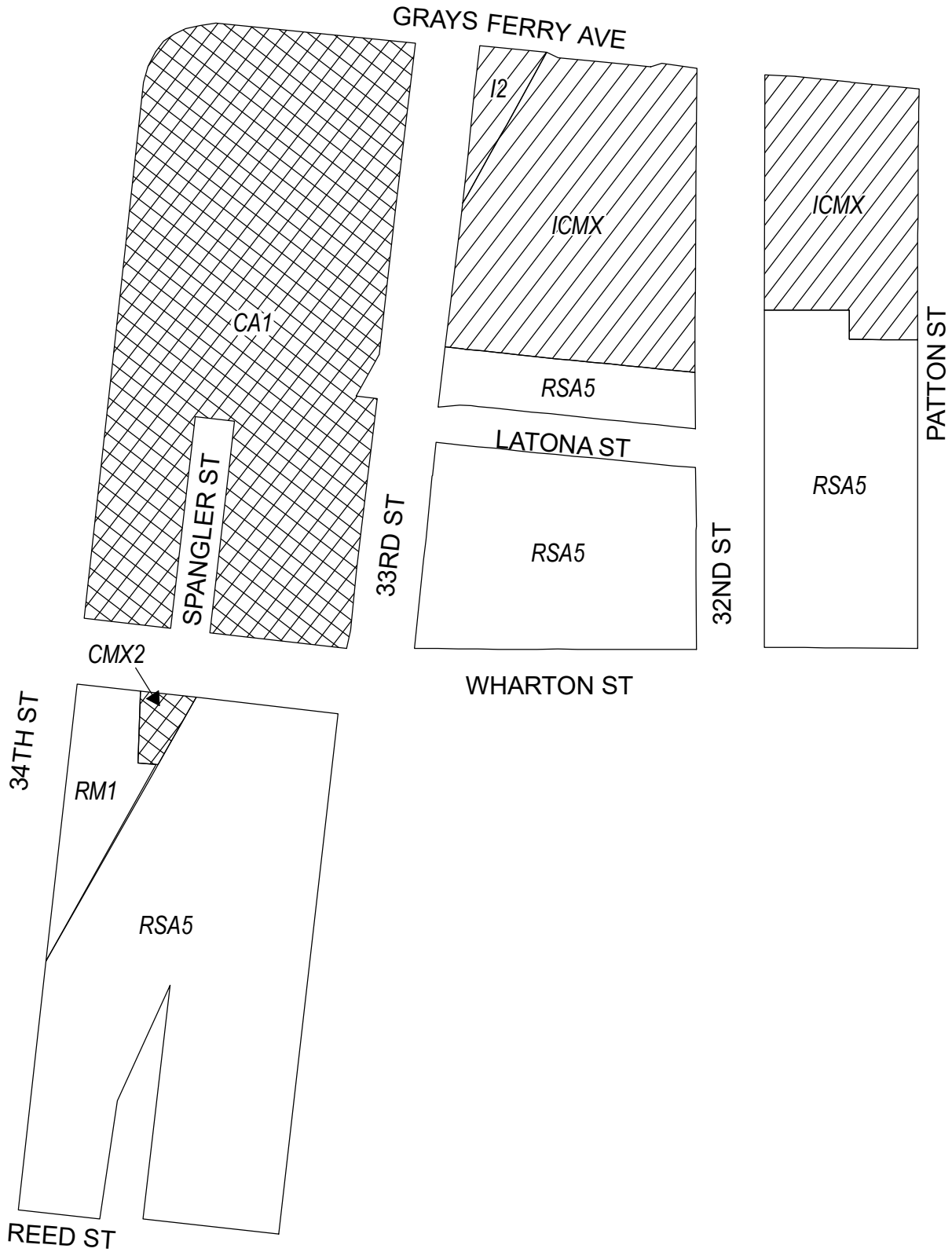


Zoning Districts




-  CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family
- City of Philadelphia



Map A50 - Existing Zoning

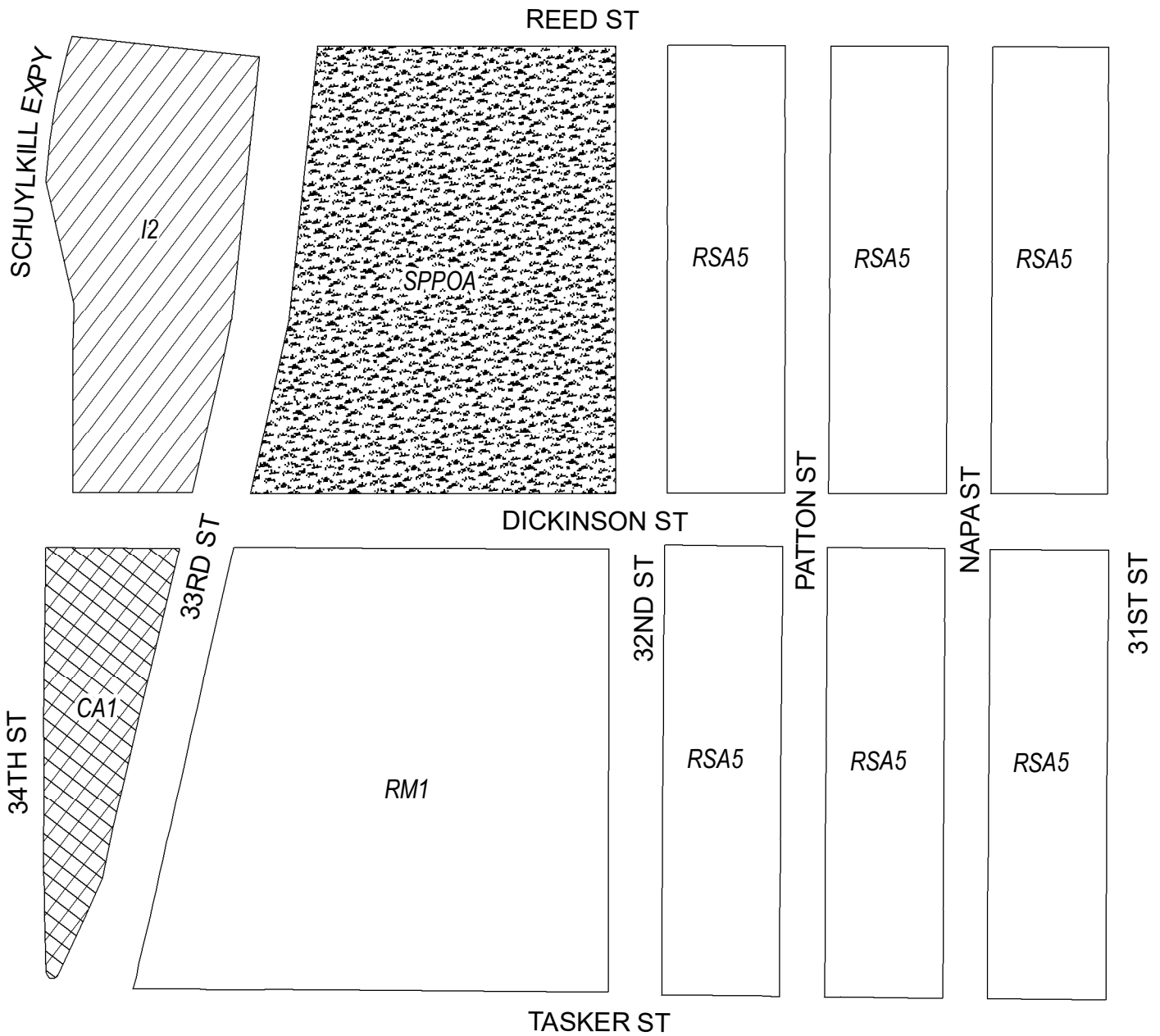


Zoning Districts





-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A51 - Existing Zoning

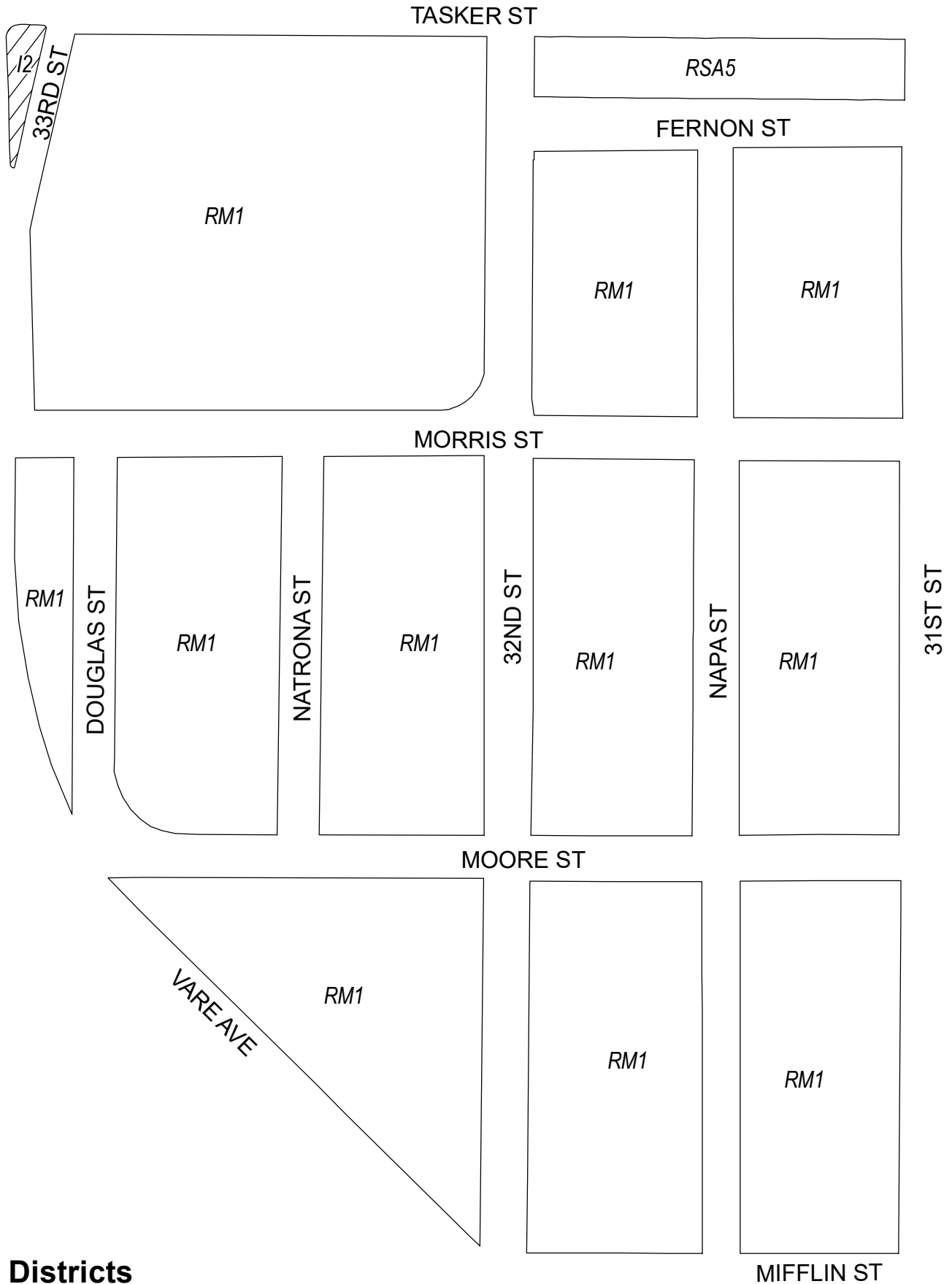


Zoning Districts

-  CA-1, Auto Oriented Commercial
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map A52 - Existing Zoning



Zoning Districts



I-2, Medium Industrial

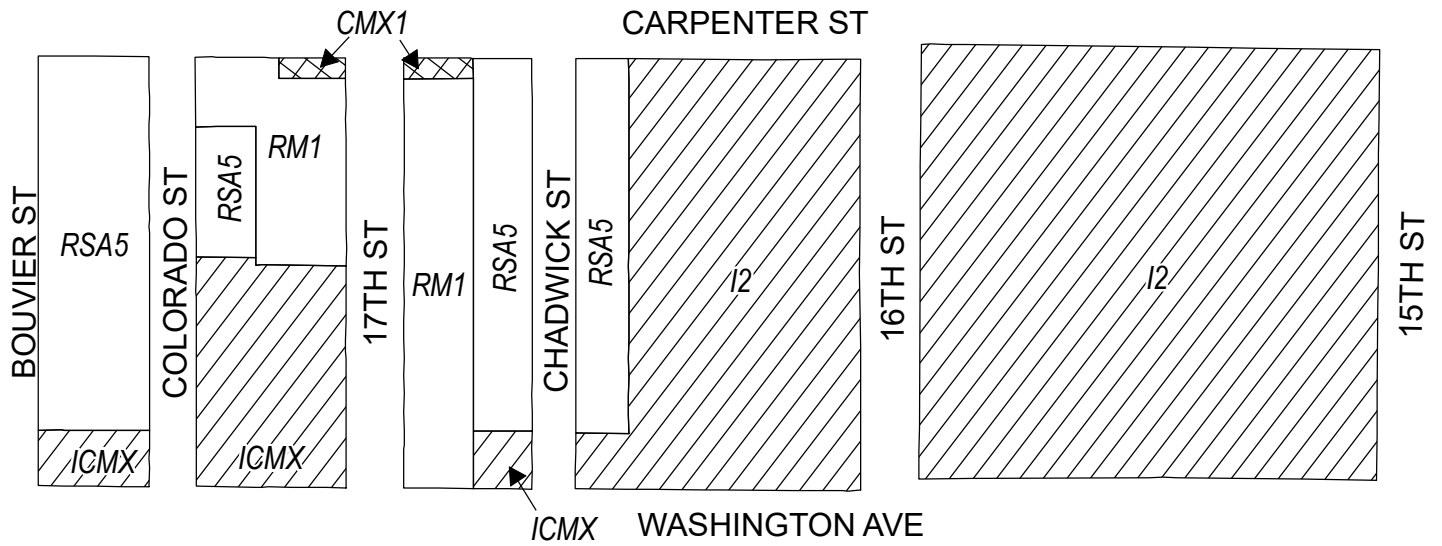


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached




City of Philadelphia



Map A53 - Existing Zoning

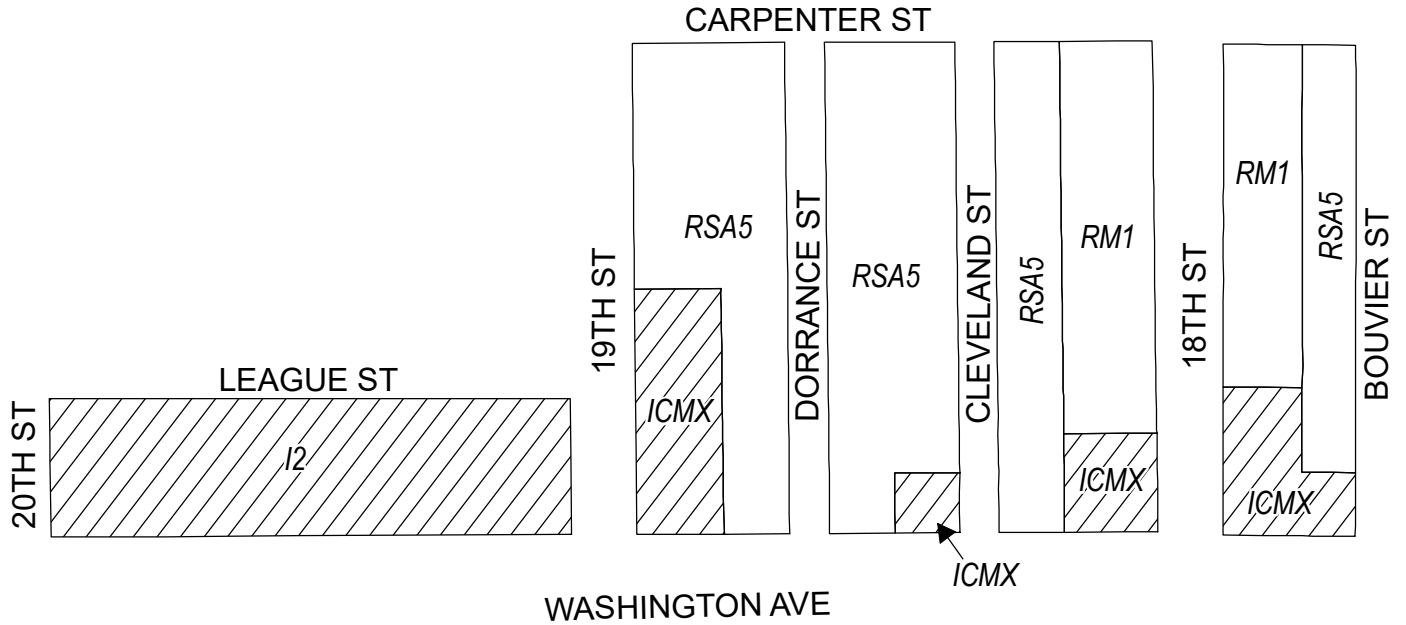


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A54 - Existing Zoning

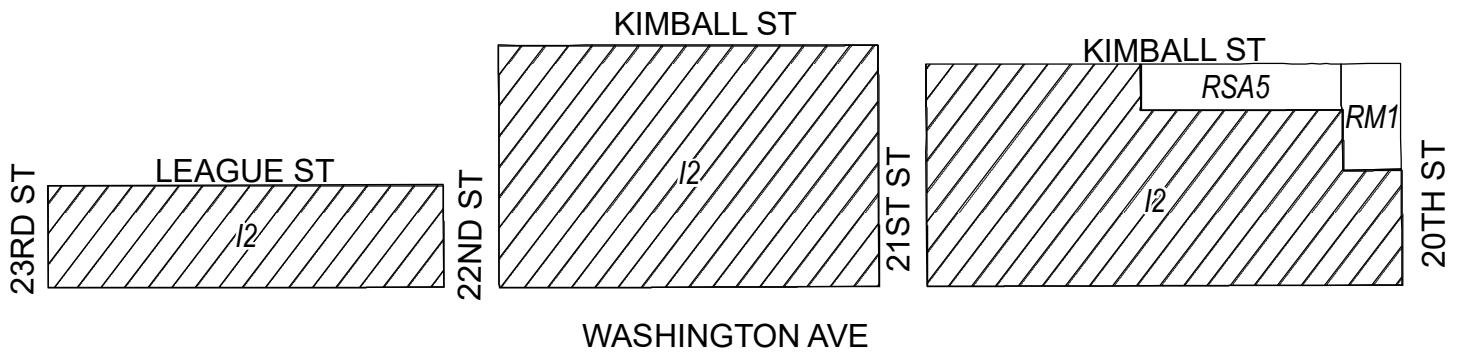


Zoning Districts

-  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map A55 - Existing Zoning



Zoning Districts



I-2, Medium Industrial

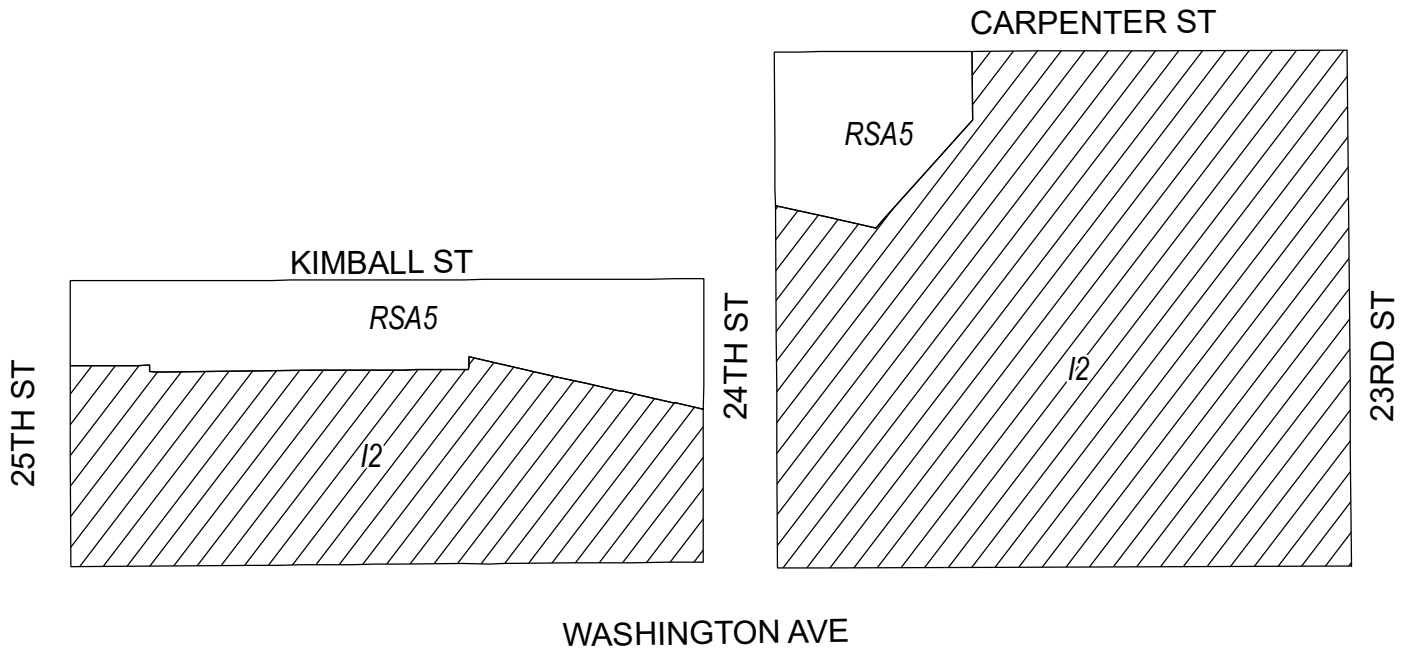


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map A56 - Existing Zoning



Zoning Districts

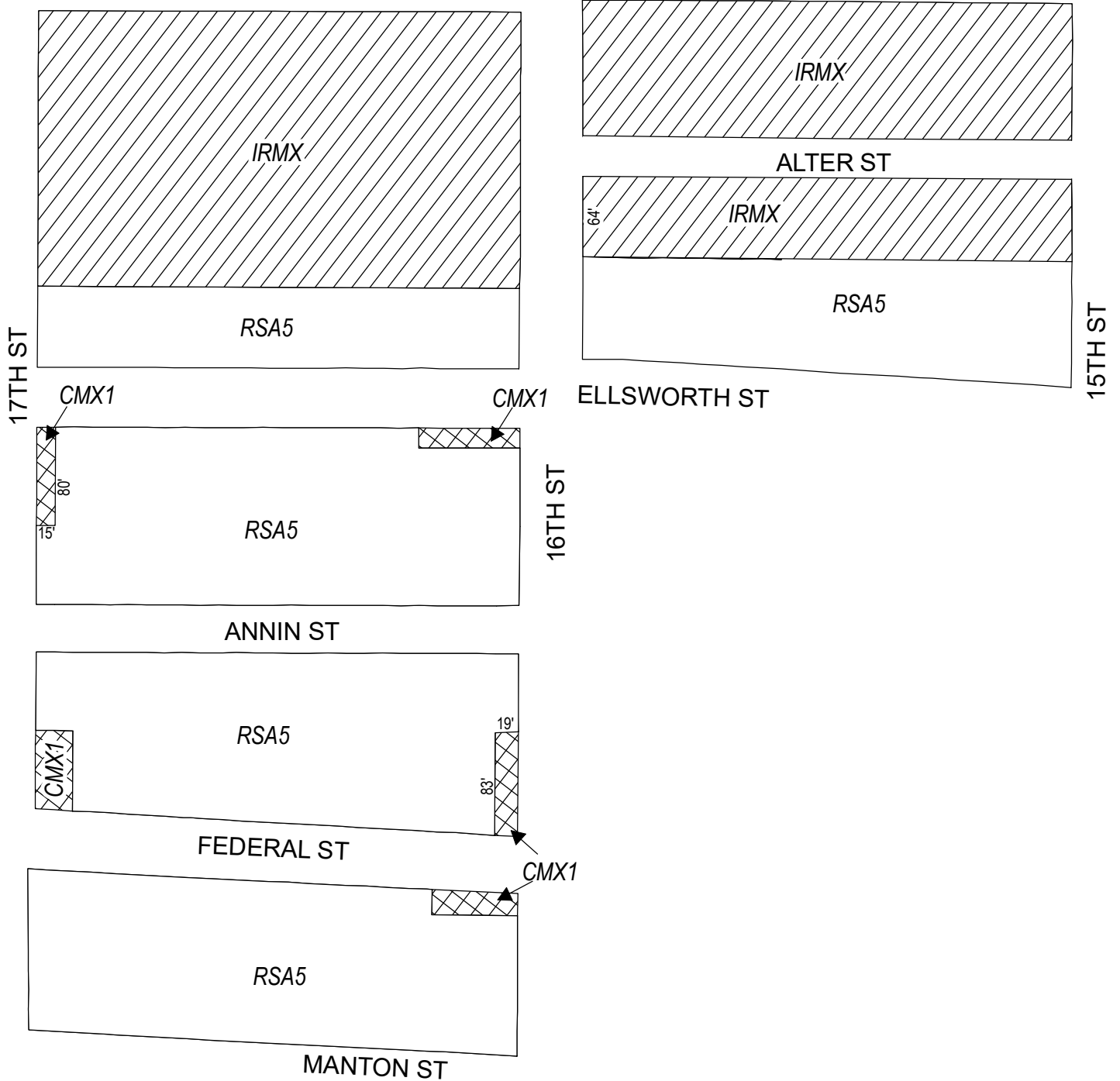
 I-2, Medium Industrial

 RSA-5, Residential Single-Family Attached
City of Philadelphia






Map B1 - Proposed Zoning

WASHINGTON AVE

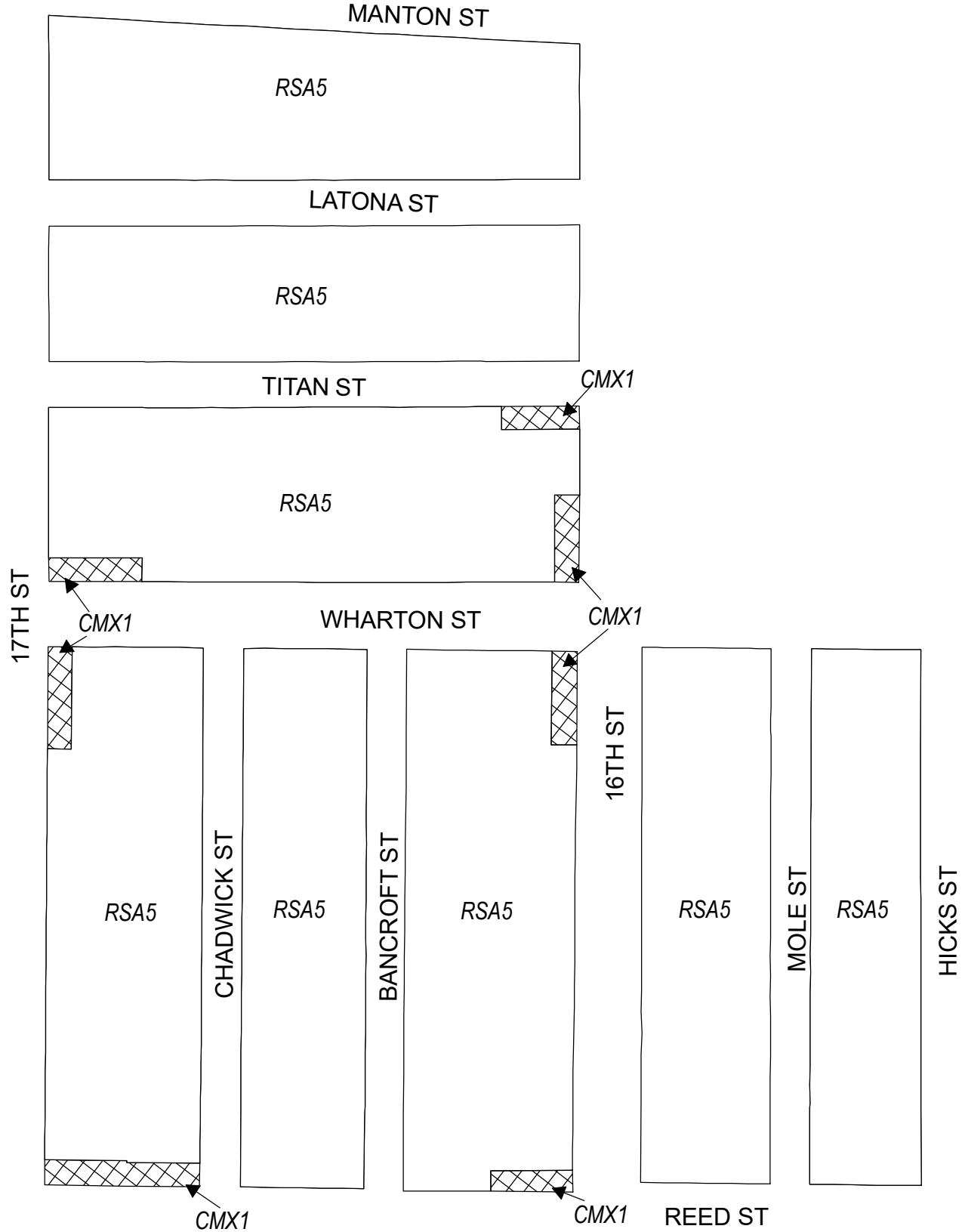


Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B2 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use

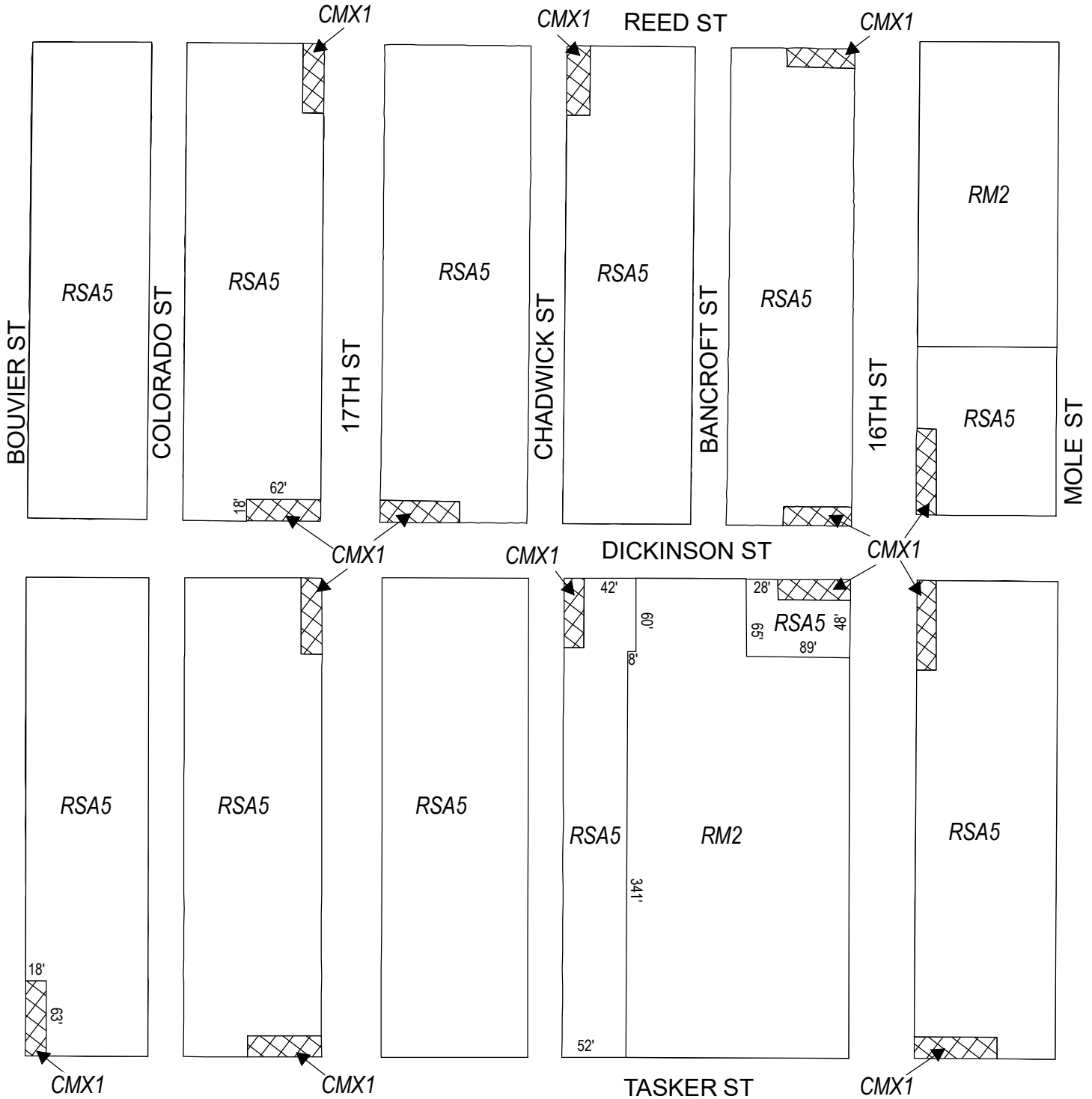


RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B3 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use

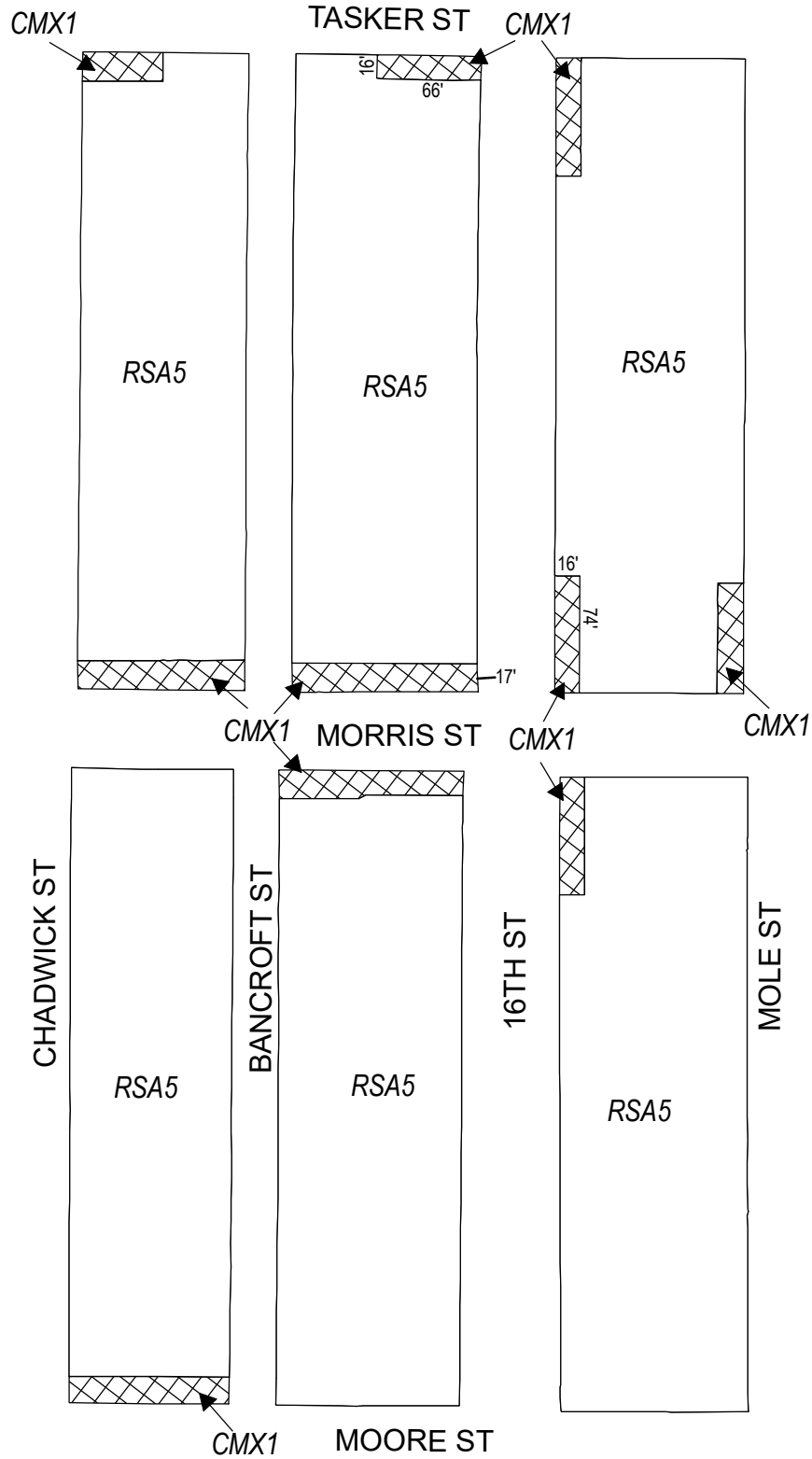


RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached



City of Philadelphia



Map B4 - Proposed Zoning



Zoning Districts




-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B5 - Proposed Zoning

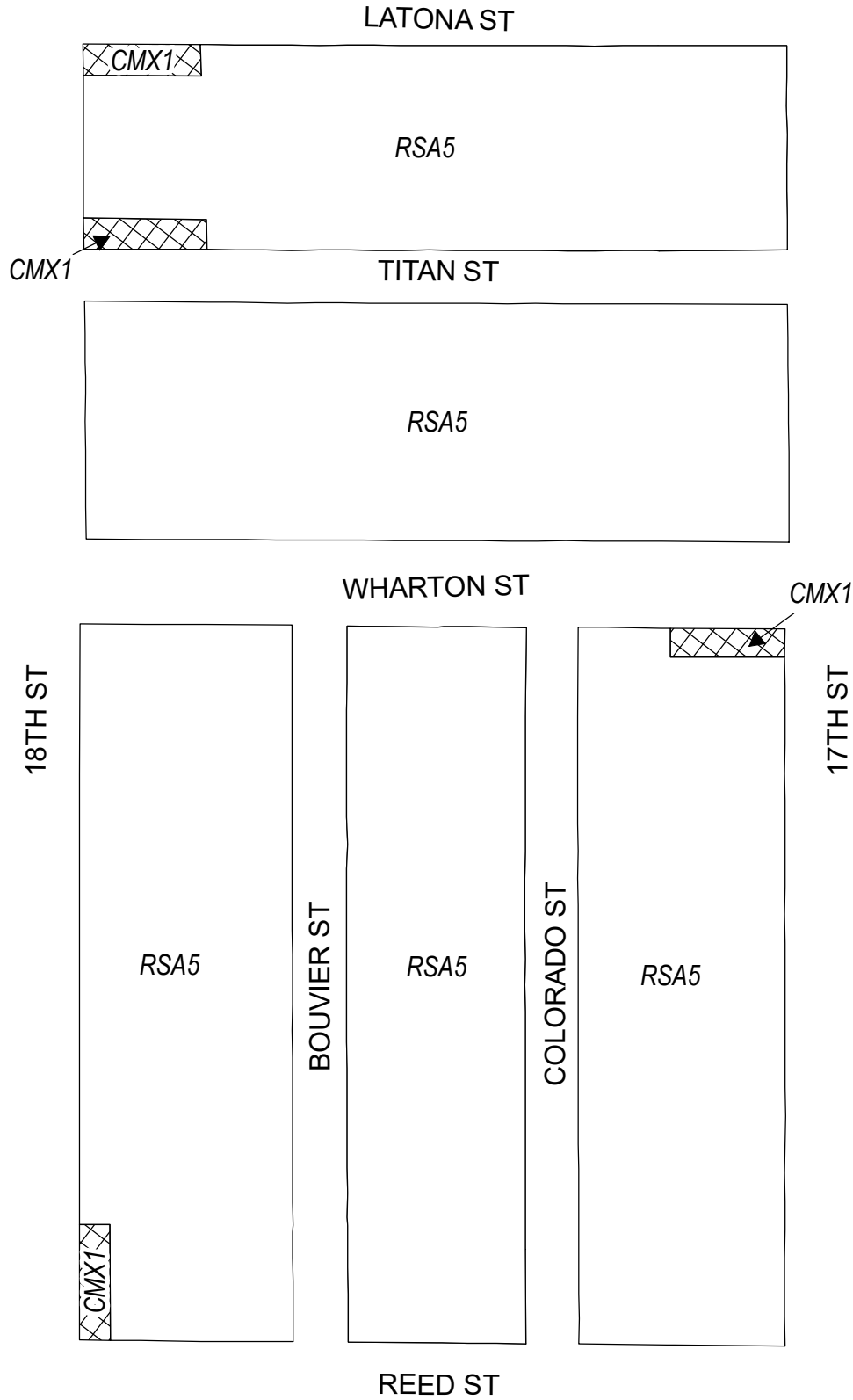


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B6 - Proposed Zoning

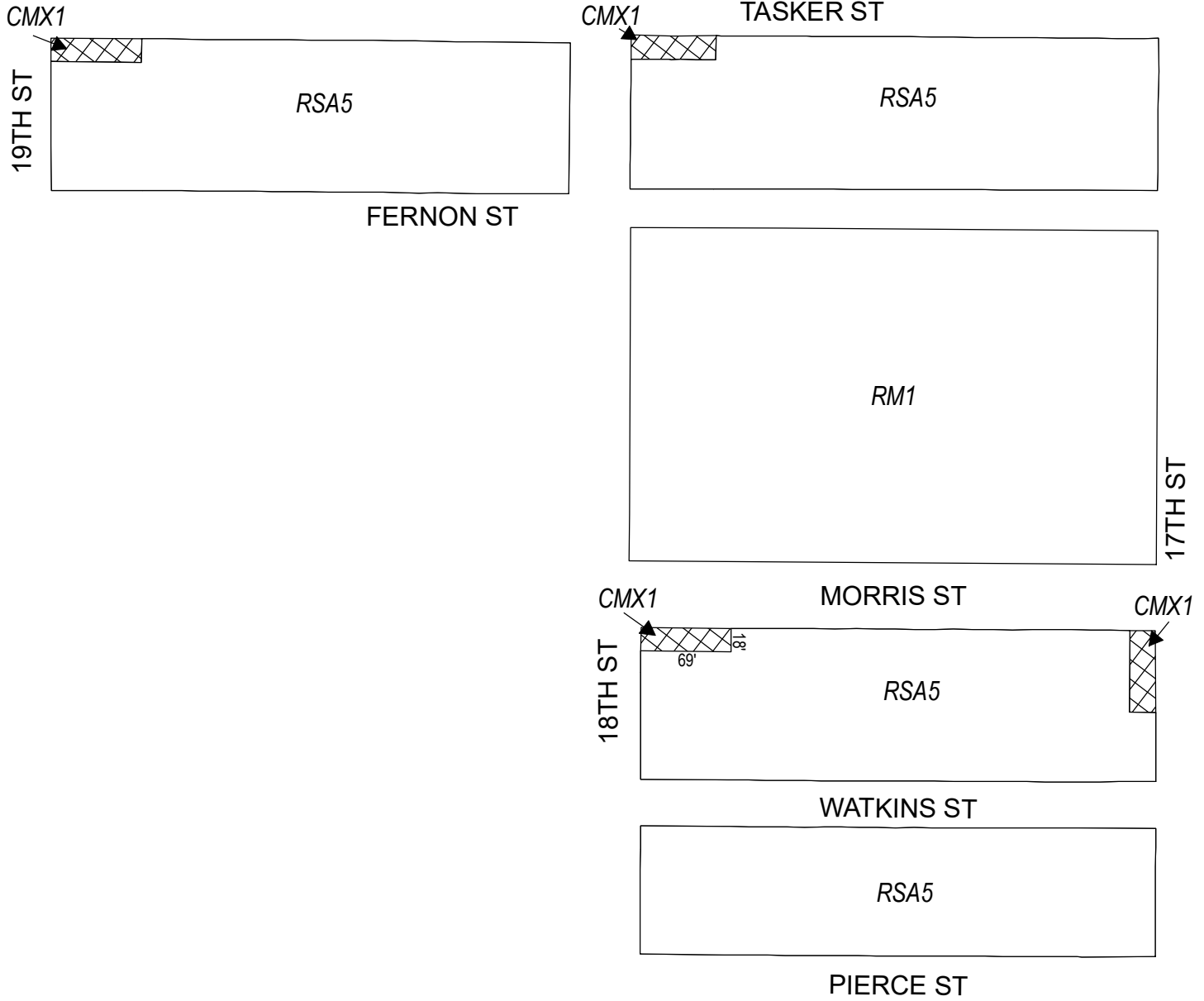


Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B7 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



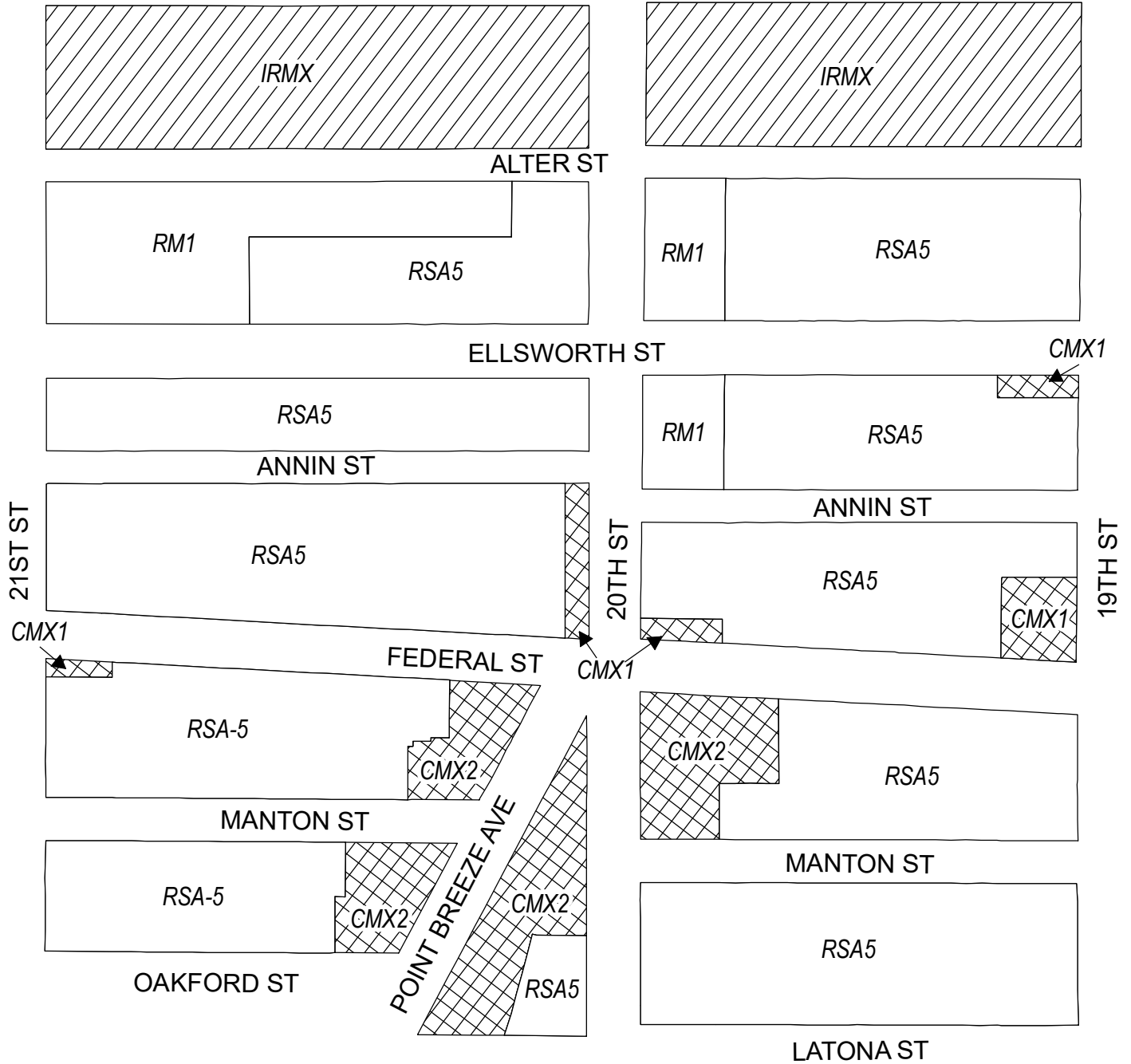
RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia




Map B8 - Proposed Zoning

WASHINGTON AVE



Zoning Districts

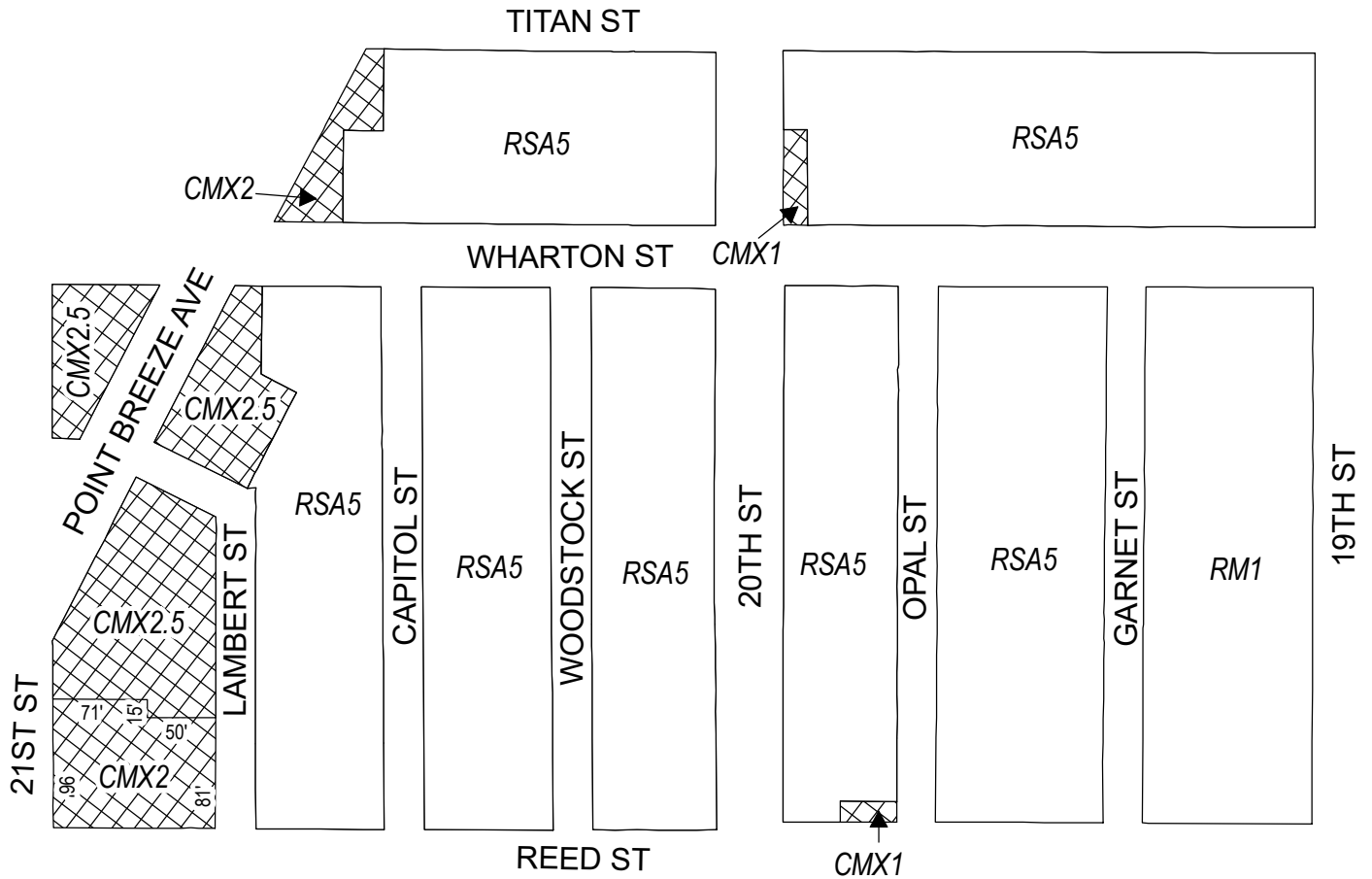
 CMX-1/CMX-2, Commercial Mixed-Use

 IRMX, Industrial Residential Mixed-Use

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



Map B9 - Proposed Zoning



Zoning Districts



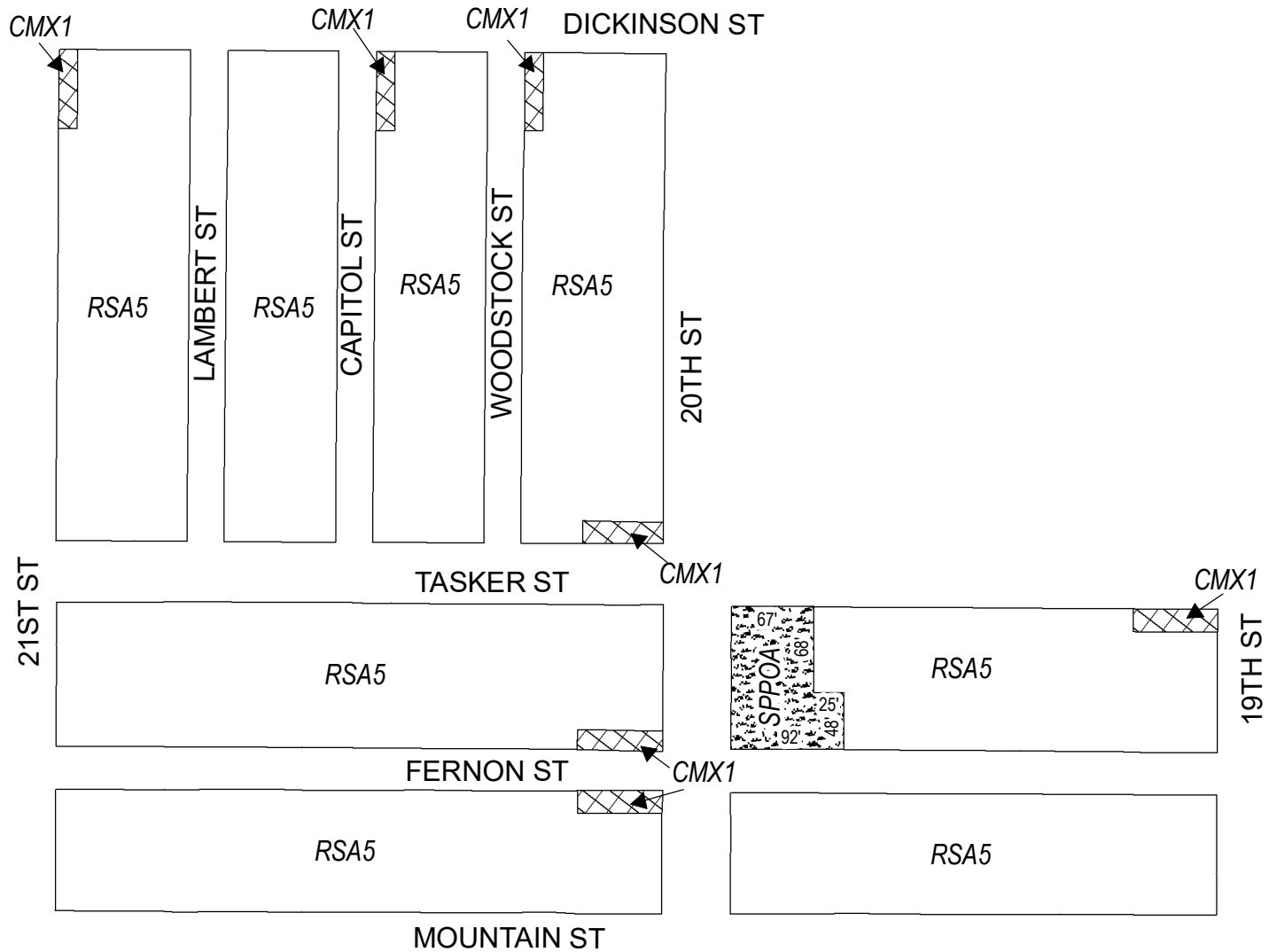
CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use






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



Map B10 - Proposed Zoning

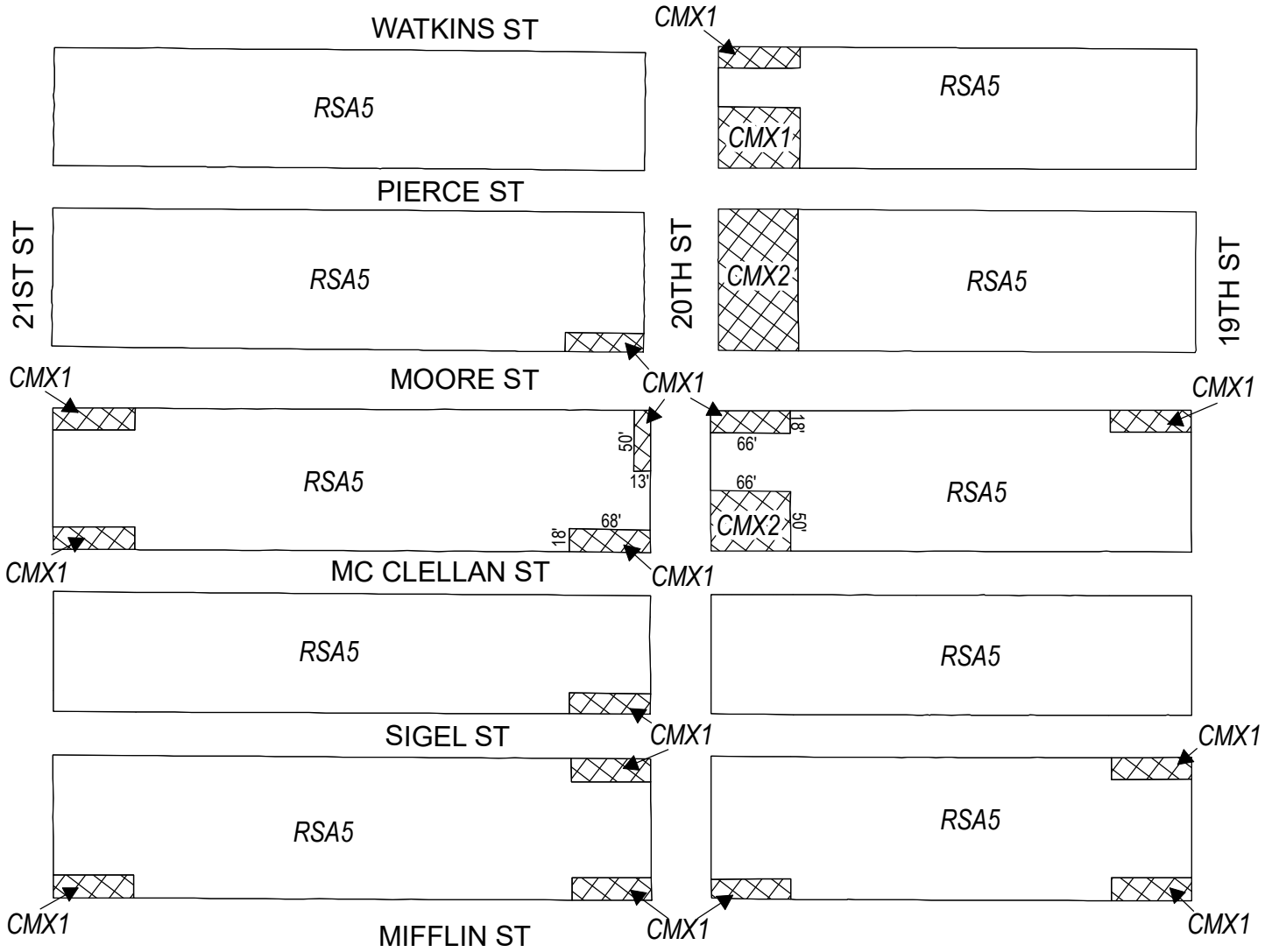


Zoning Districts



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



Map B11 - Proposed Zoning

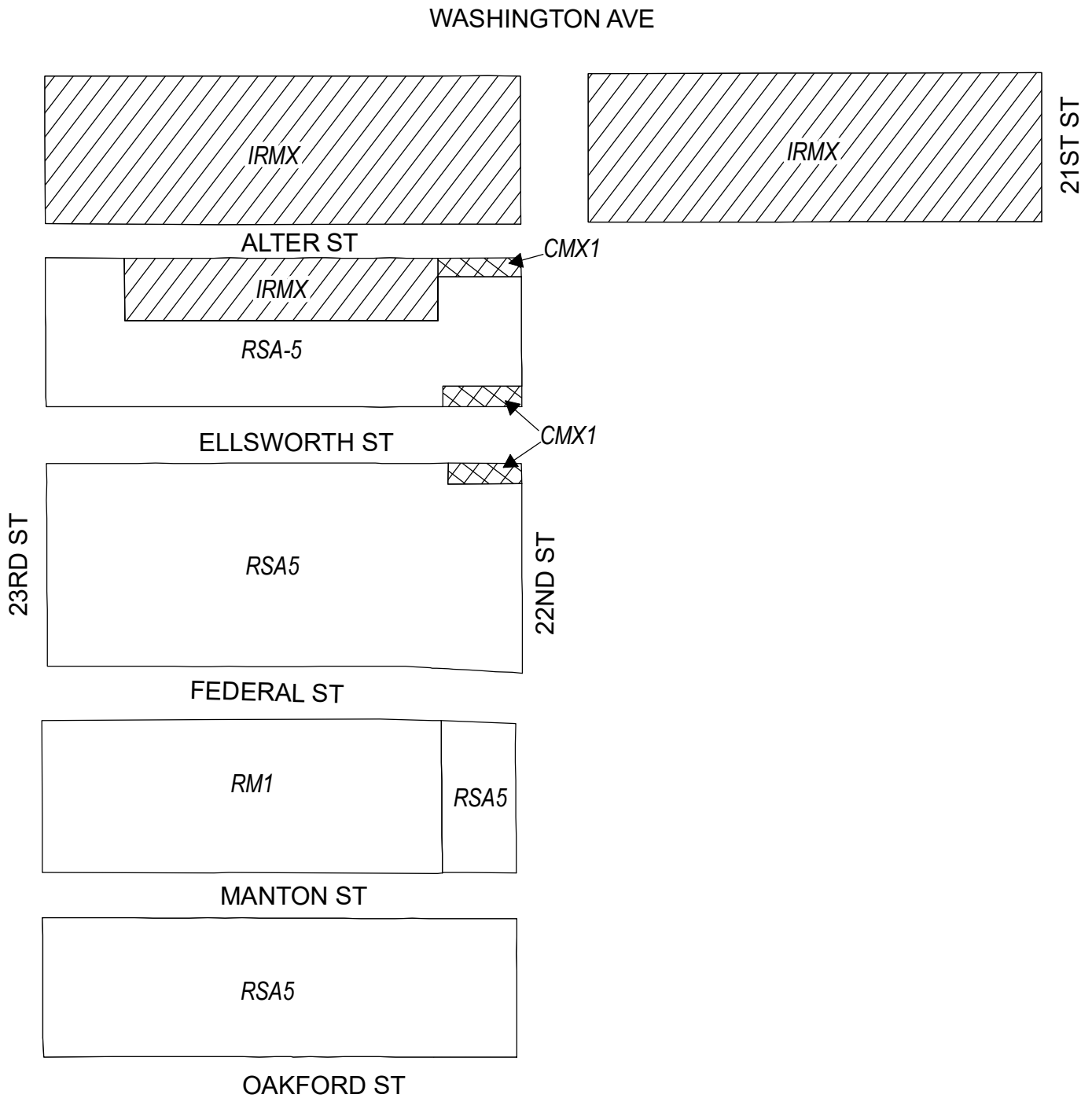


Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B12 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



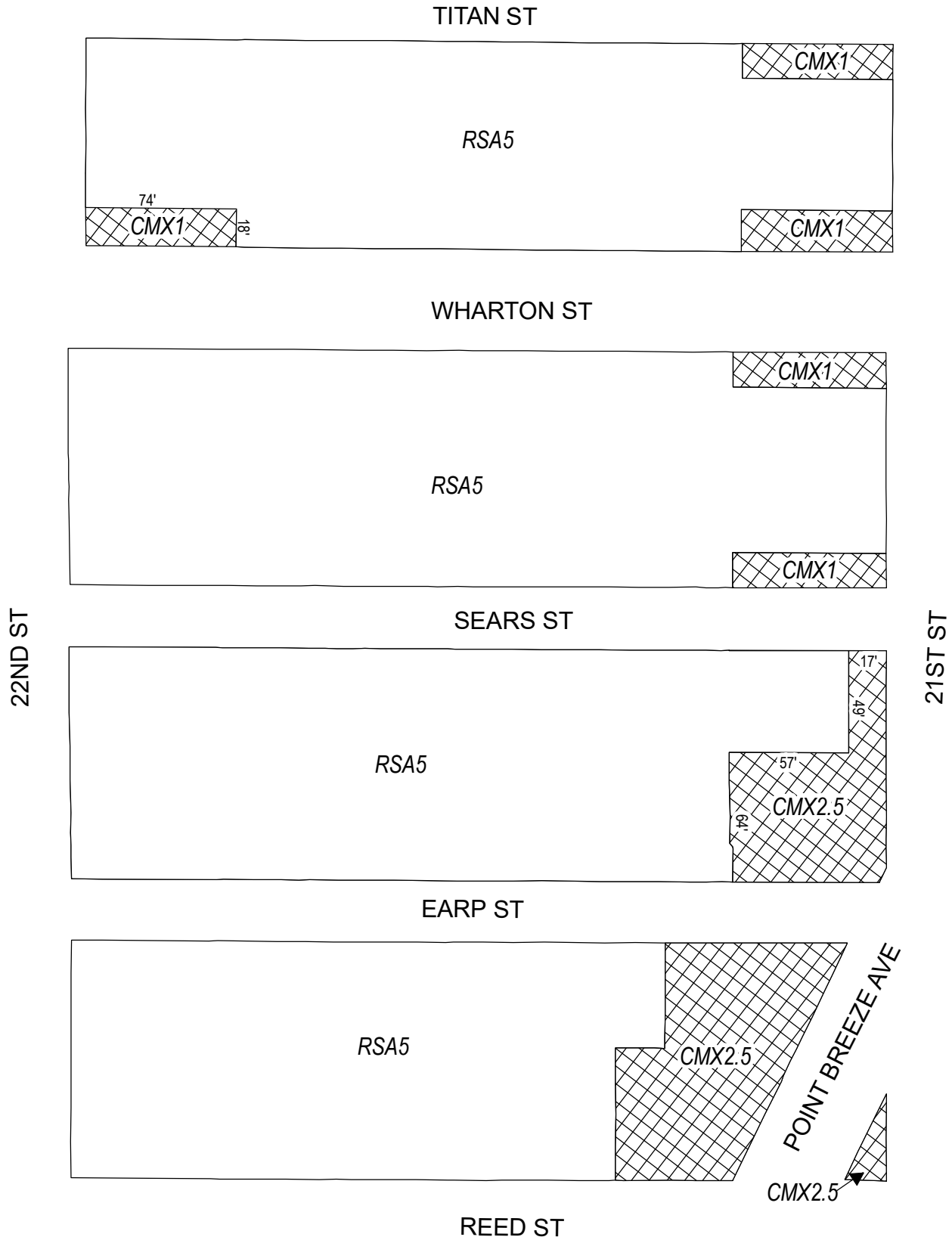
IRMX, Industrial Residential Mixed-Use





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



Map B13 - Proposed Zoning

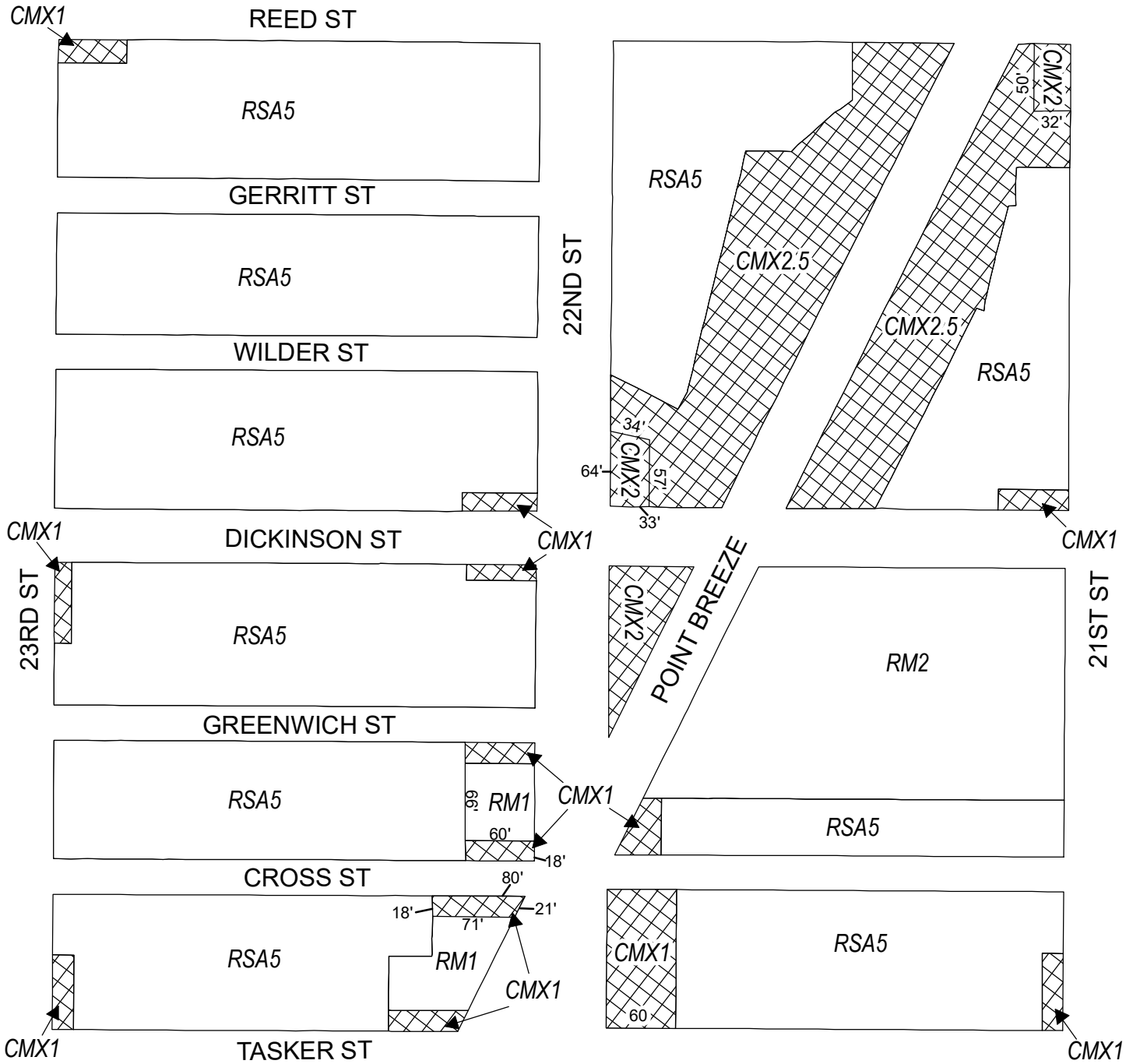


Zoning Districts

-  CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B14 - Proposed Zoning



Zoning Districts



CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use

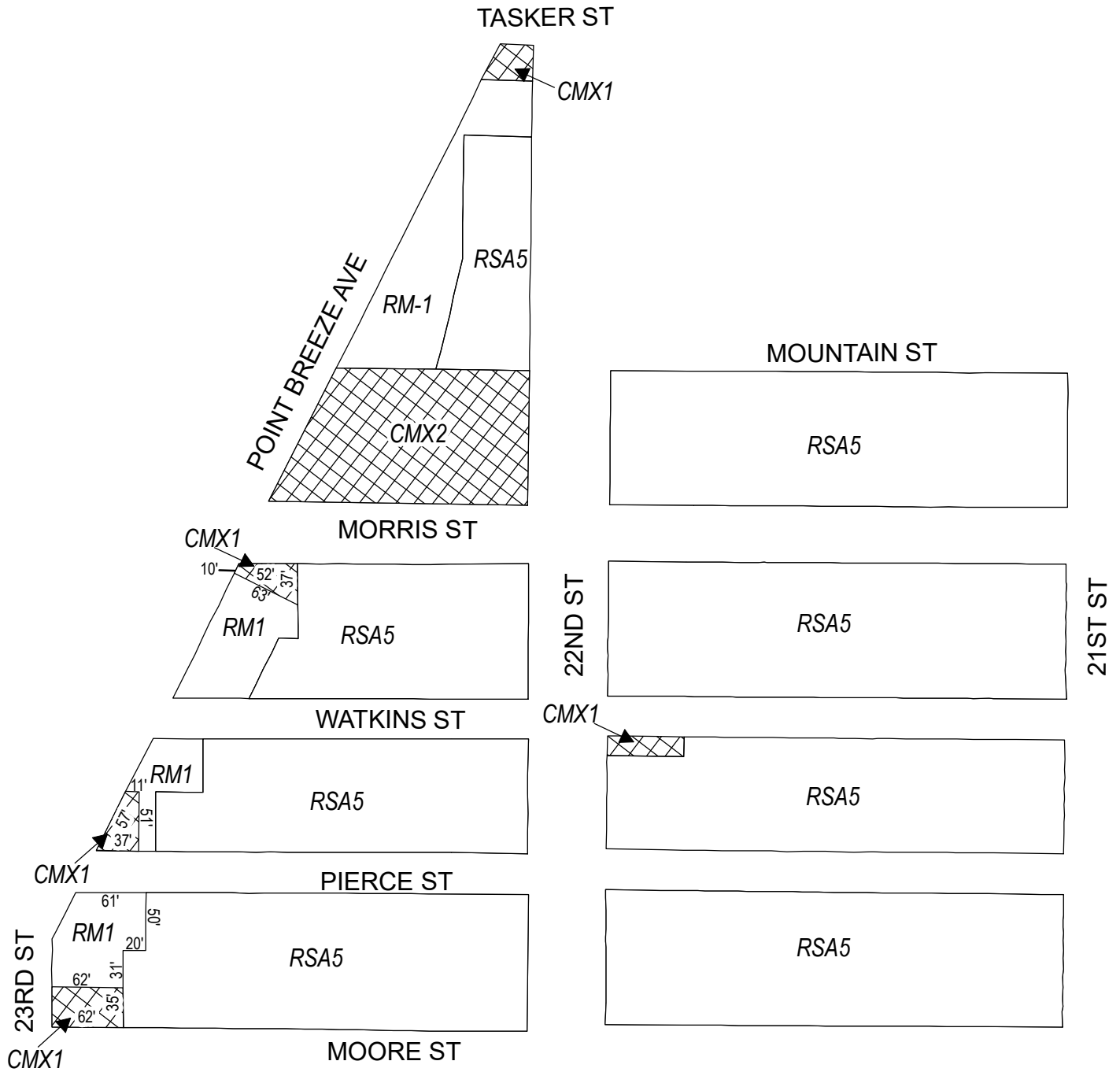


RM-1/RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B15 - Proposed Zoning



Zoning Districts



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



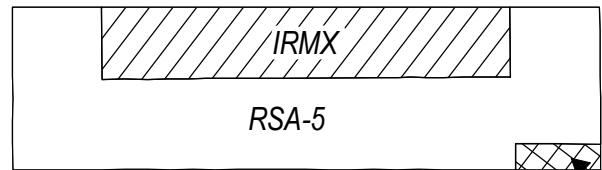
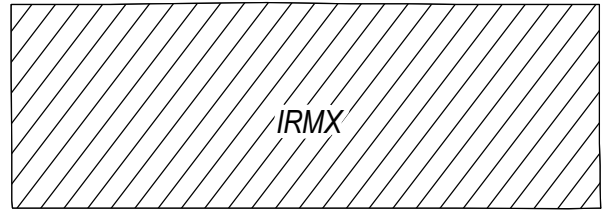
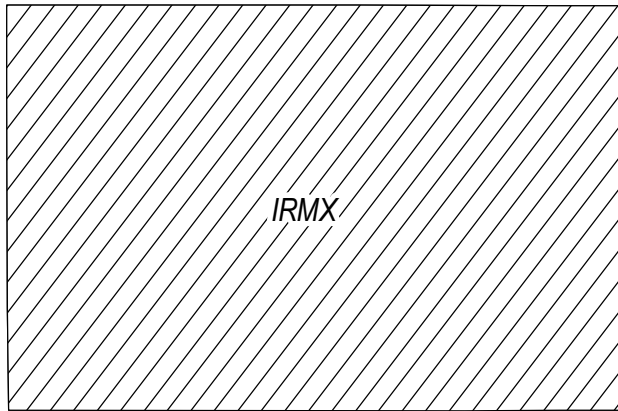
RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B16 - Proposed Zoning

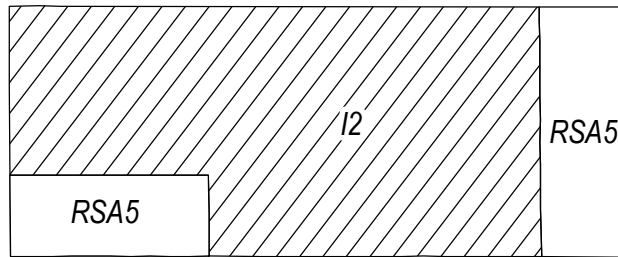
WASHINGTON AVE



ELLSWORTH ST

CMX1

25TH ST



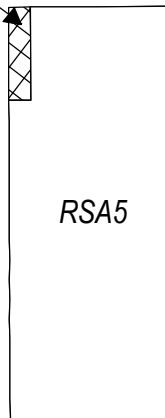
24TH ST



23RD ST

CMX1

FEDERAL ST



BUCKNELL



BONSALL



OAKFORD ST

Zoning Districts



CMX-1, Commercial Mixed-Use



I-2, Medium Industrial; IRMX, Industrial Residential Mixed-Use

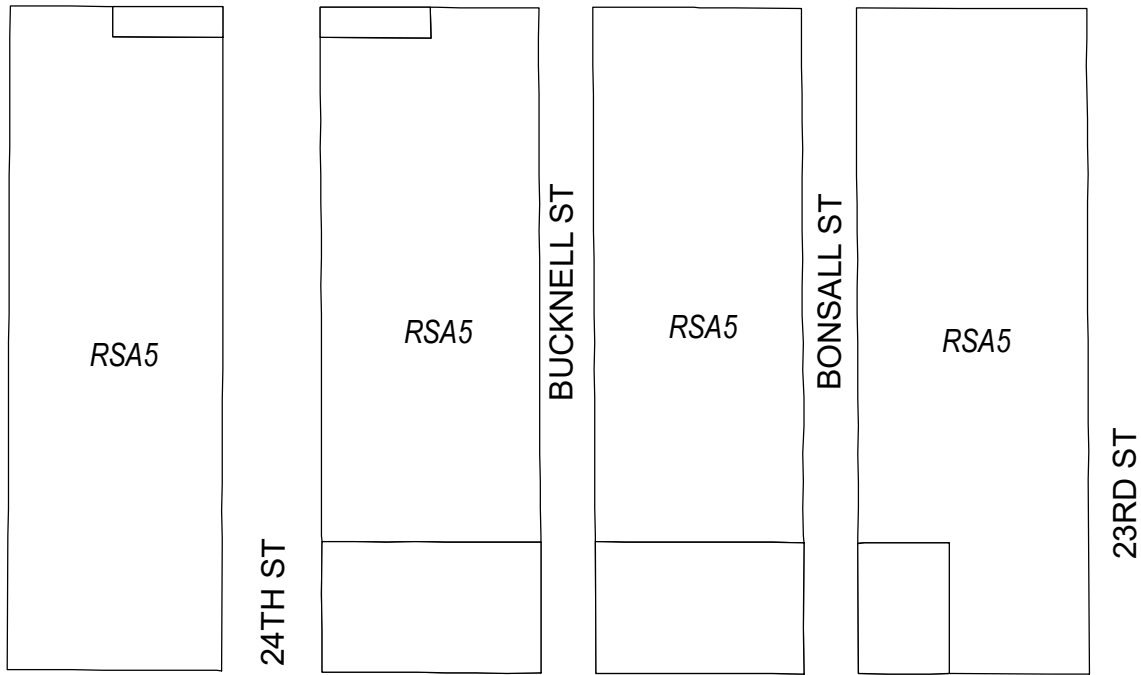


RSA-5, Residential Single-Family Attached

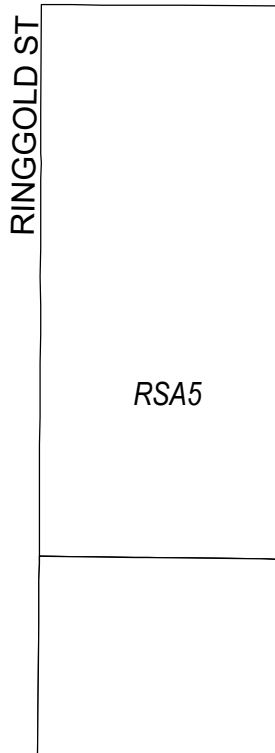


Map B17 - Proposed Zoning

OAKFORD ST



WHARTON ST



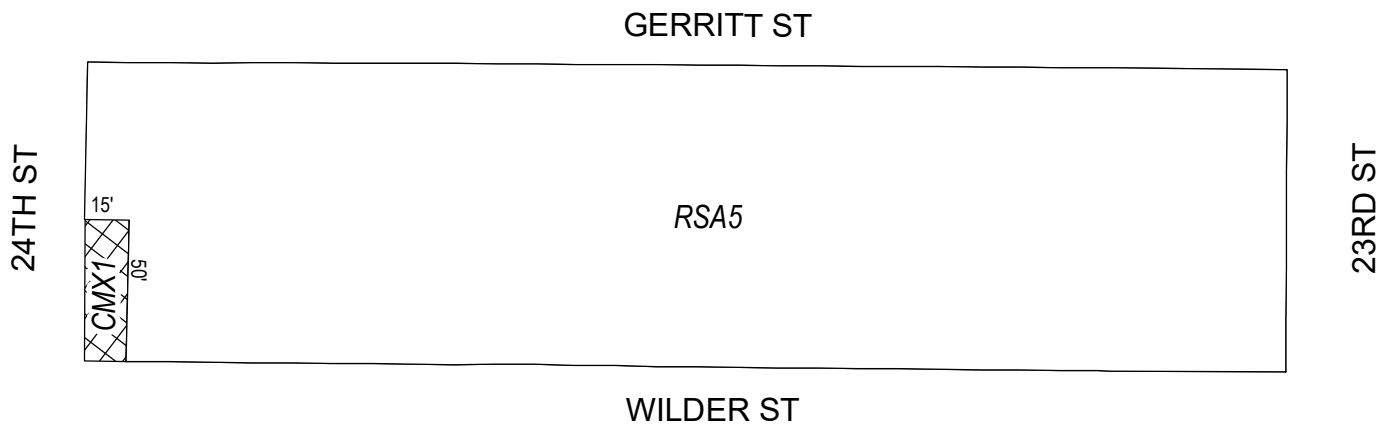
REED ST

Zoning Districts

 RSA-5, Residential Single-Family Attached
City of Philadelphia



Map B18 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use

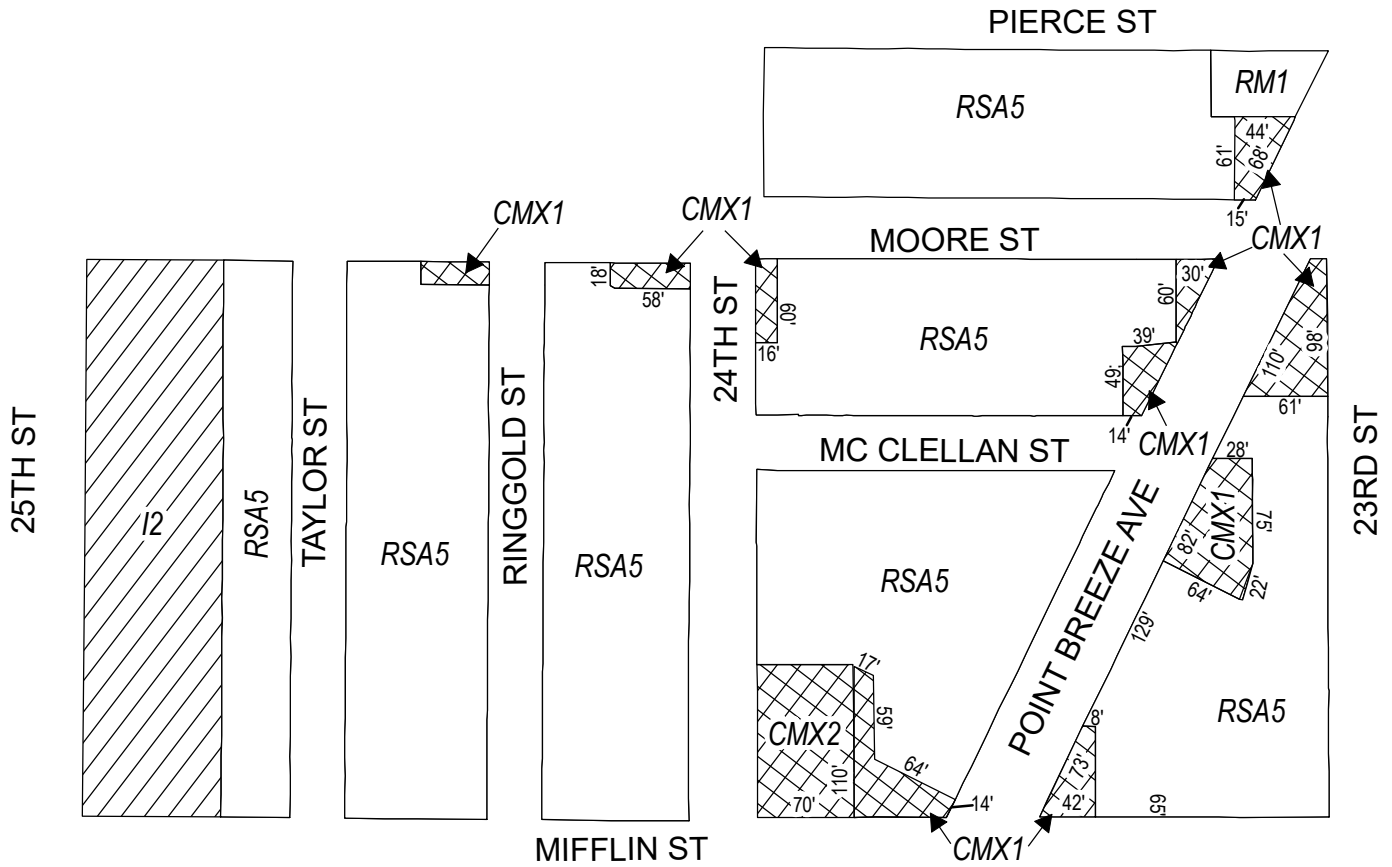


RSA-5, Residential Single-Family Attached




City of Philadelphia



Map B19 - Proposed Zoning

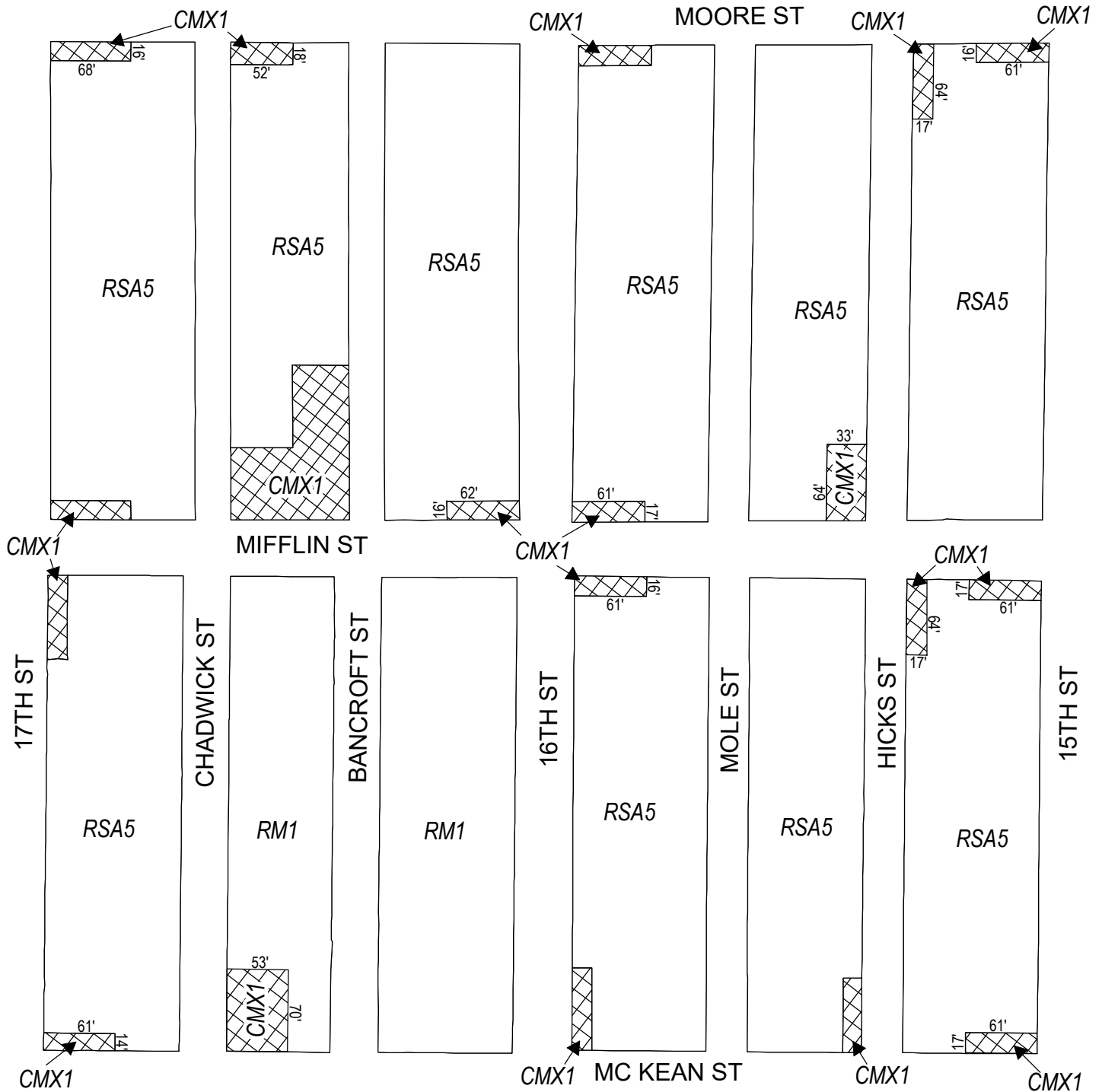


Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B20 - Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use

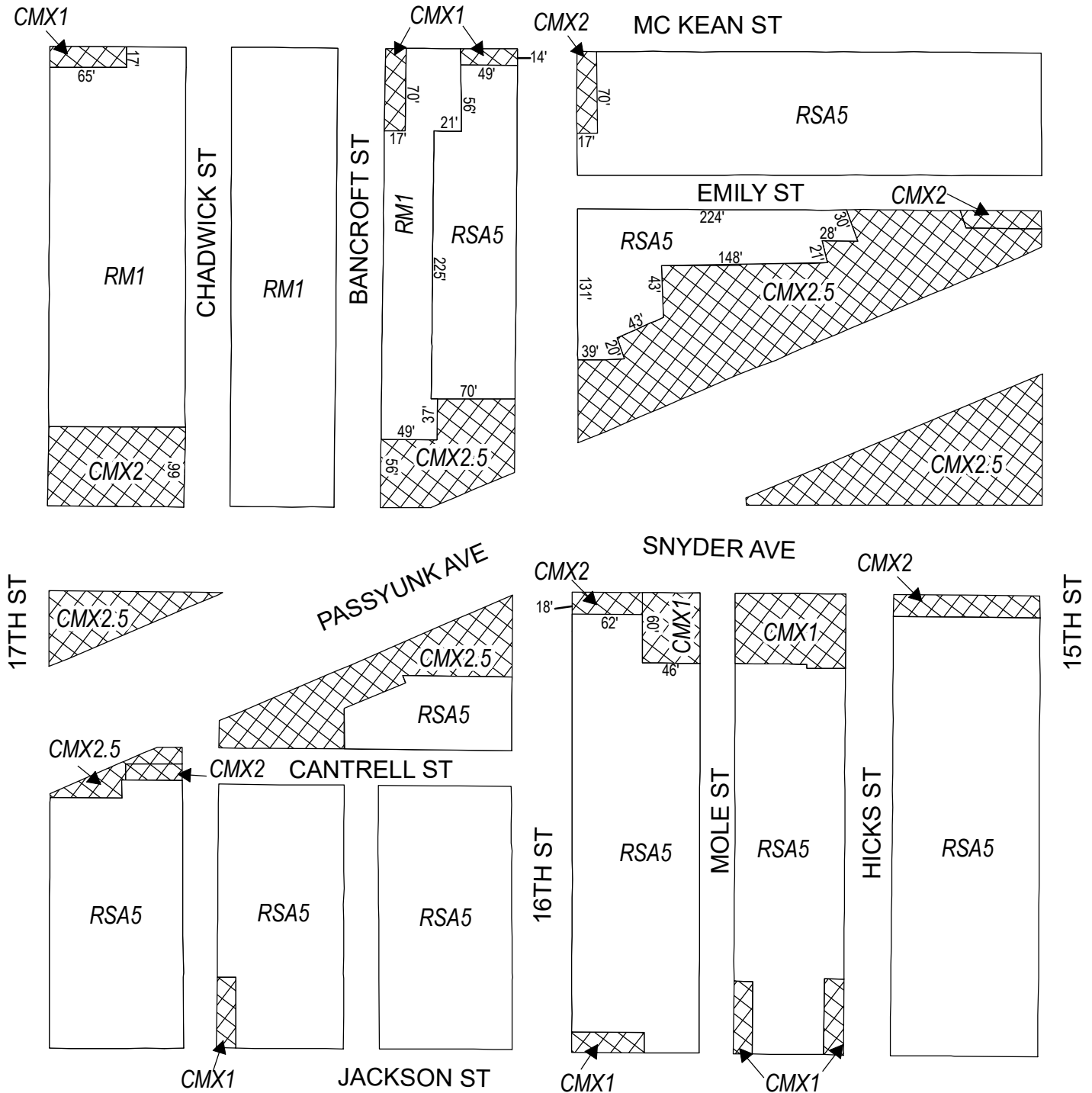


RM-1 Residential Multi-Family; RSA-5, Residential Single-Family Attached



City of Philadelphia



Map B21 - Proposed Zoning

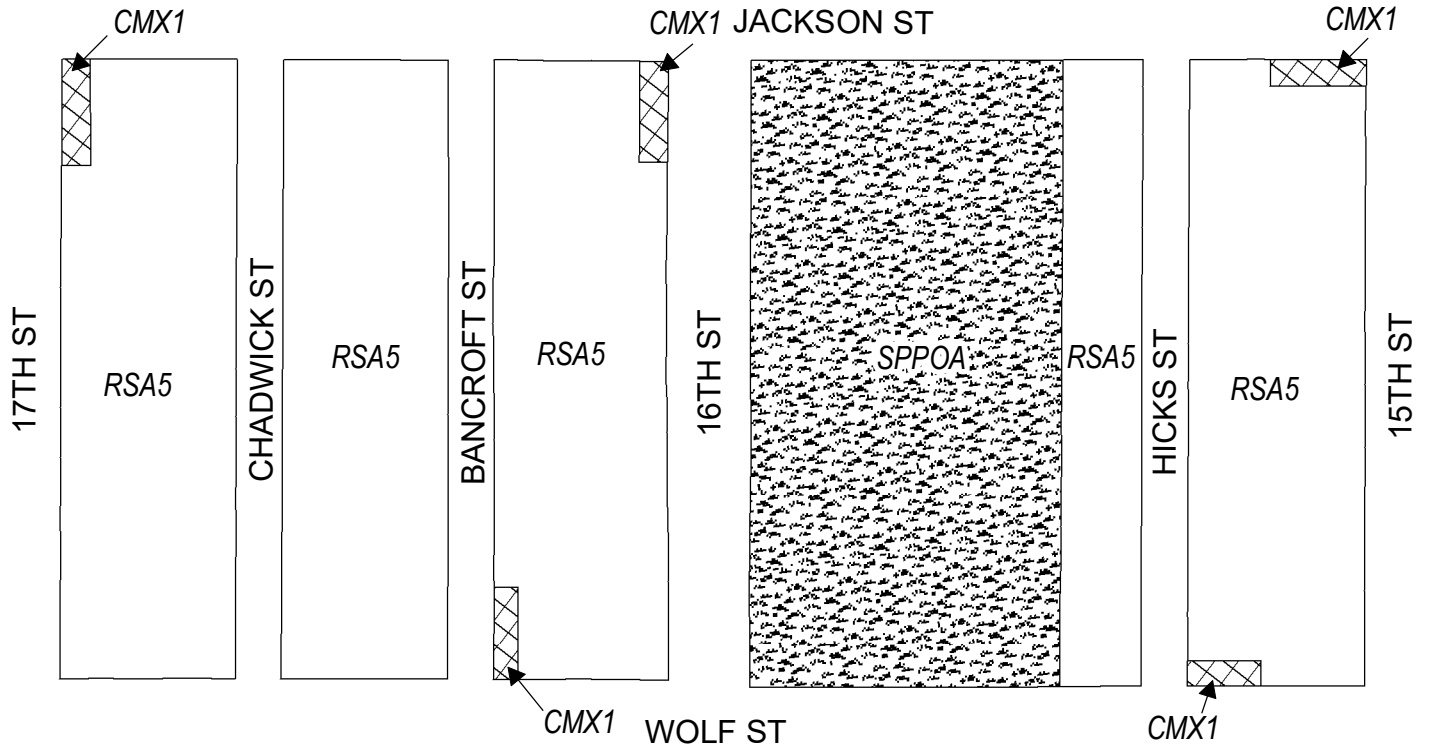


Zoning Districts




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



Map B22 - Proposed Zoning

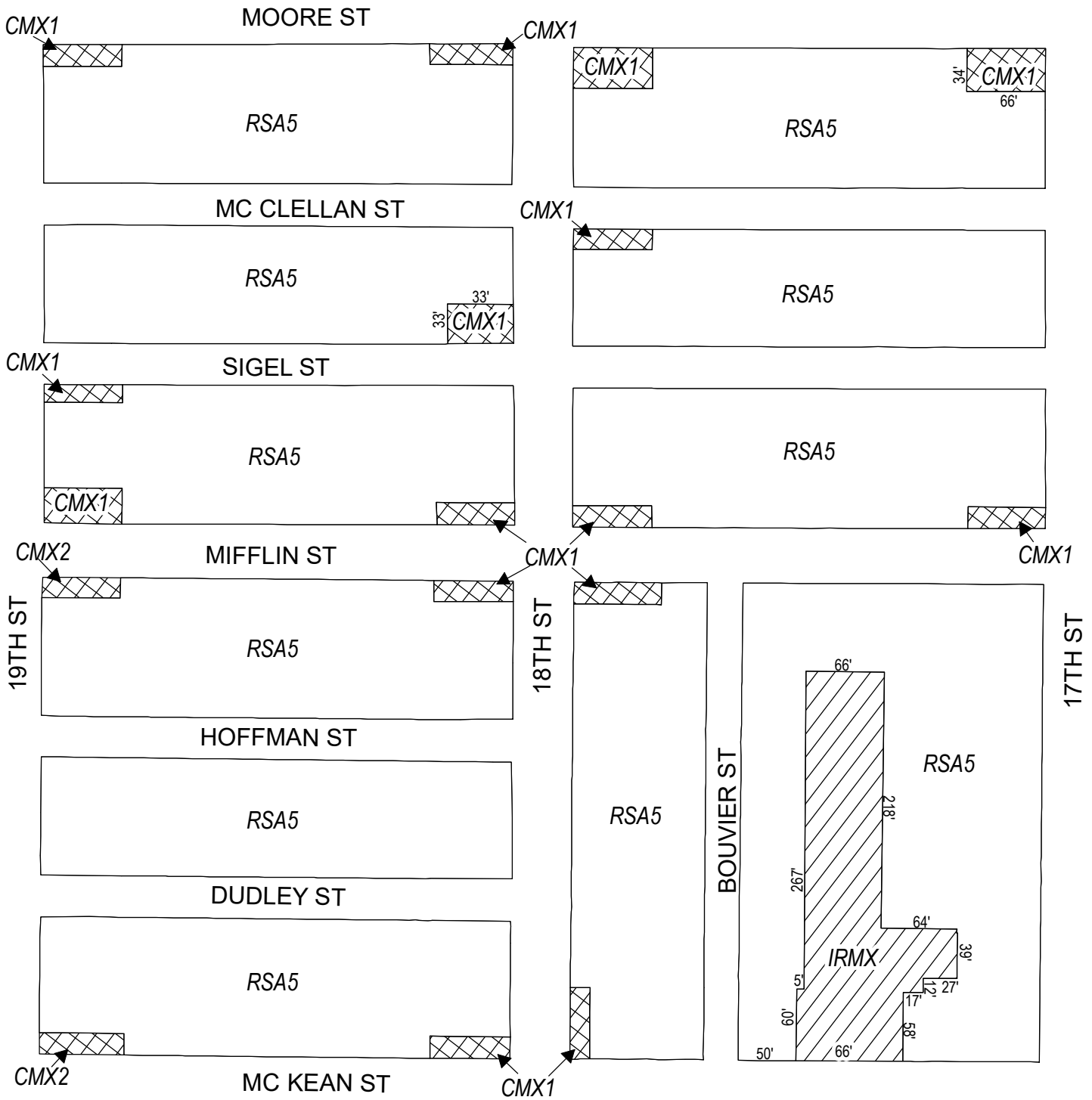


Zoning Districts




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



Map B23 - Proposed Zoning

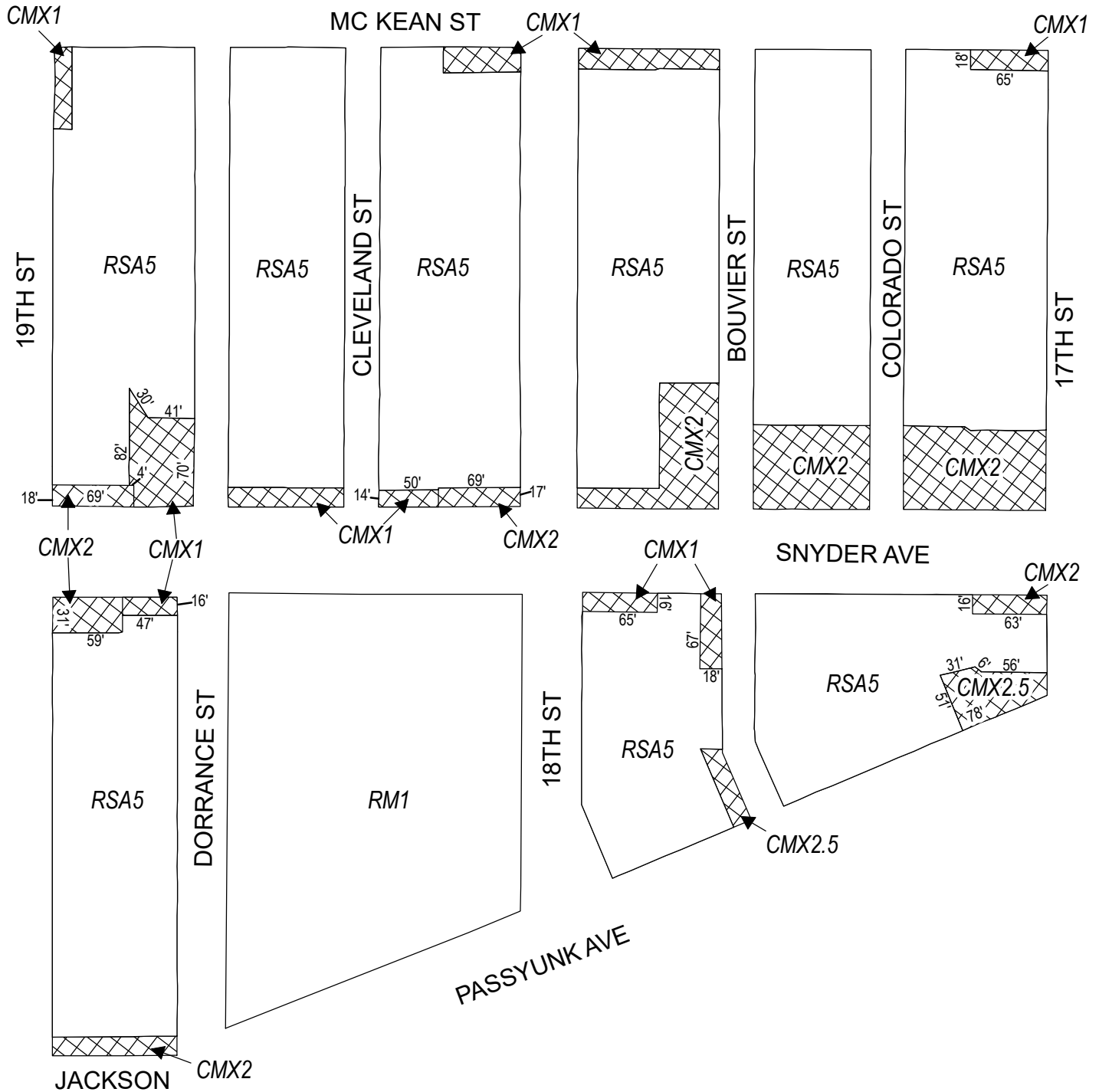


Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
 -  IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B24 - Proposed Zoning



Zoning Districts



CMX-1/CMX-2/CMX-2.5, Commercial Mixed-Use



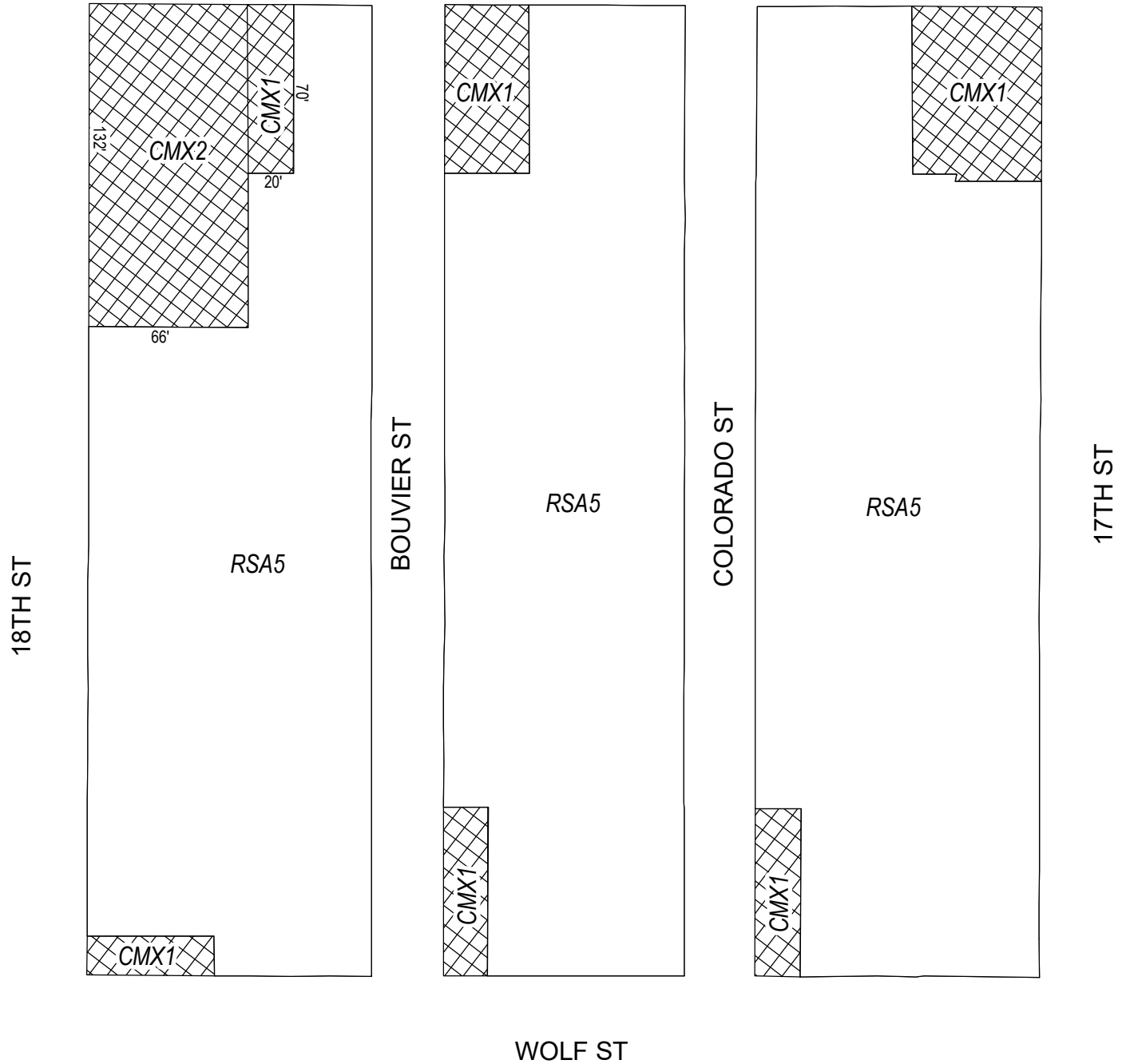
RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia




Map B25 - Proposed Zoning

JACKSON ST



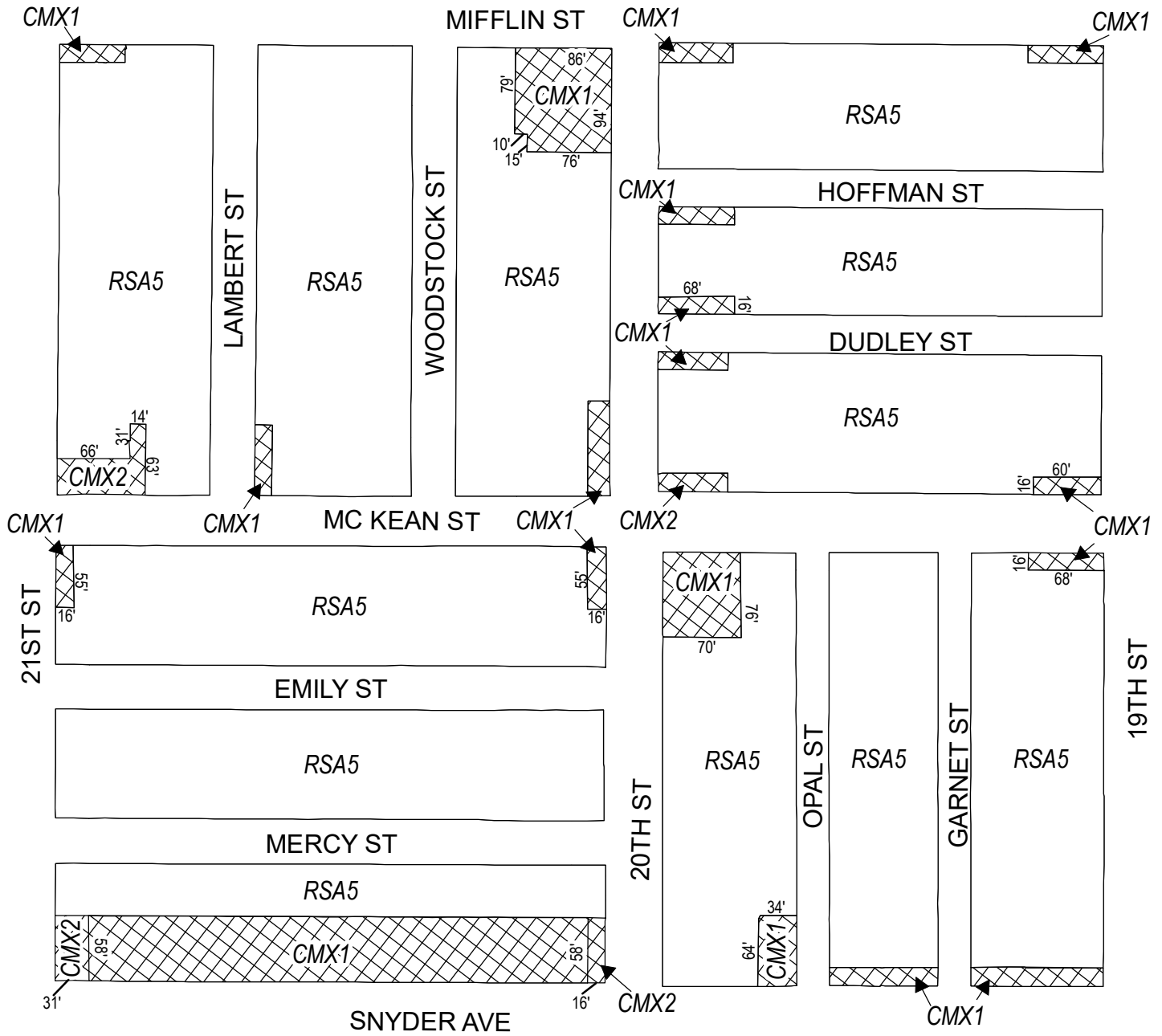
Zoning Districts

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



 RSA-5, Residential Single-Family Attached



Map B26 - Proposed Zoning

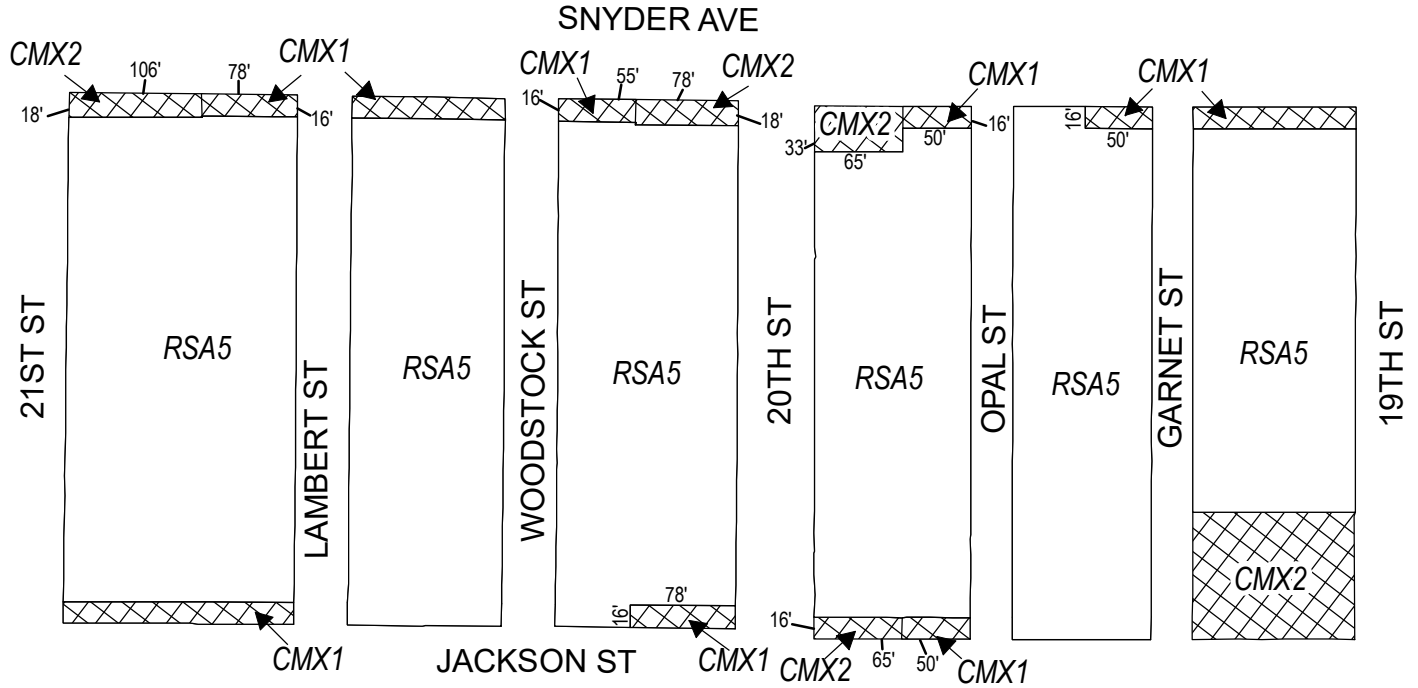


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B27 - Proposed Zoning

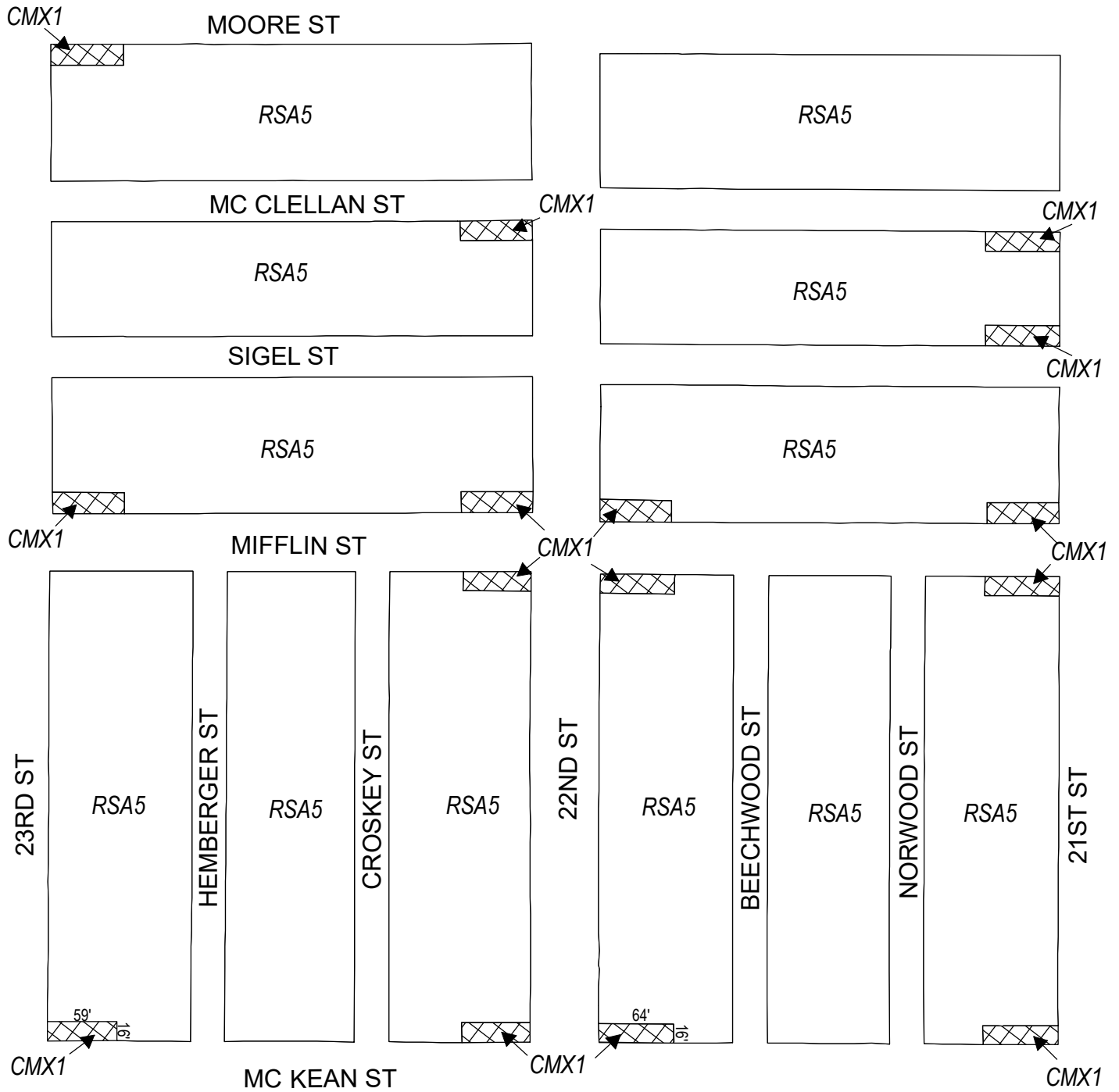


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B28 - Proposed Zoning

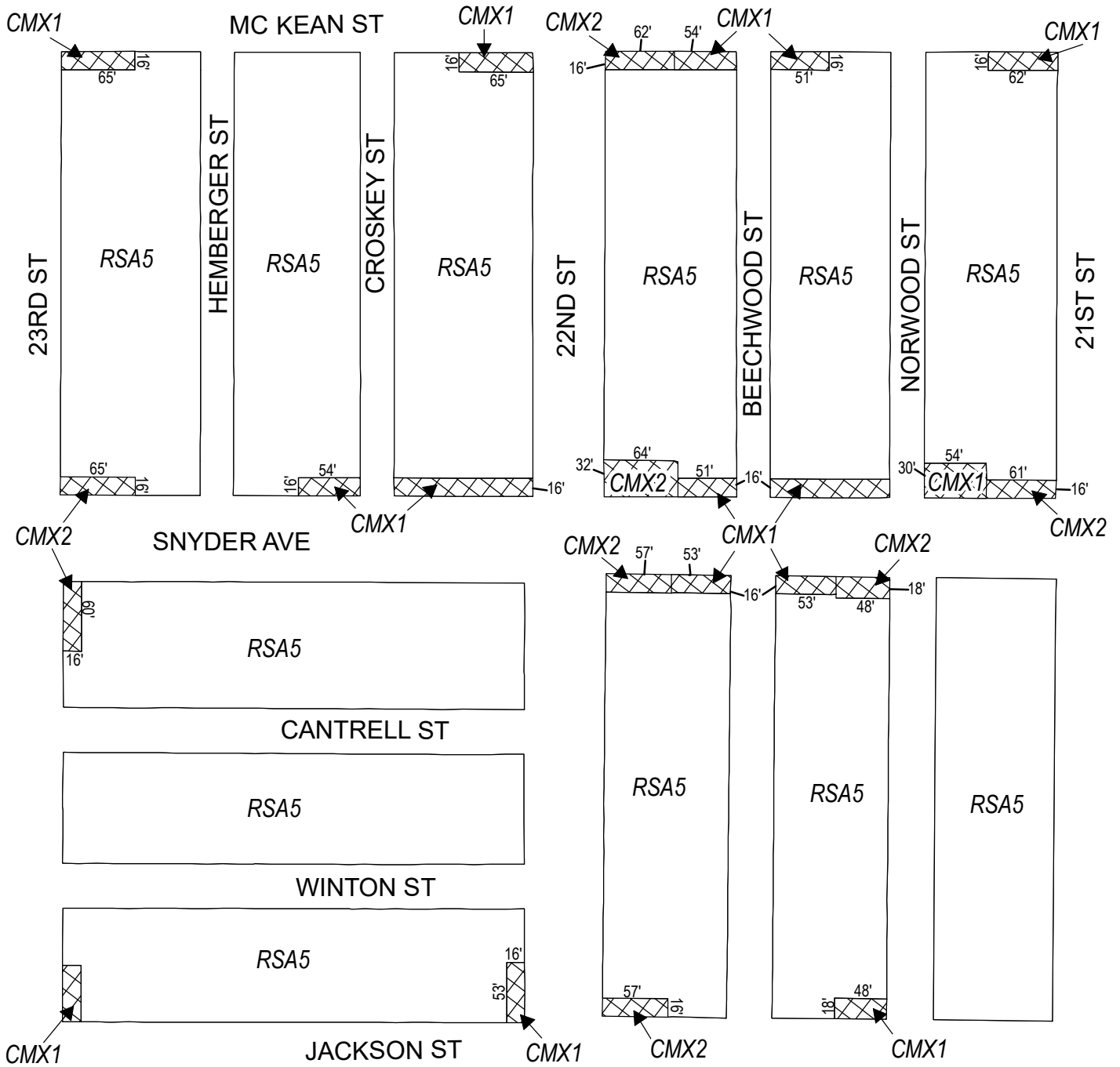


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B29 - Proposed Zoning

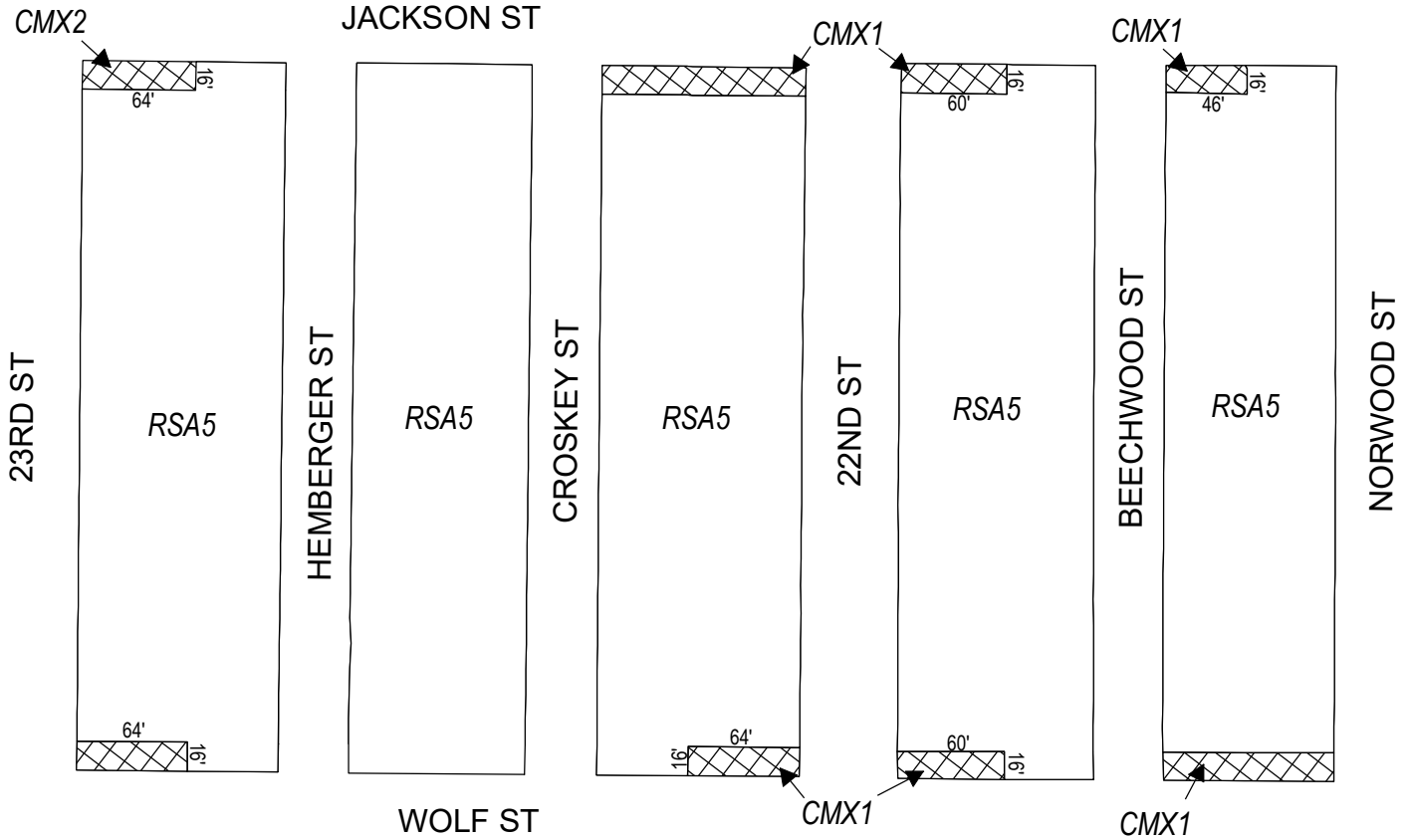


Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B30 - Proposed Zoning

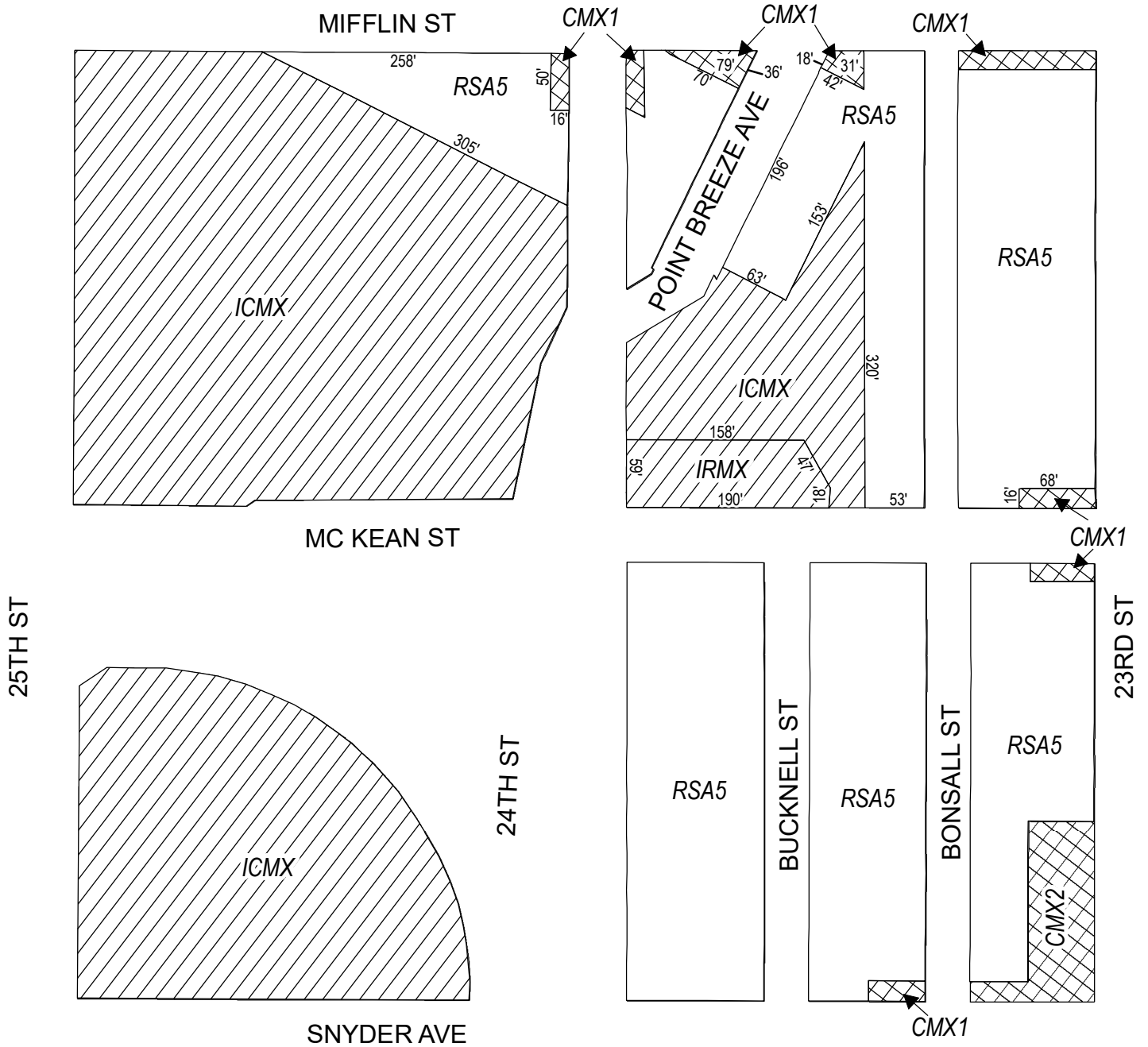


Zoning Districts




-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B31 - Proposed Zoning

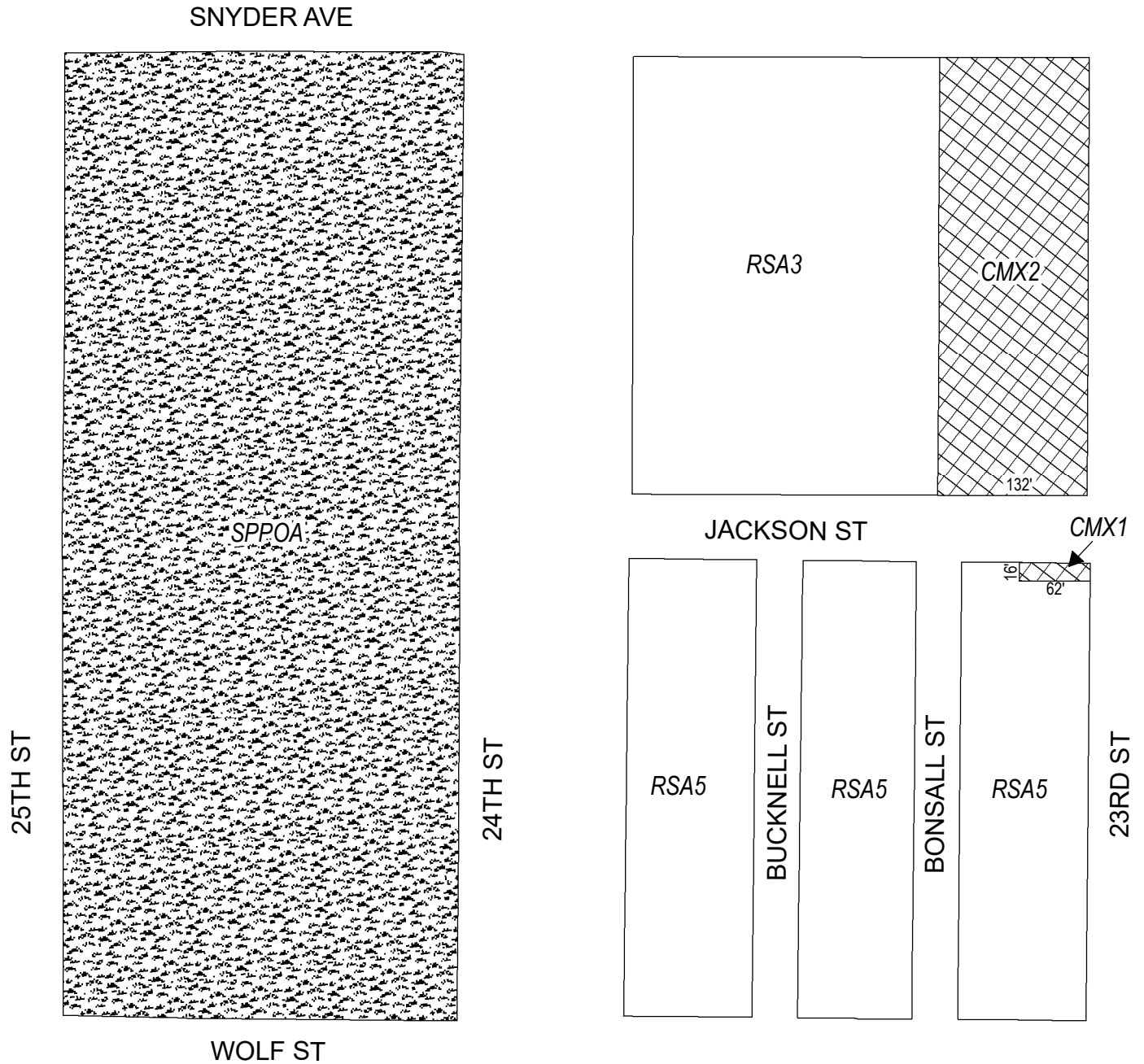


Zoning Districts




-  CMX-1/CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use; IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B32 - Proposed Zoning

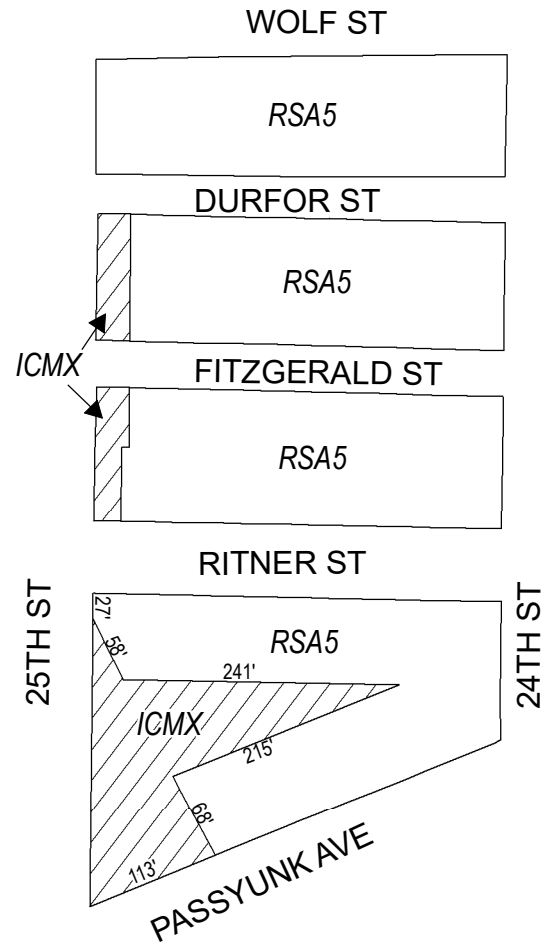
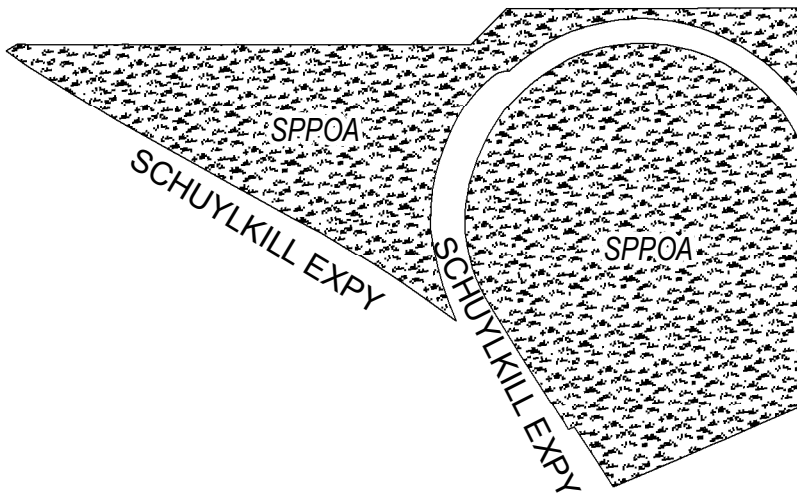


Zoning Districts




-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RSA-3/RSA-5, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map B33 - Proposed Zoning

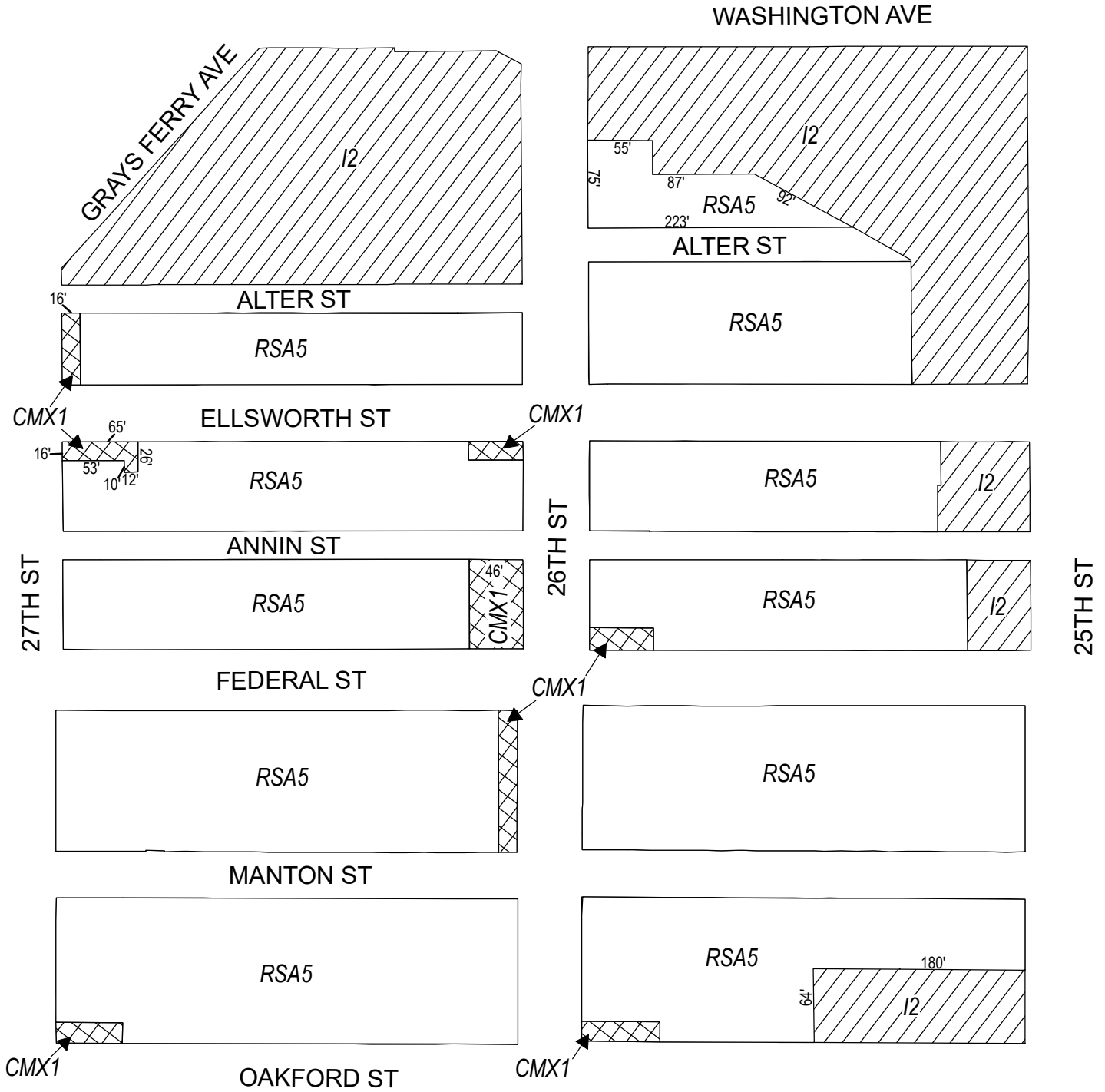


Zoning Districts




-  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map B34 - Proposed Zoning

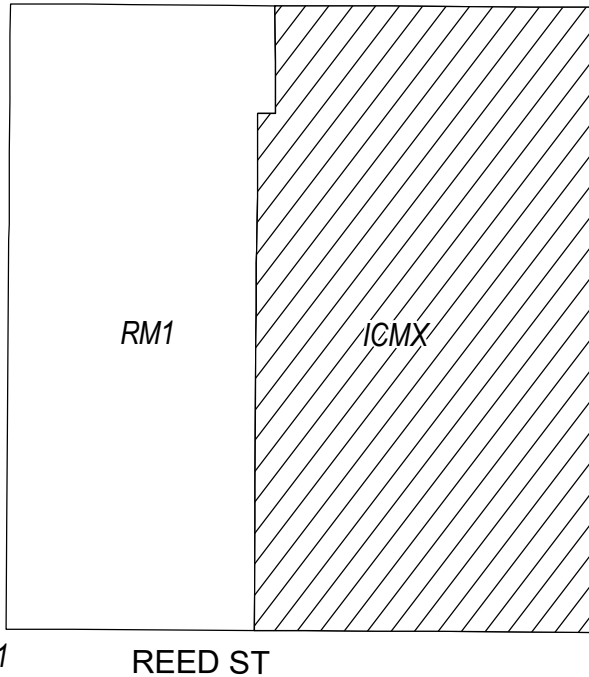
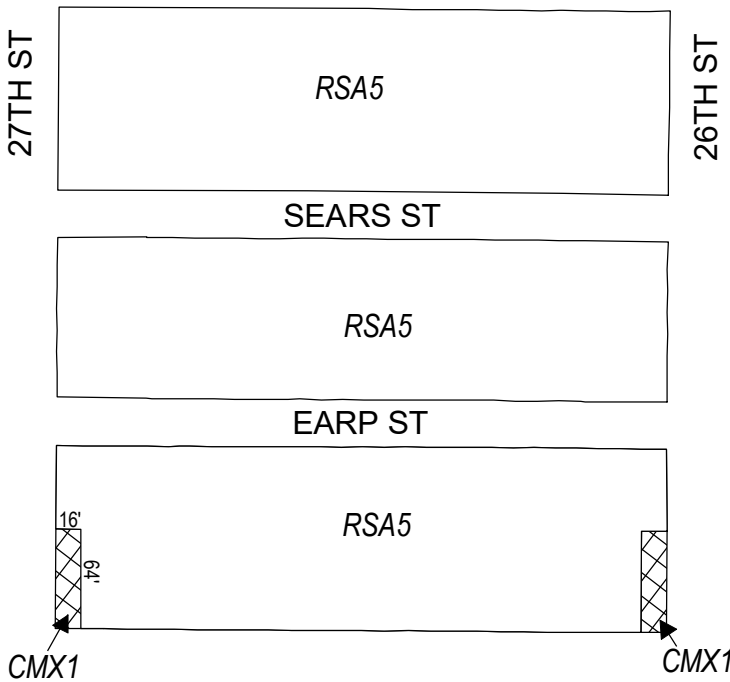
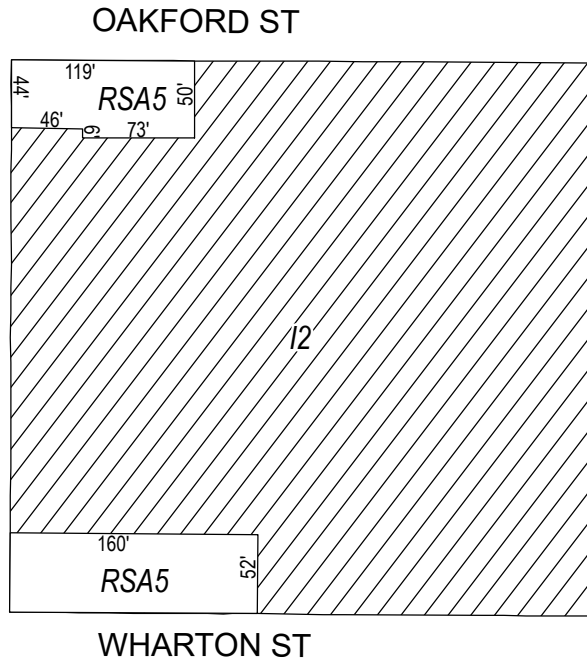
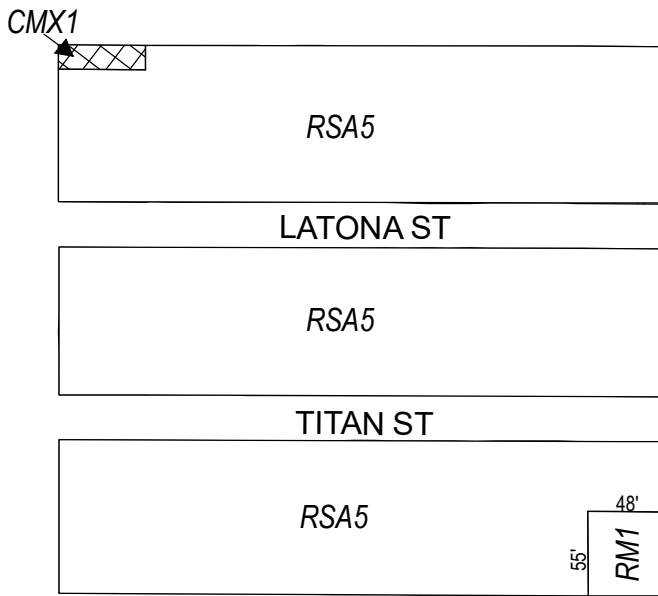


Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  I-2, Medium Industrial
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B35 - Proposed Zoning



Zoning Districts



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



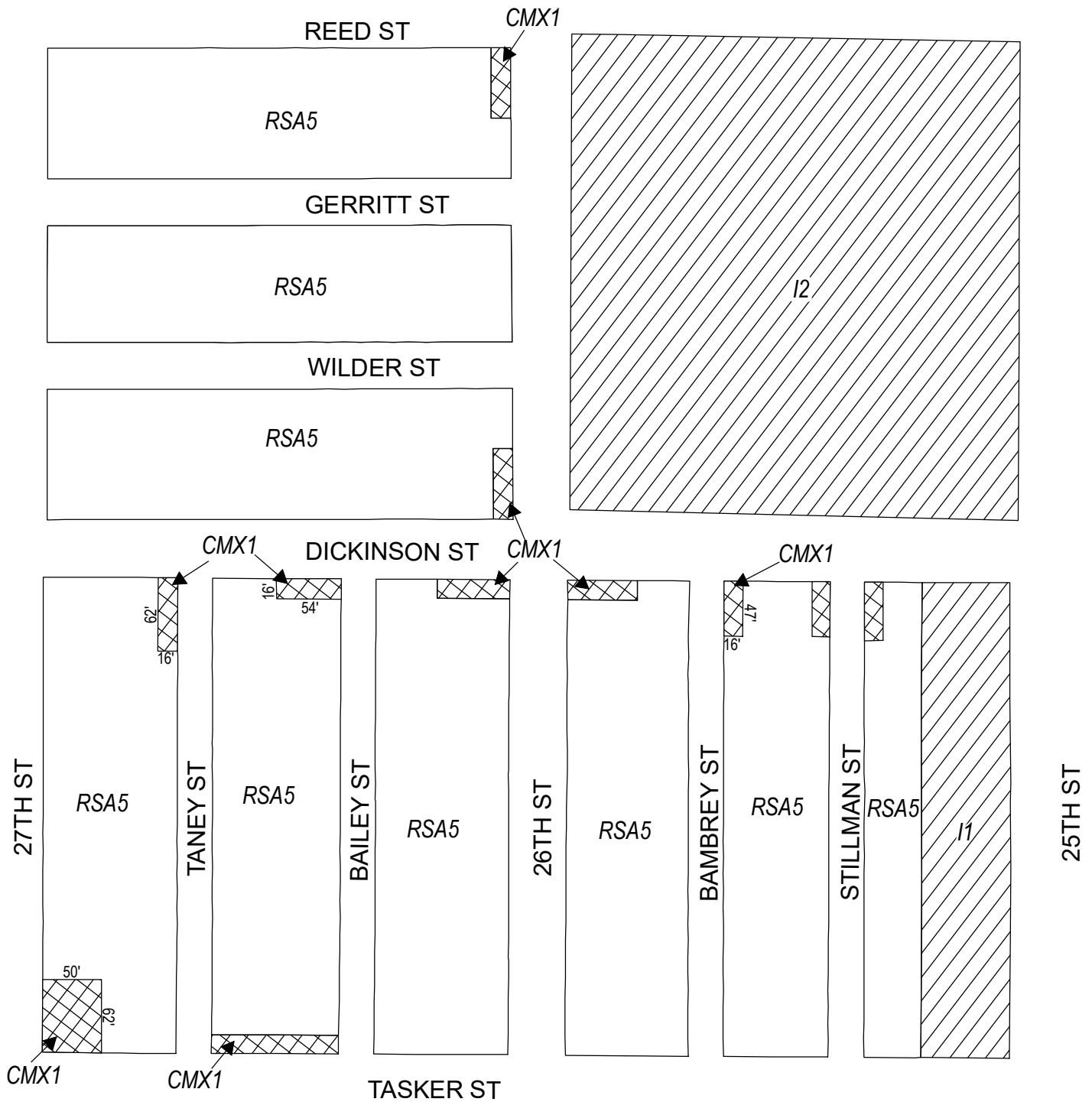
I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-use






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



Map B36 - Proposed Zoning

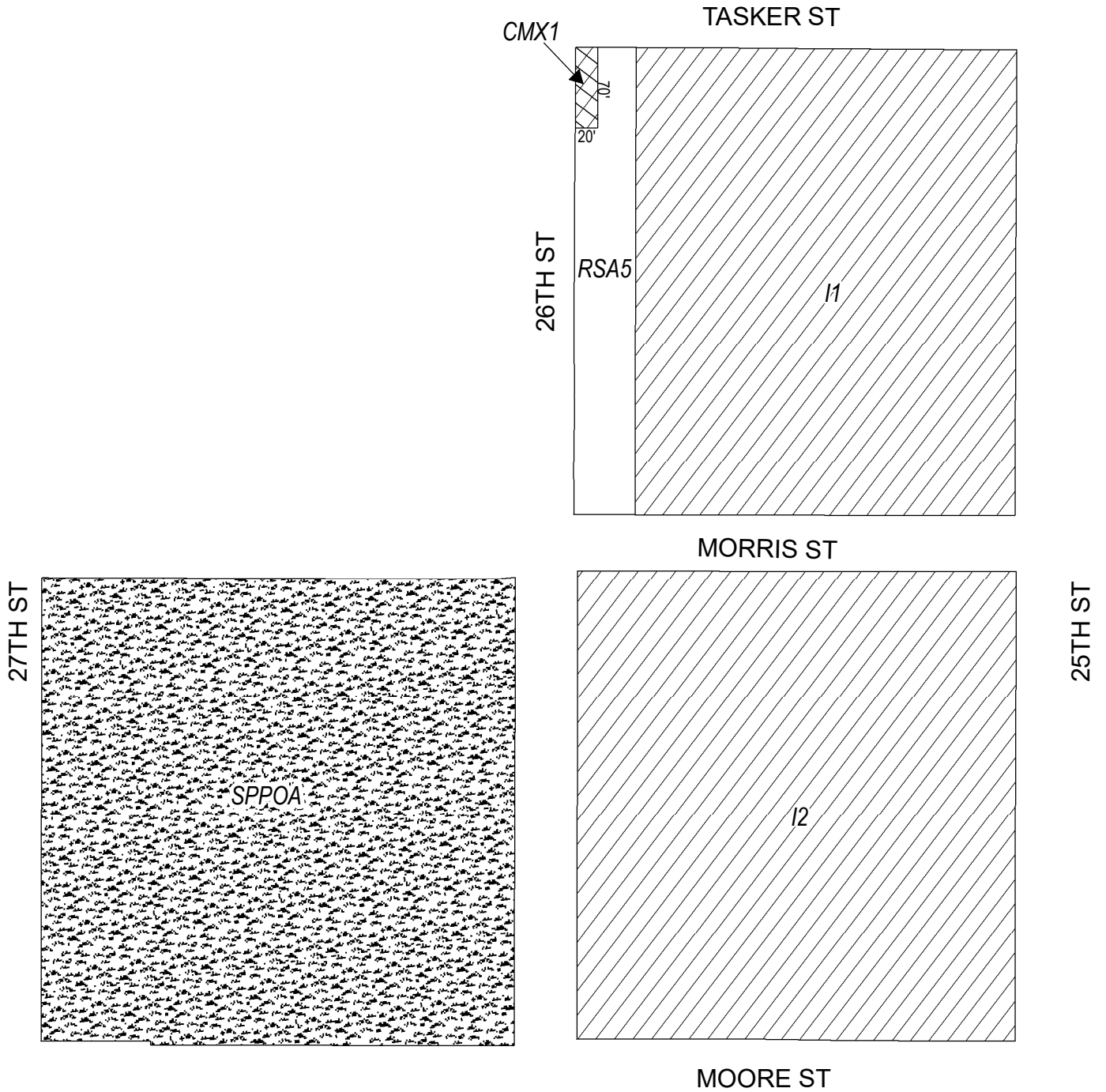


Zoning Districts





-  CMX-1, Commercial Mixed-Use
 -  I-1, Light Industrial; I-2, Medium Industrial
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B37 - Proposed Zoning

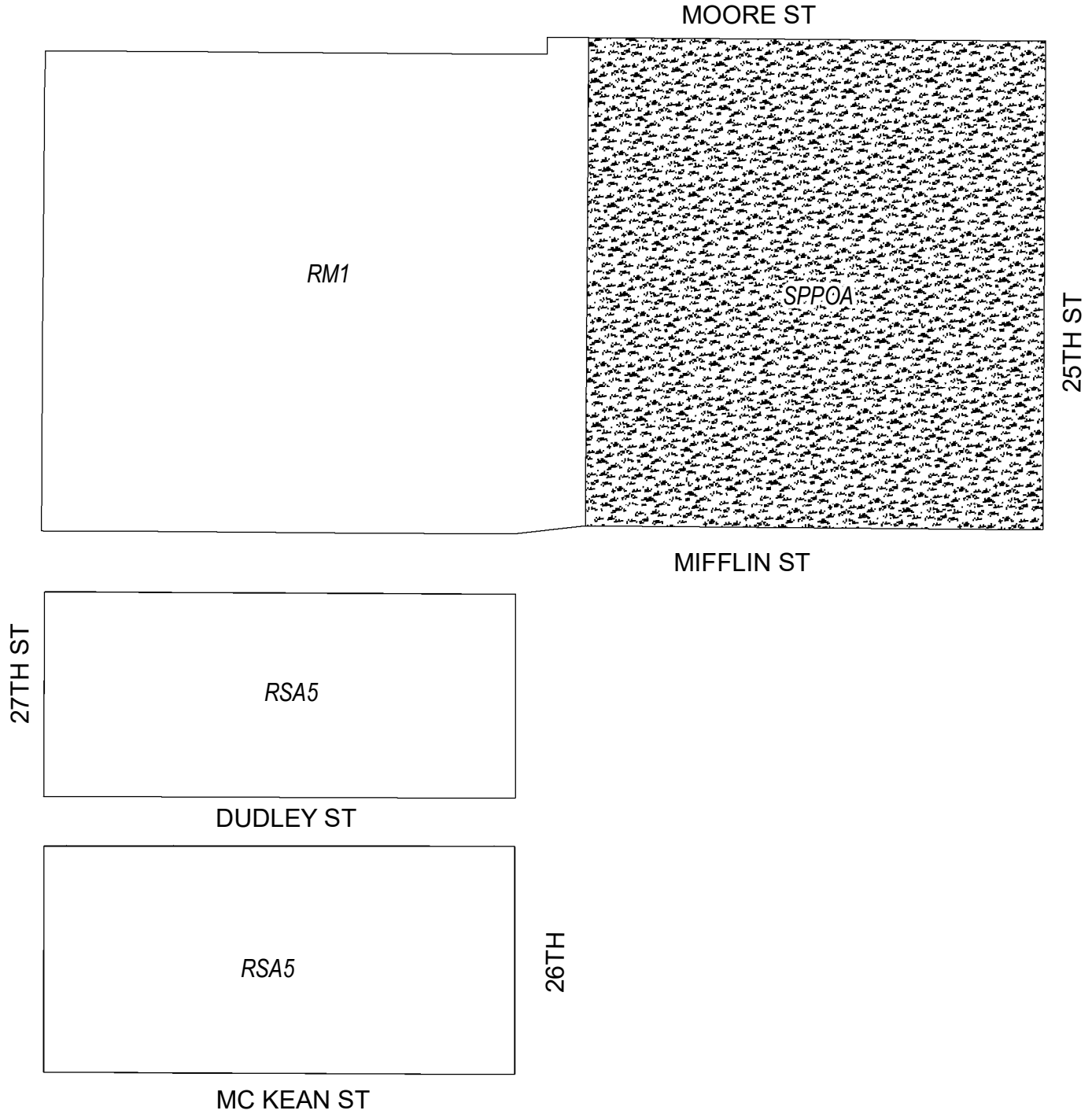


Zoning Districts



-  CMX-1, Commercial Mixed-Use
-  I-1, Light Industrial; I-2, Medium Industrial
-  RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



Map B38- Proposed Zoning

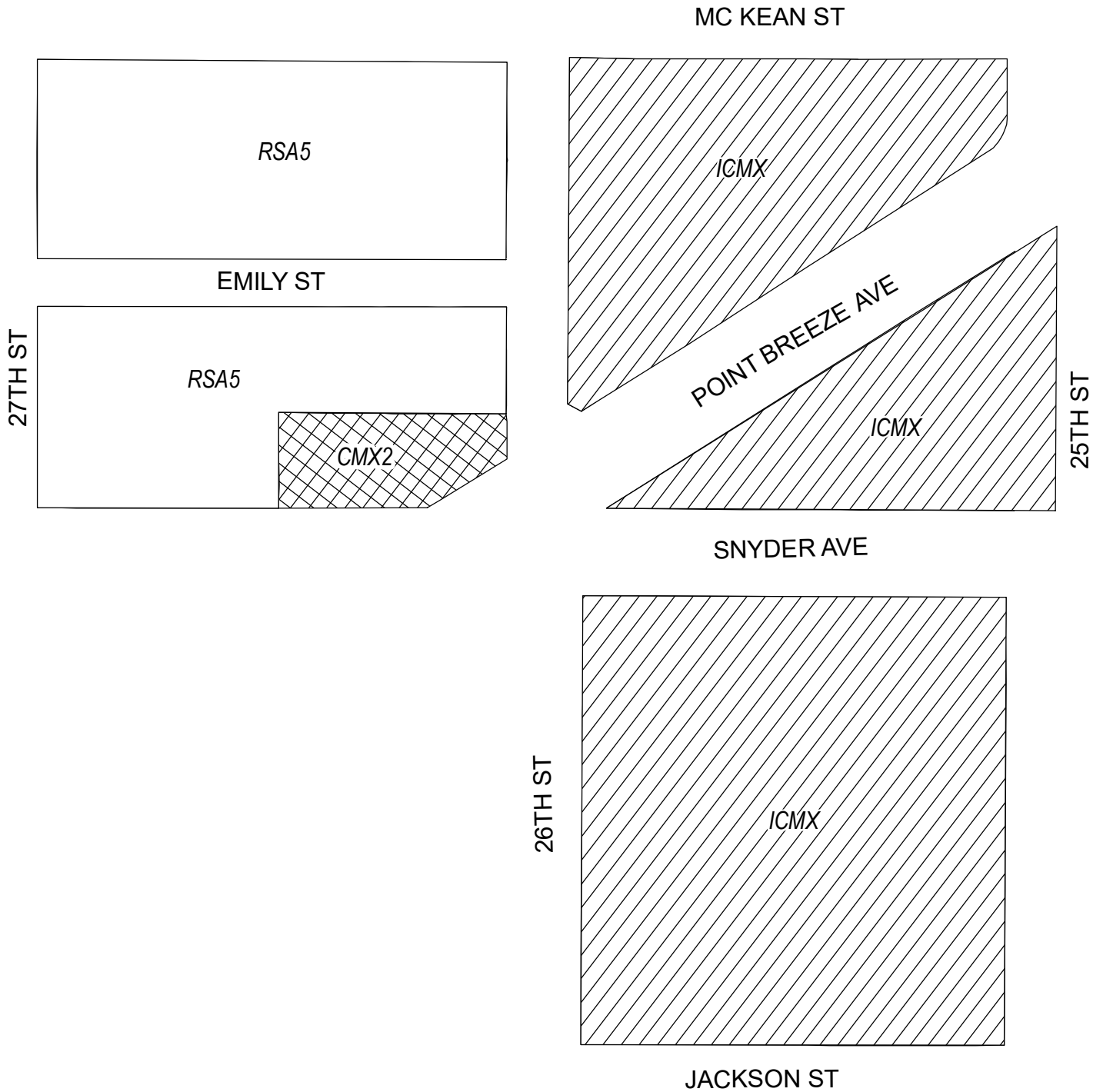


Zoning Districts




-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
 -  SP-PO-A, Parks and Open Space
- City of Philadelphia



Map B39 - Proposed Zoning

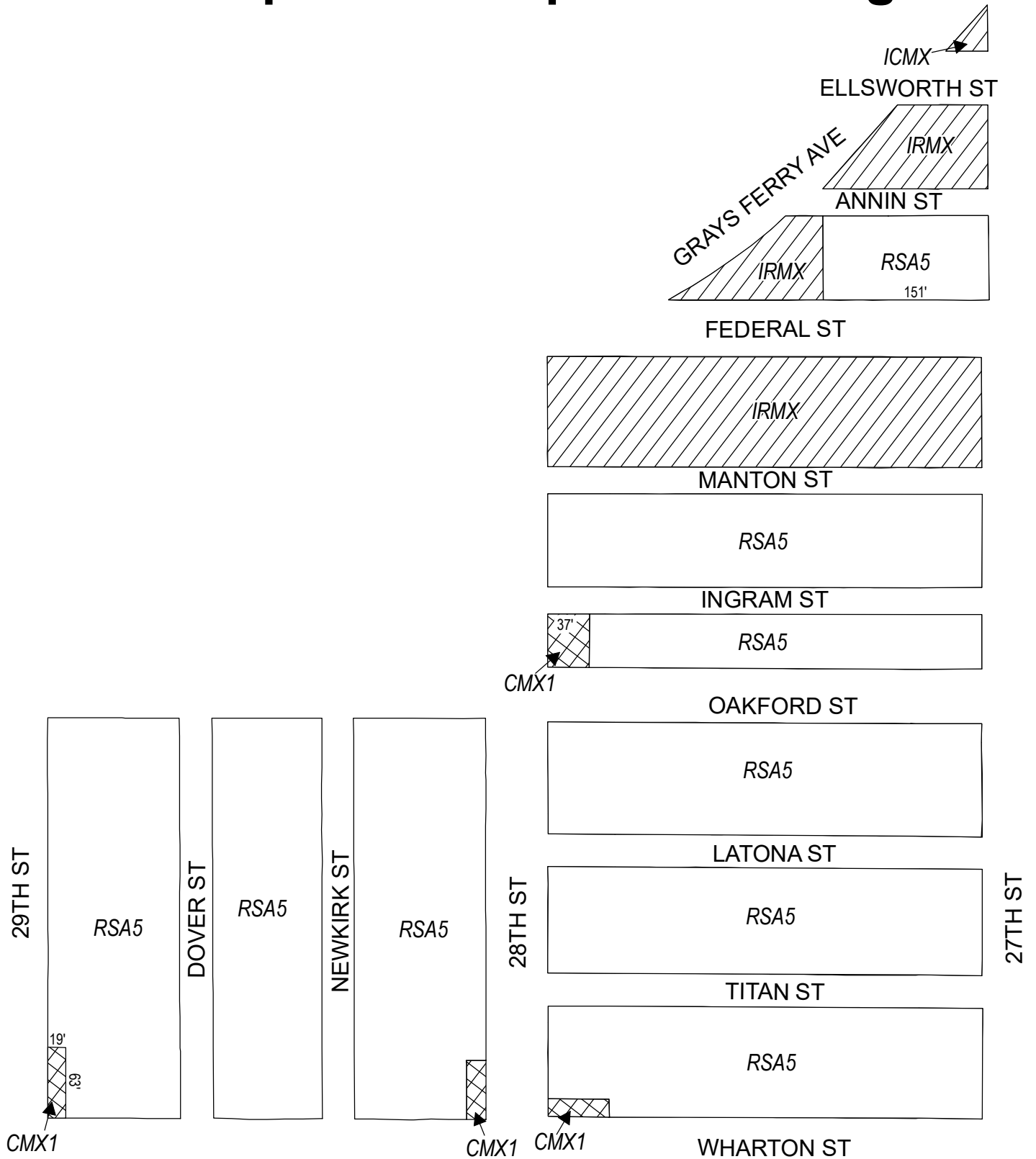


Zoning Districts




-  CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B40 - Proposed Zoning

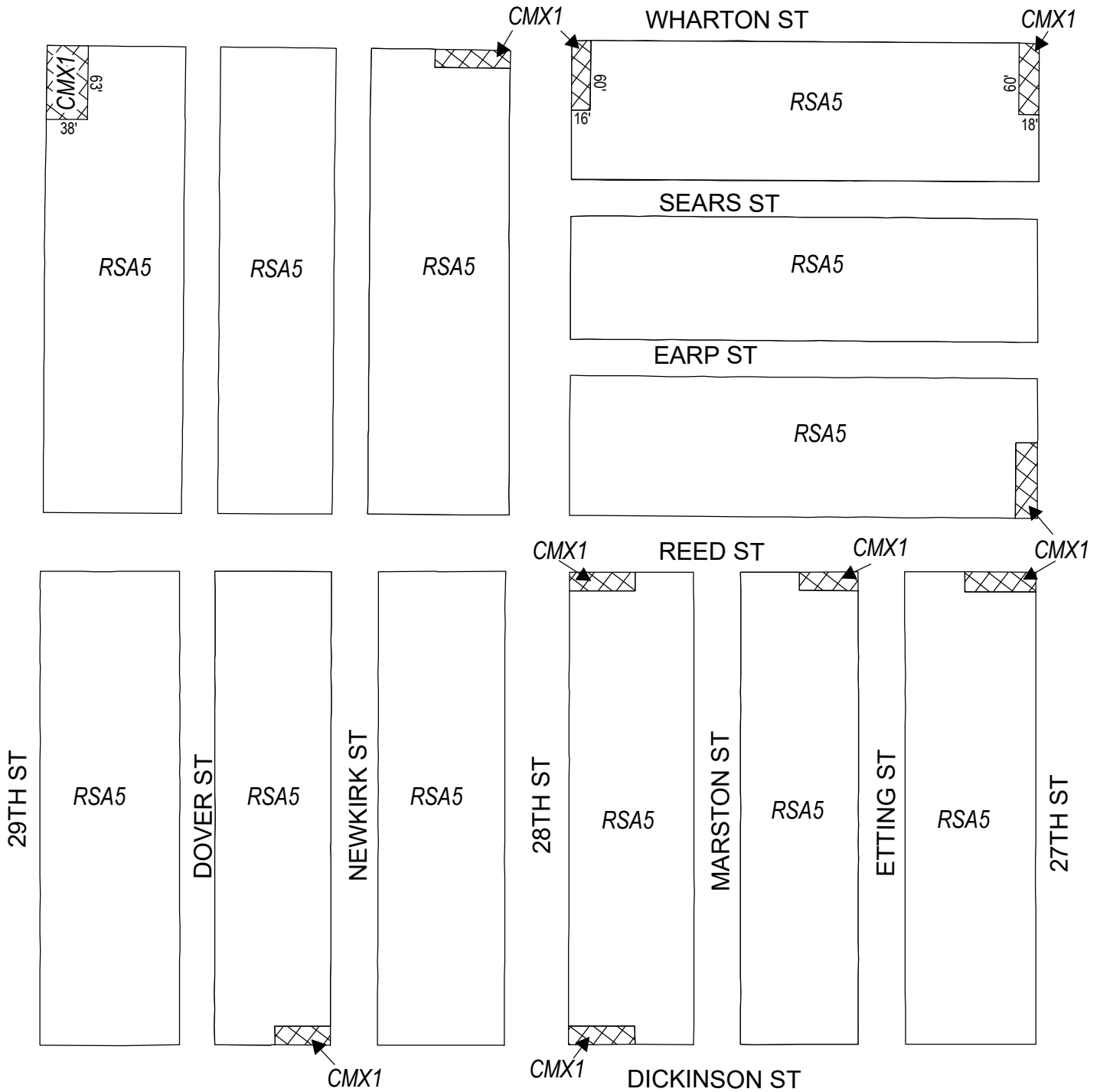


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use; IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B41 - Proposed Zoning

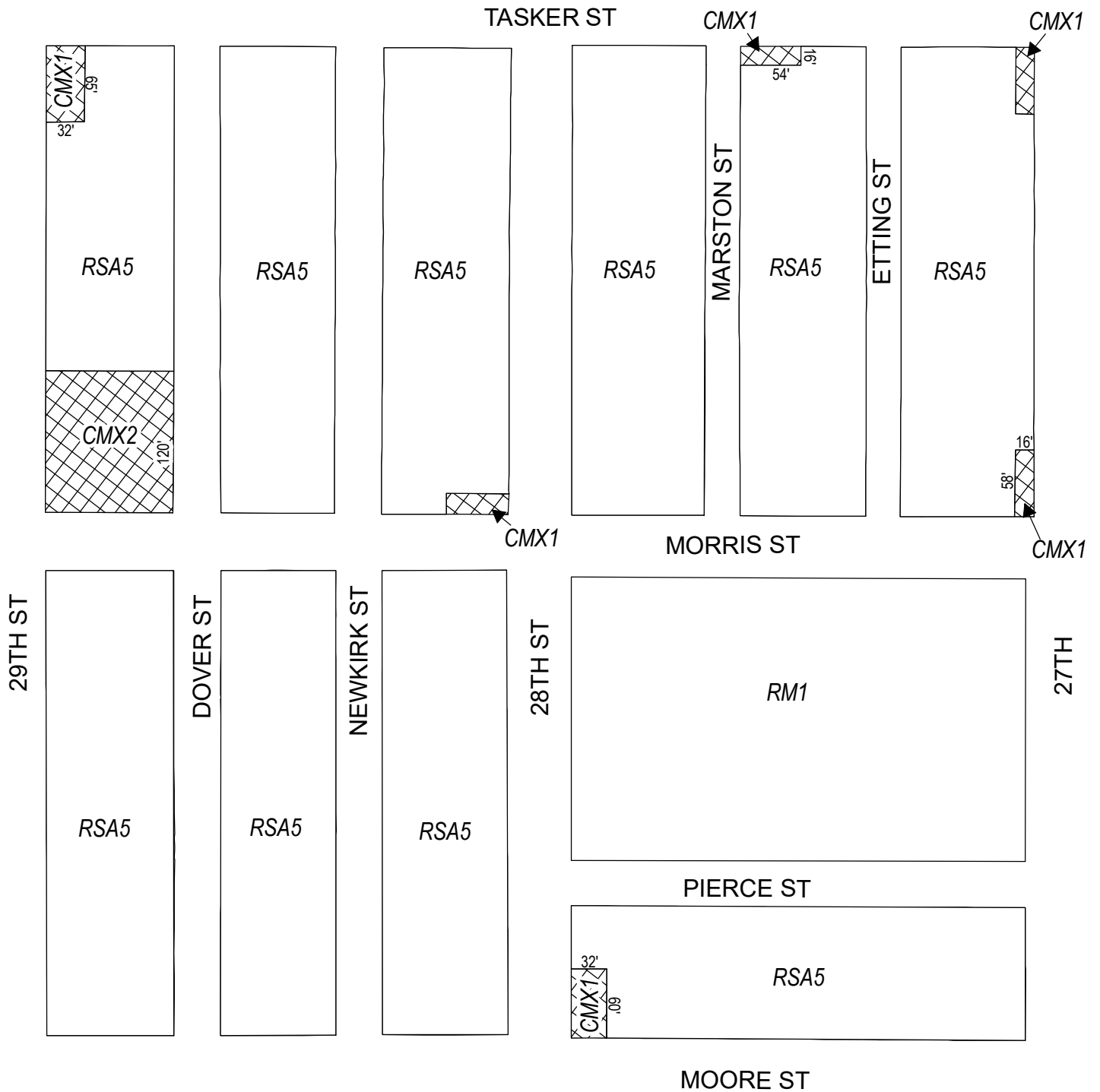


Zoning Districts



-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B42 - Proposed Zoning



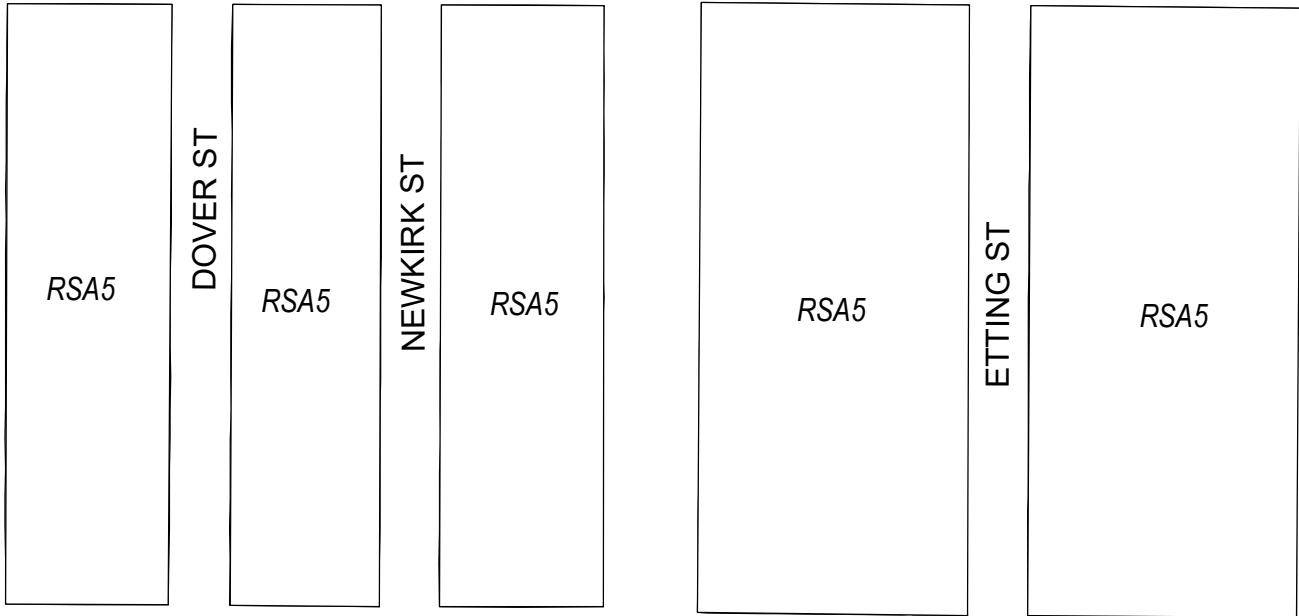
Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
 -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia

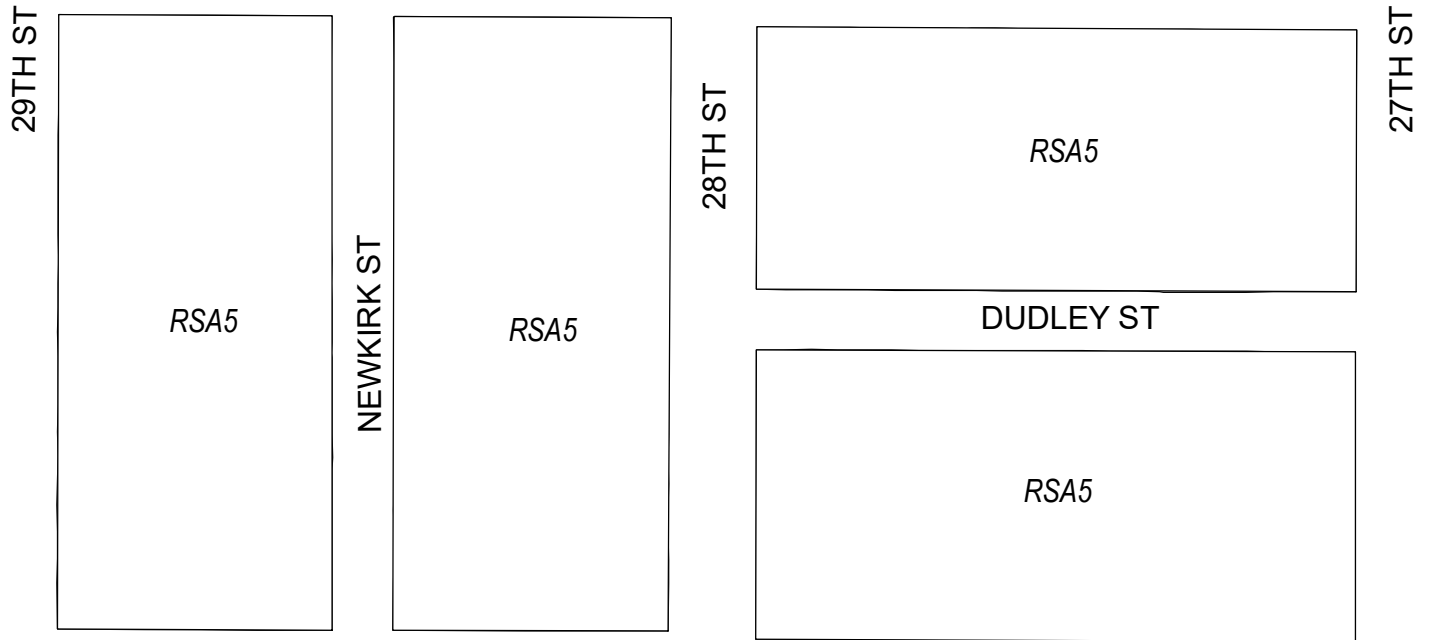


Map B43 - Proposed Zoning

MOORE ST



MIFFLIN ST



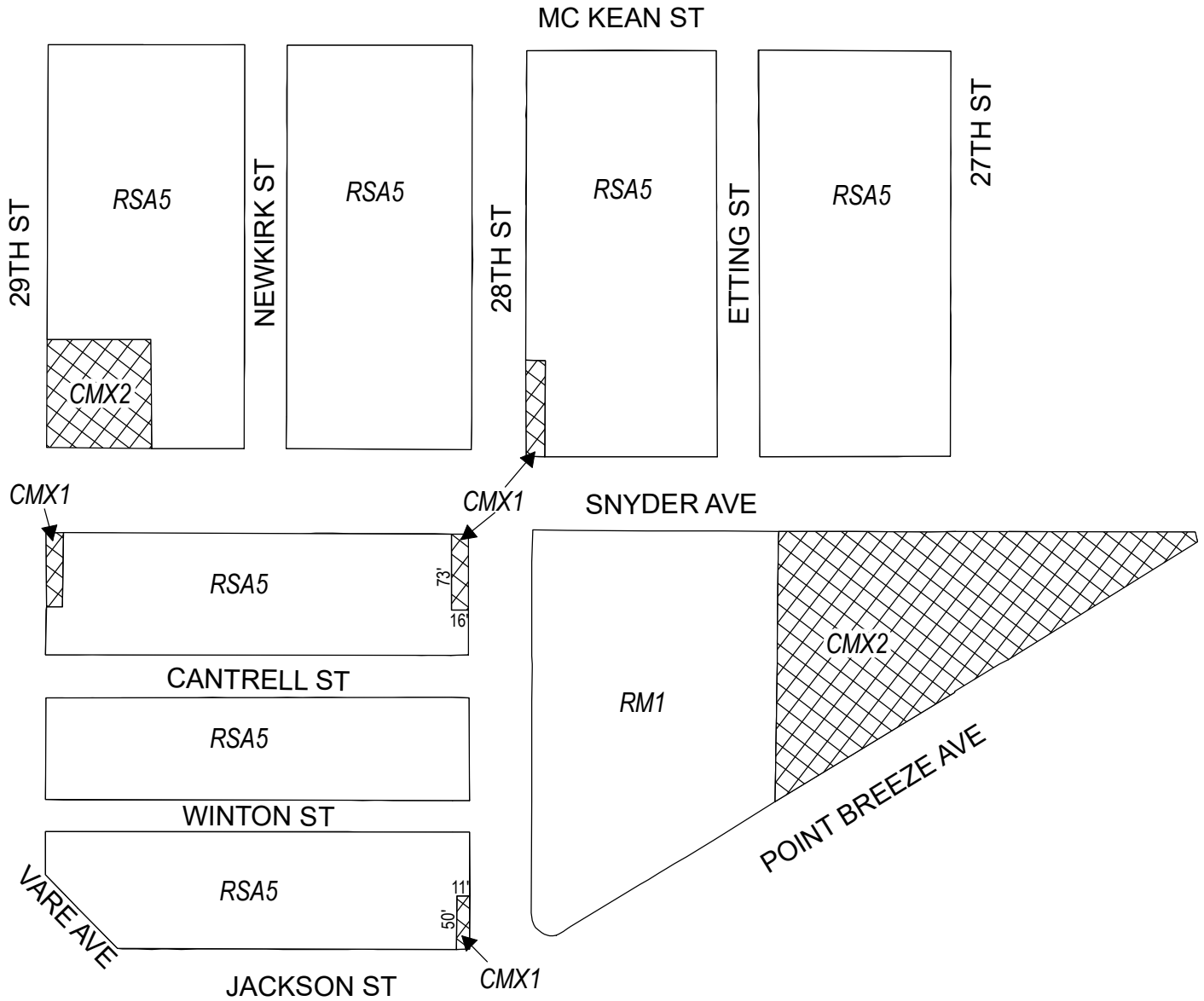
MC KEAN ST

Zoning Districts

 RSA-5, Residential Single-Family Attached
 City of Philadelphia



Map B44 - Proposed Zoning



Zoning Districts



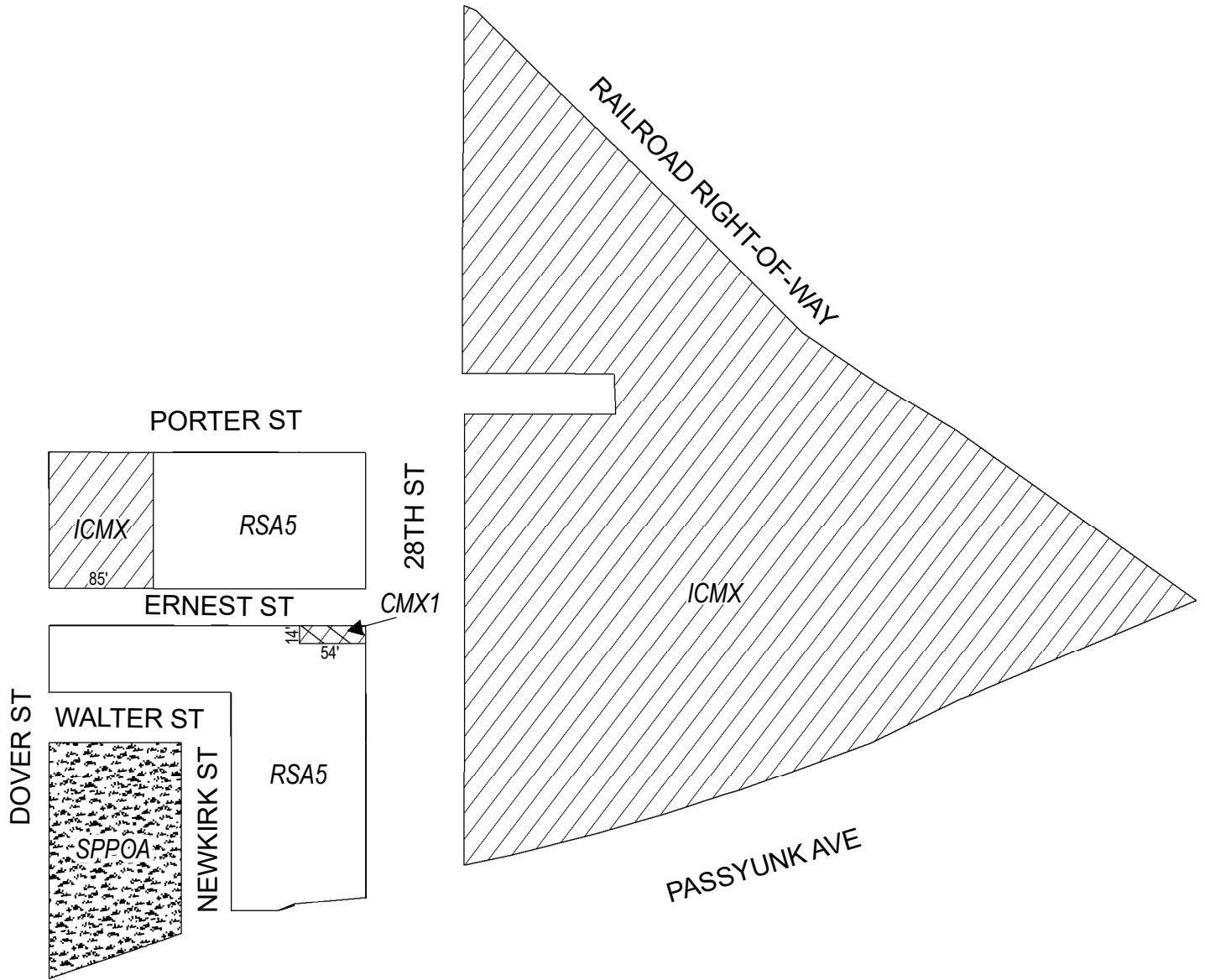
CMX-1/CMX-2, Commercial Mixed-Use







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



Map B45 - Proposed Zoning

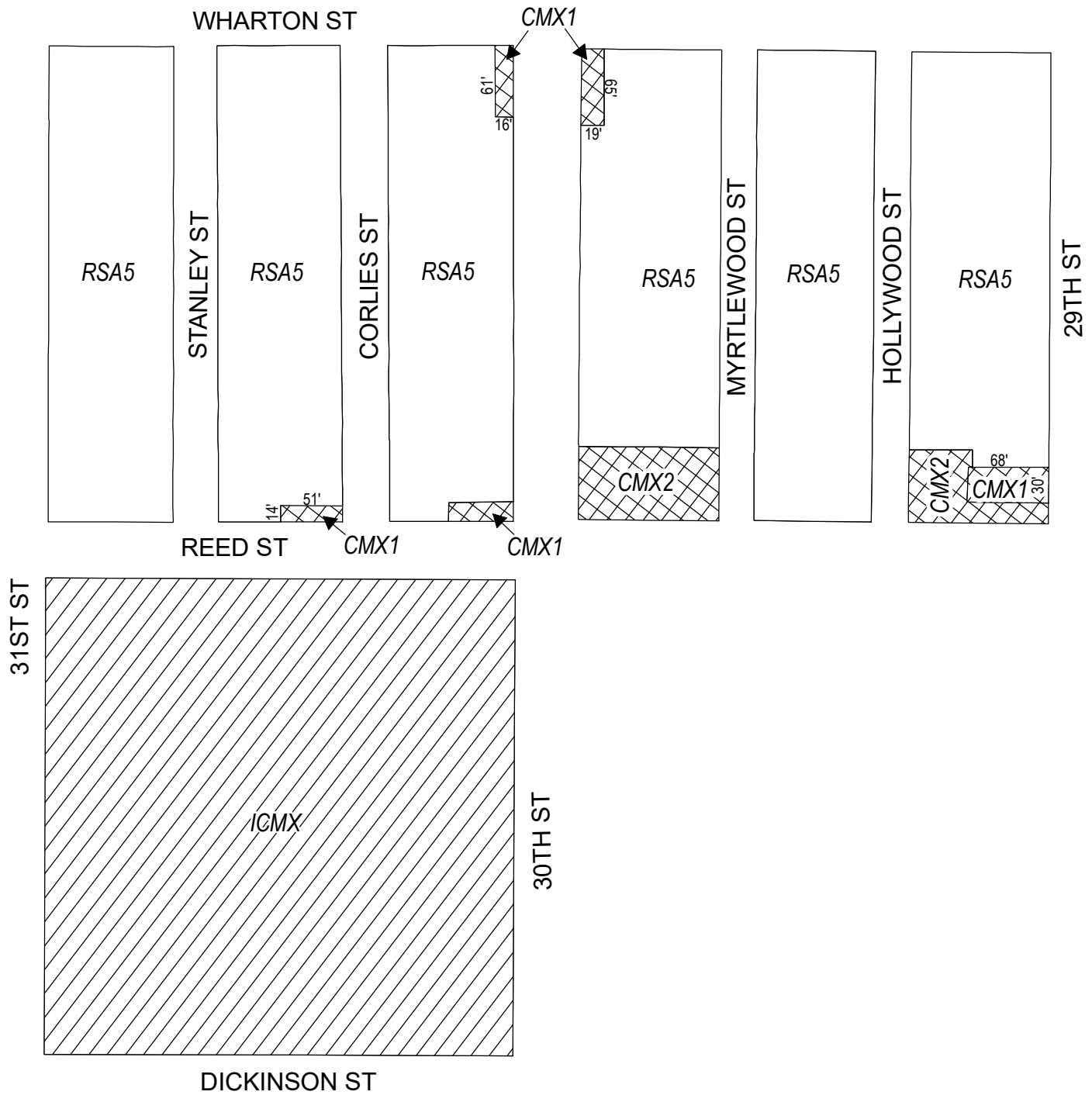


Zoning Districts




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



Map B46 - Proposed Zoning



Zoning Districts



-  CMX-1/CMX-2, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B47 - Proposed Zoning



Zoning Districts

-  CMX-1, Commercial Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B48 - Proposed Zoning

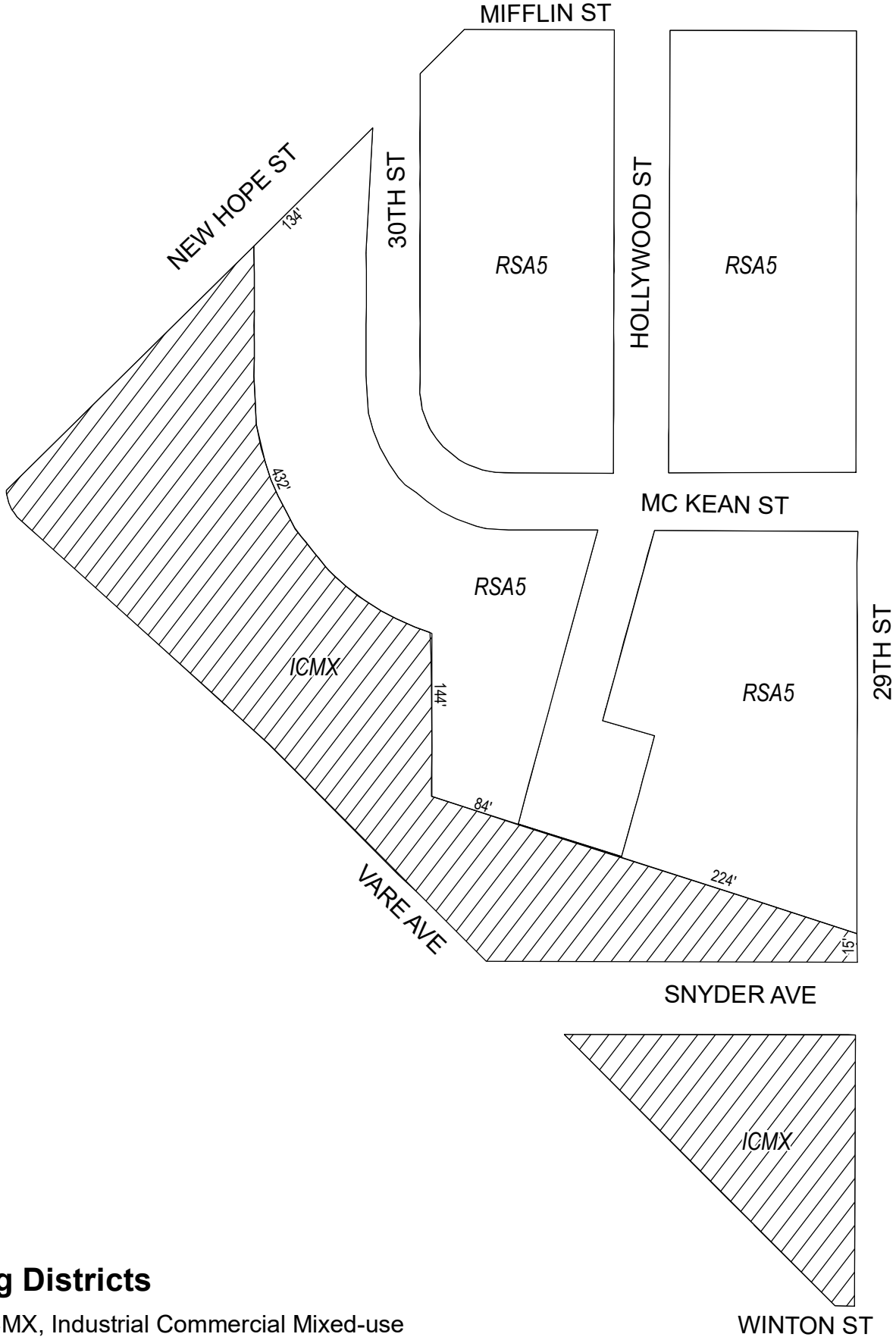


Zoning Districts



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



Map B49 - Proposed Zoning

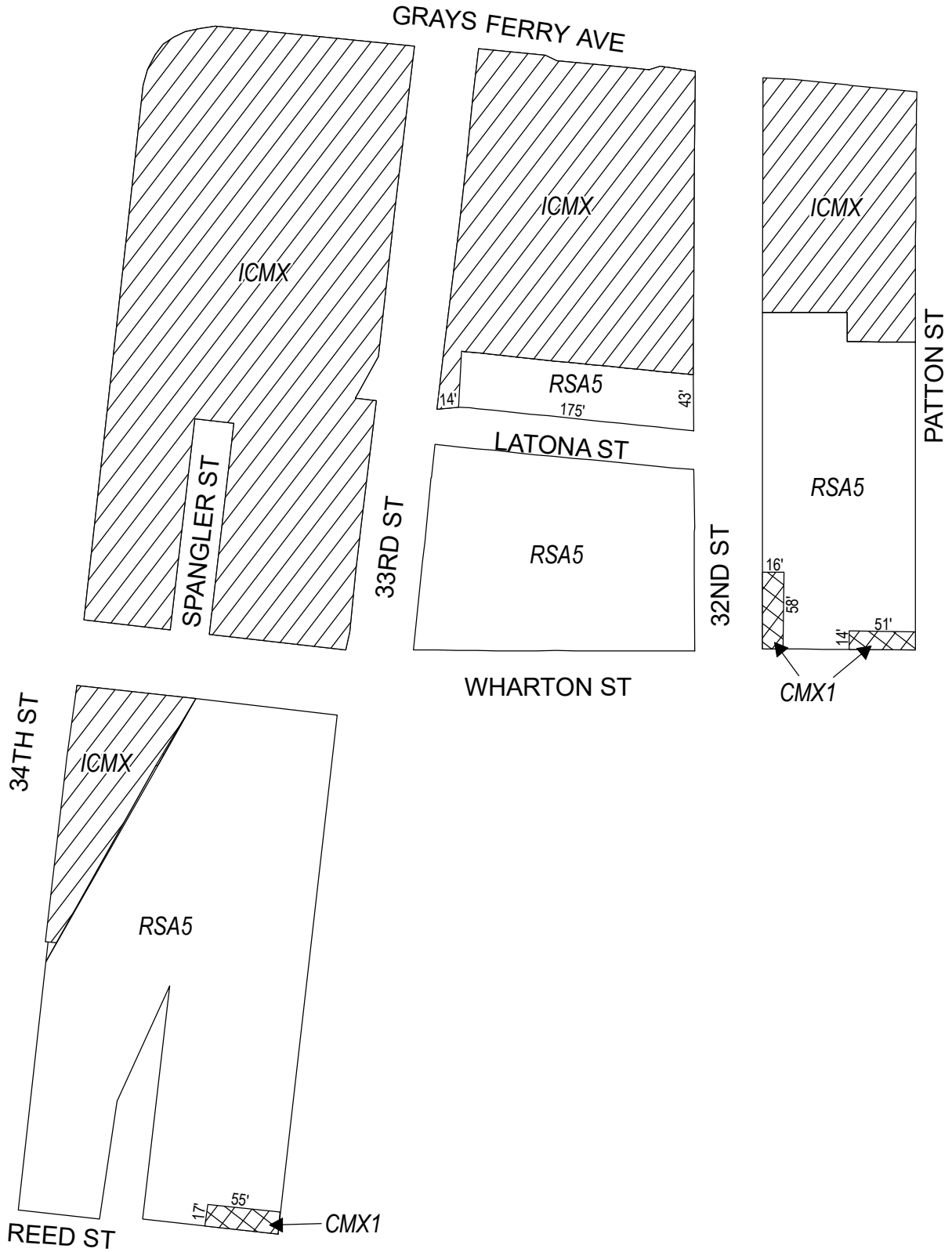


Zoning Districts




-  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B50 - Proposed Zoning



Zoning Districts





-  CMX-1, Commercial Mixed-Use
 -  ICMX, Industrial Commercial Mixed-use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



Map B51 - Proposed Zoning

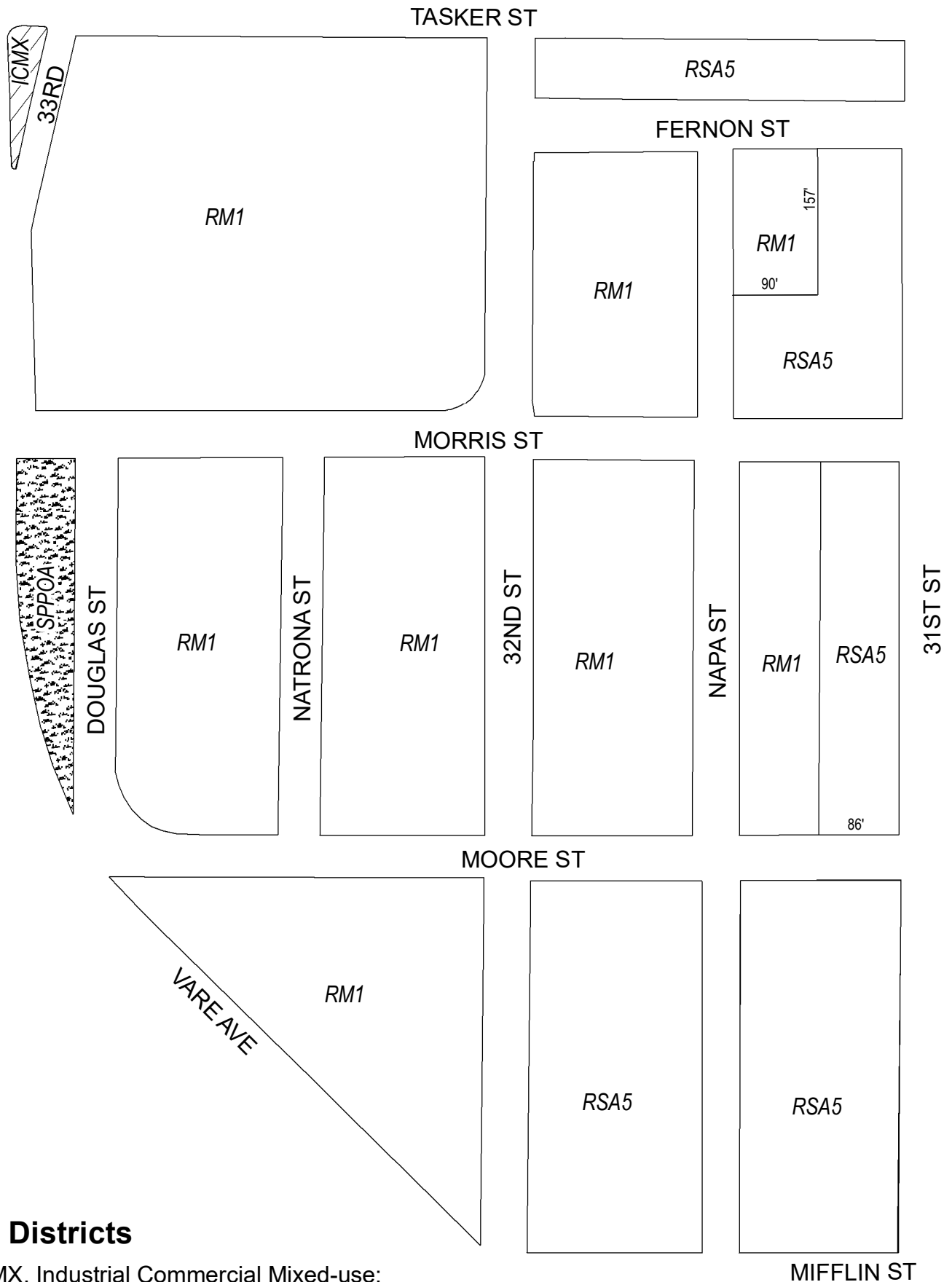


Zoning Districts




-  CMX-1, 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



Map B52 - Proposed Zoning

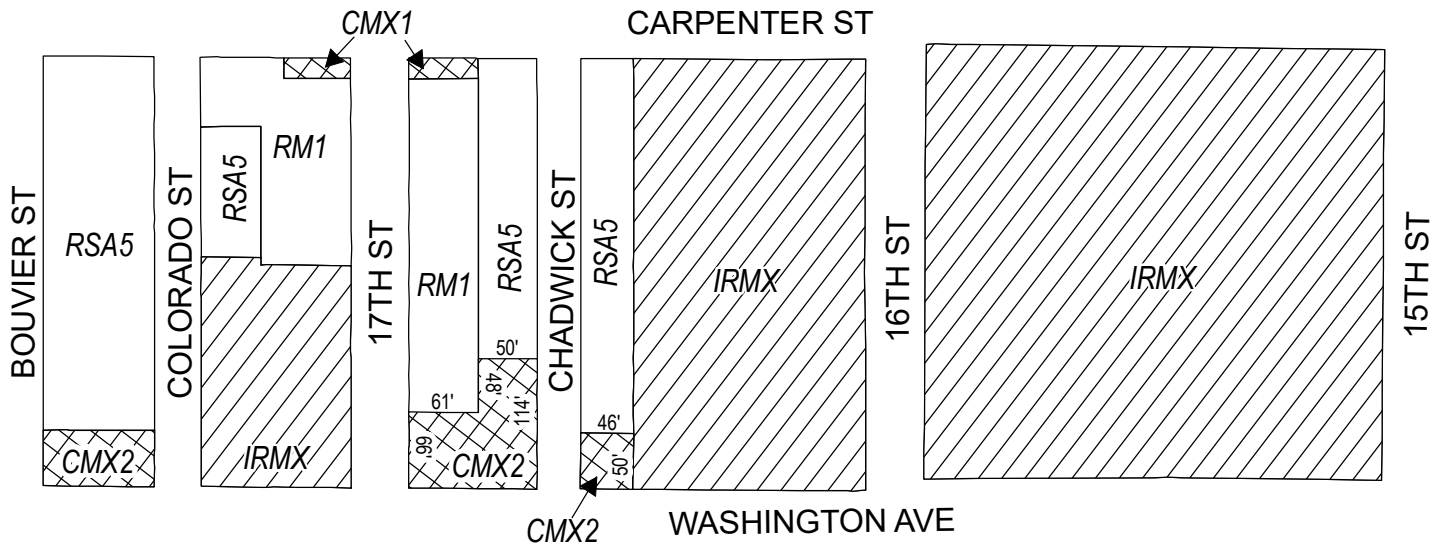


Zoning Districts

-  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



Map B53 - Proposed Zoning



Zoning Districts



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



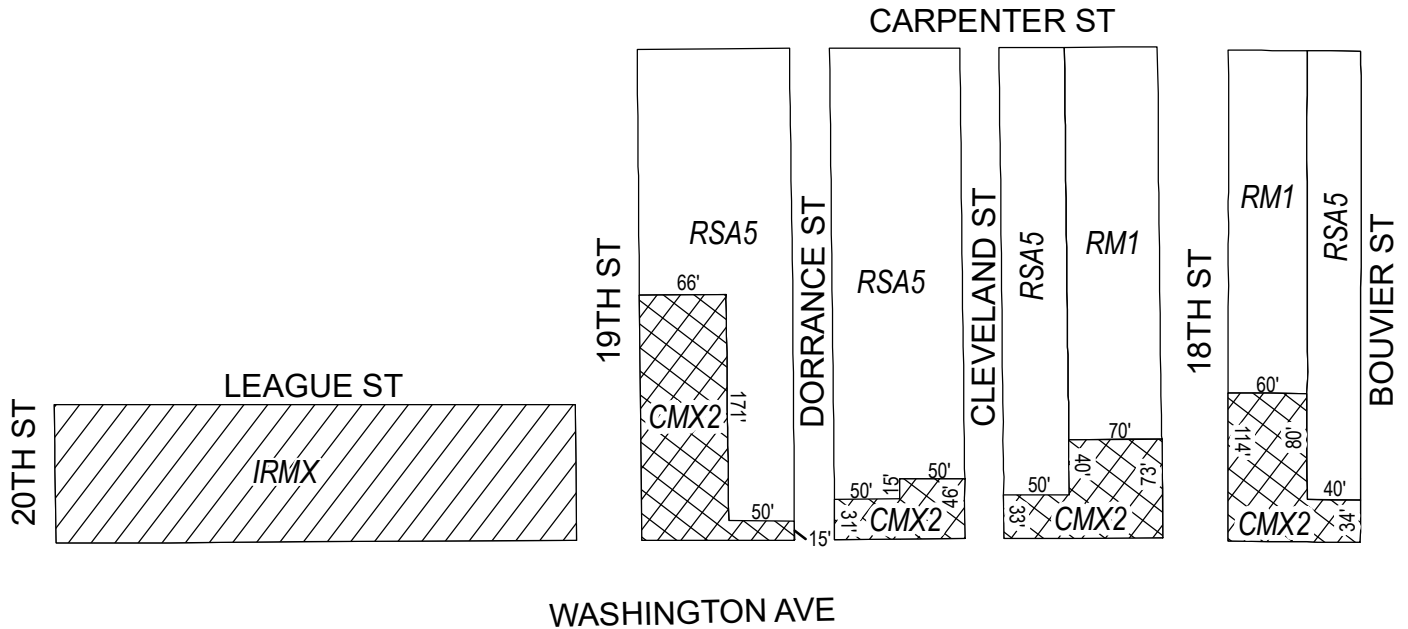
IRMX, Industrial Residential Mixed-Use



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



Map B54 - Proposed Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



IRMX, Industrial Residential Mixed-Use

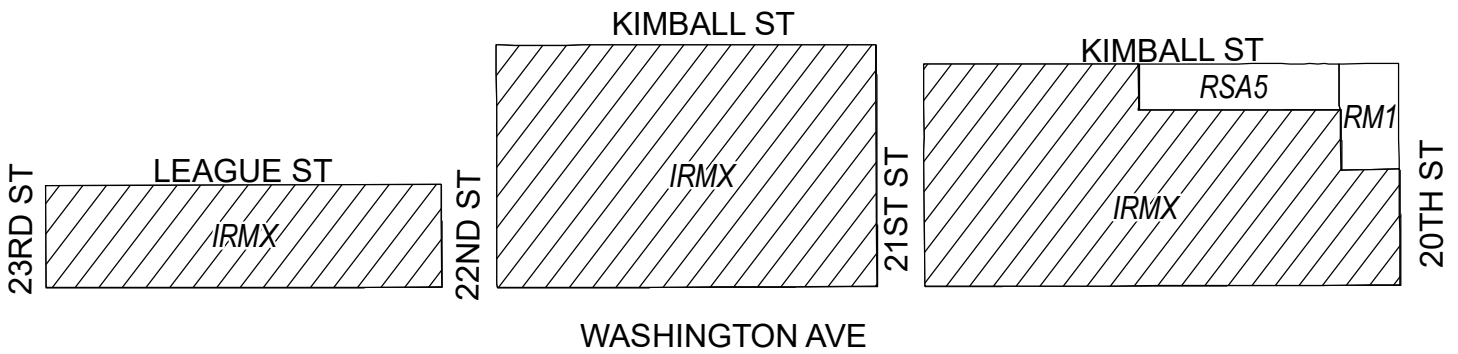


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

City of Philadelphia



Map B55 - Proposed Zoning



Zoning Districts



IRMX, Industrial Residential Mixed-Use

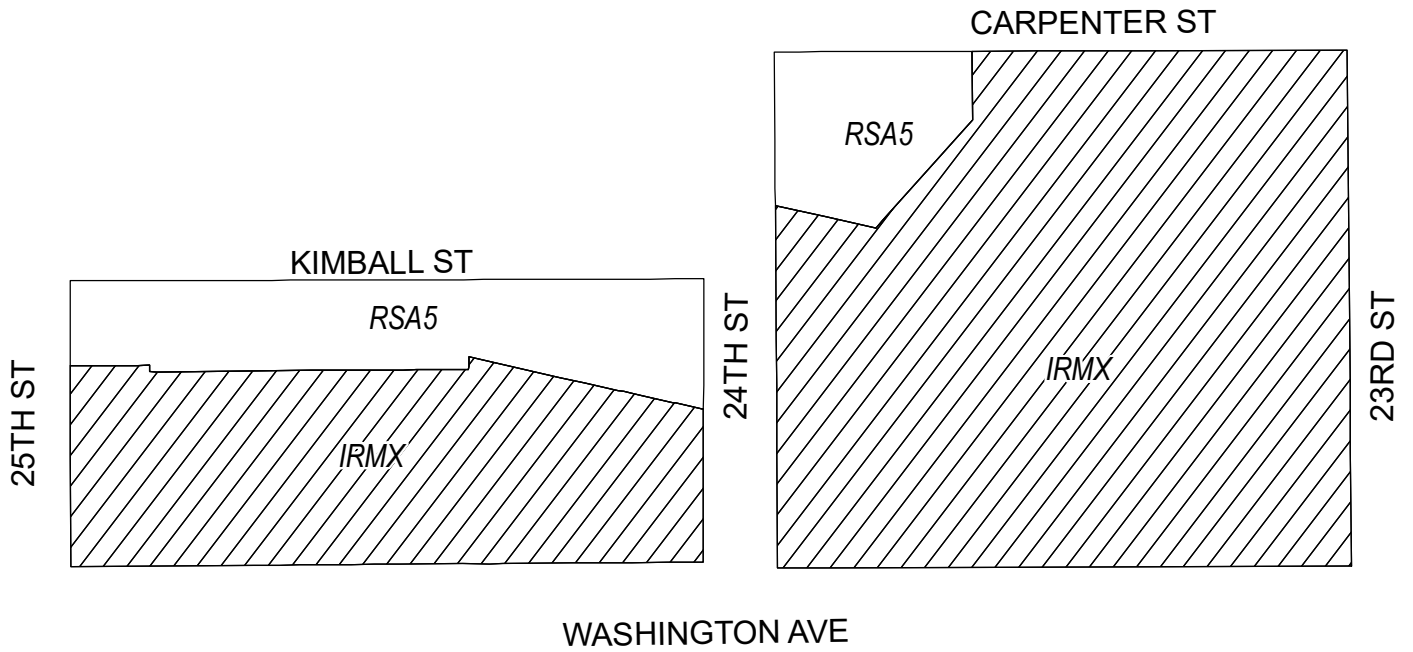


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



City of Philadelphia



Map B56 - Proposed Zoning



Zoning Districts

-  IRMX, Industrial Residential Mixed-Use
 -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



City of Philadelphia

BILL NO. 180973 continued