



City of Philadelphia

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

BILL NO. 180872
(As Amended, 11/14/18)

Introduced October 4, 2018

Councilmember Bass

**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 Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street.

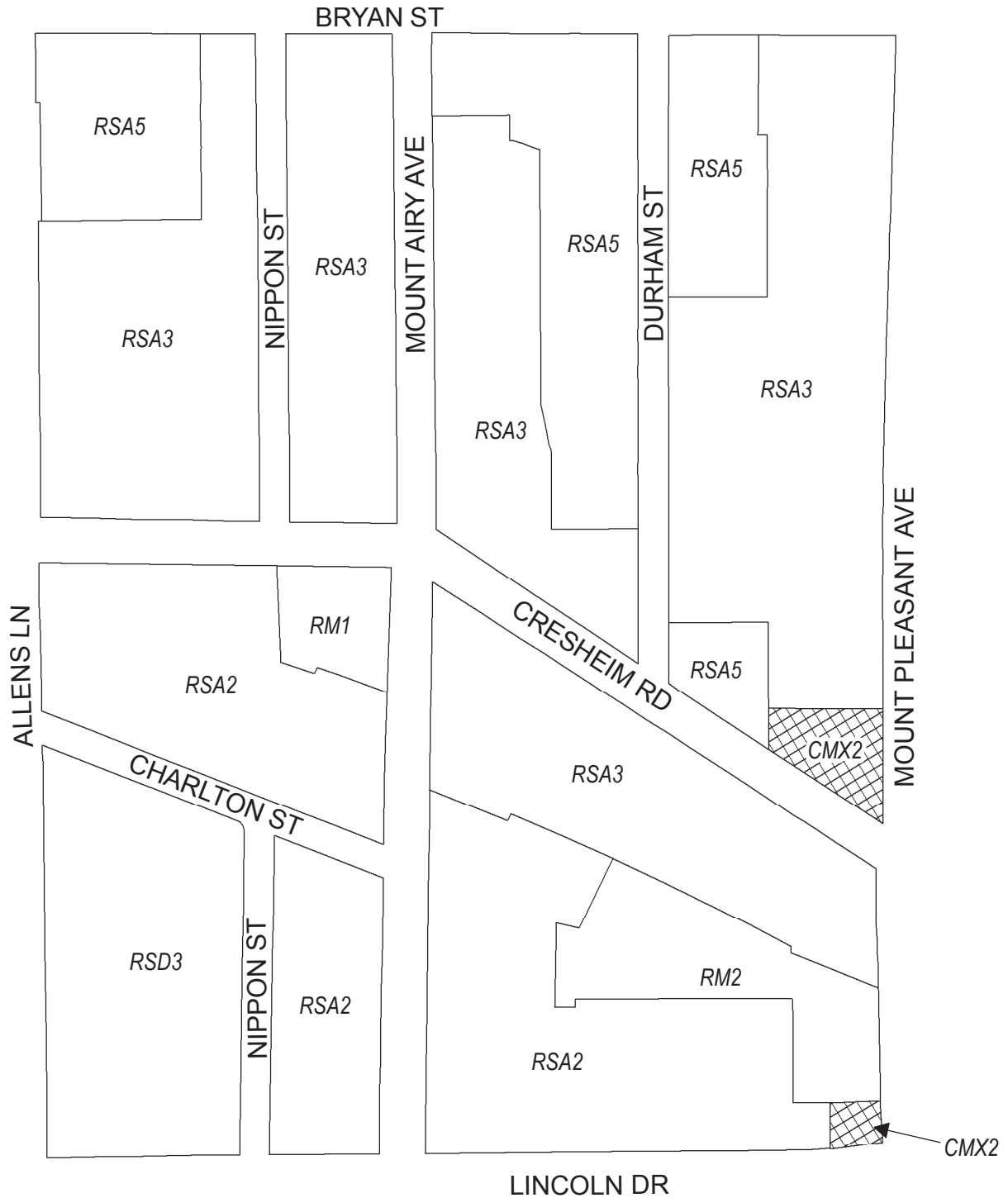
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

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 Allens Lane, Bryan Street, Mount Pleasant Avenue, Mower Street, Sedgwick Street (extended), Lincoln Drive, Ellet Street, and McCallum Street from the existing zoning designations indicated on Maps "A1", "A2", "A3" and "A4" set forth below to the zoning designations indicated on Maps "B1", "B2", "B3" and "B4" set forth below.


SECTION 2. This Ordinance shall become effective immediately.


City of Philadelphia

Map A1 Existing Zoning



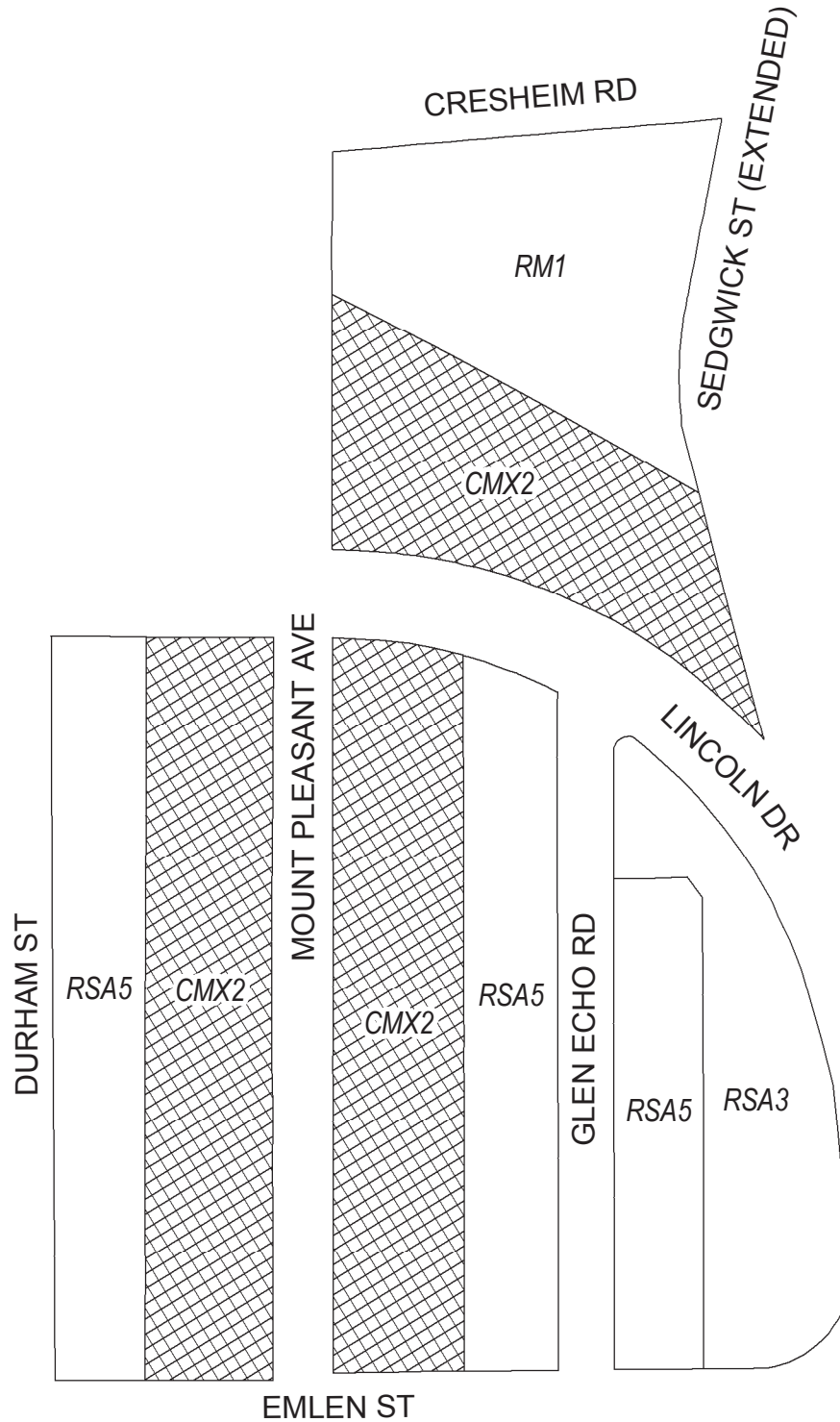
Zoning Districts

 CMX-2, Commercial Mixed-Use



 RM-1/RM-2, Residential Multi-Family;
RSA-2/RSA-3/RSA-5, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached
City of Philadelphia



City of Philadelphia Map A2 Existing Zoning



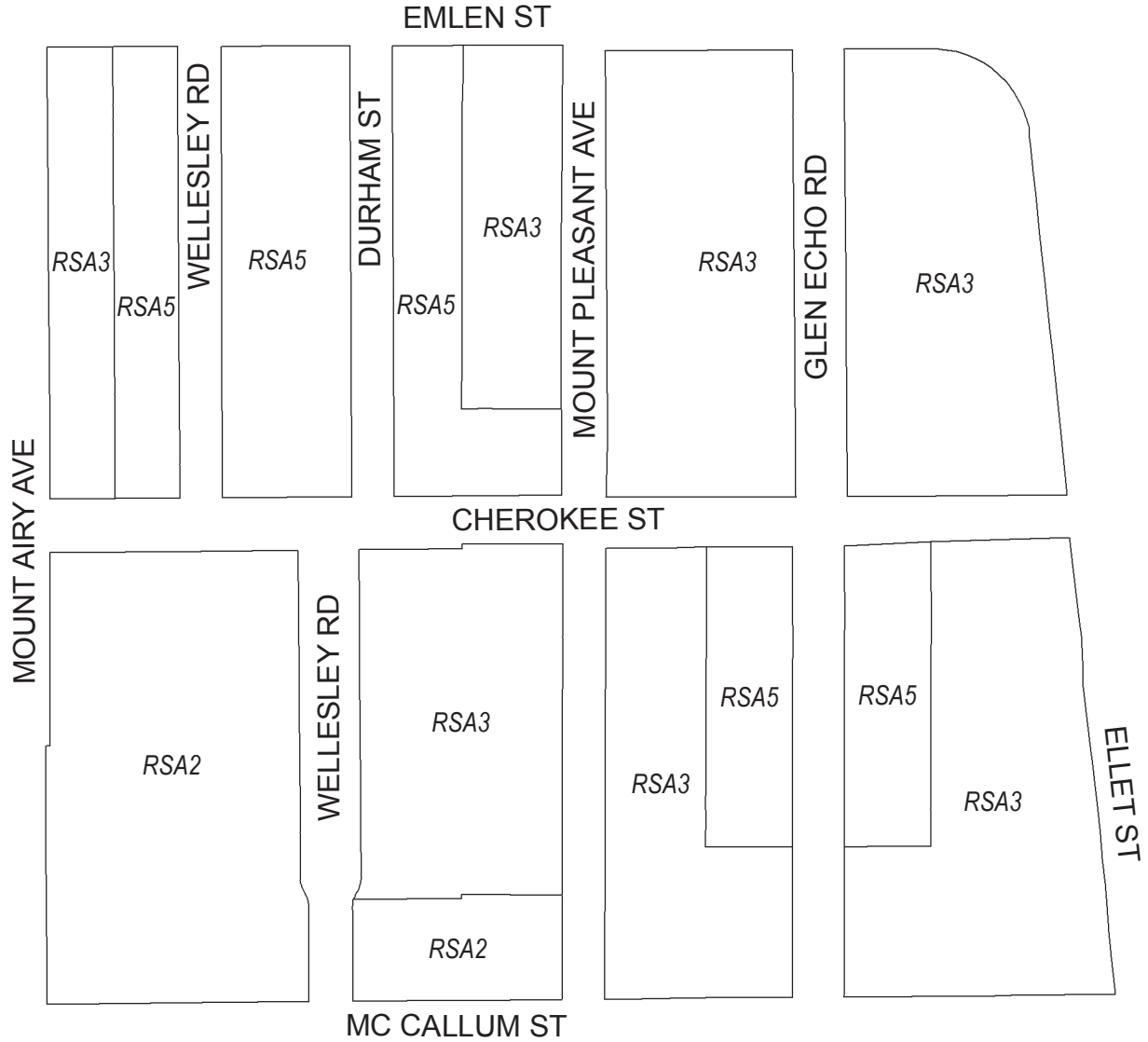
Zoning Districts

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




City of Philadelphia

Map A3 Existing Zoning



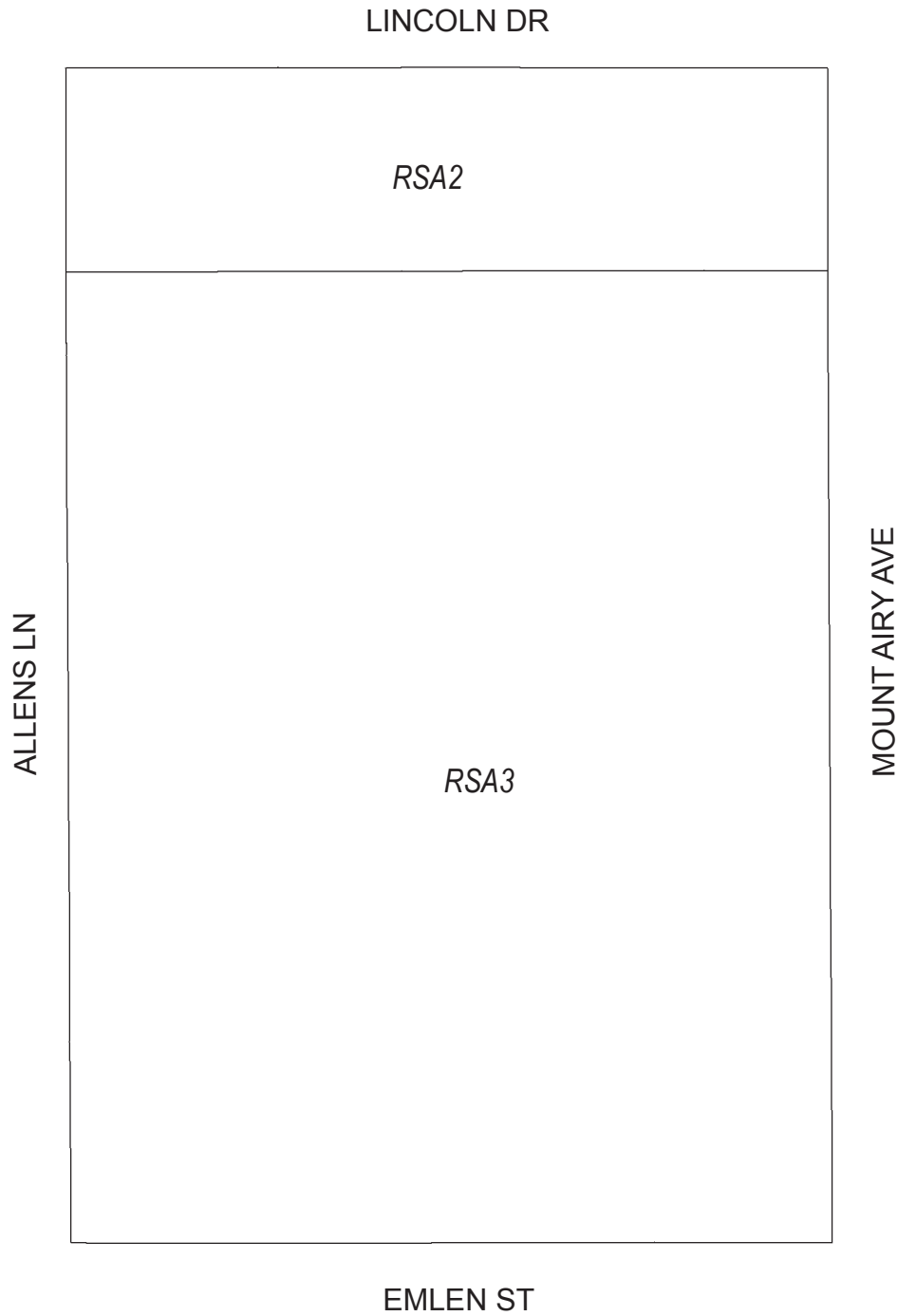
Zoning Districts

 RSA-2/RSA-3/RSA-5, Residential Single-Family Attached
City of Philadelphia




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Map A4 Existing Zoning

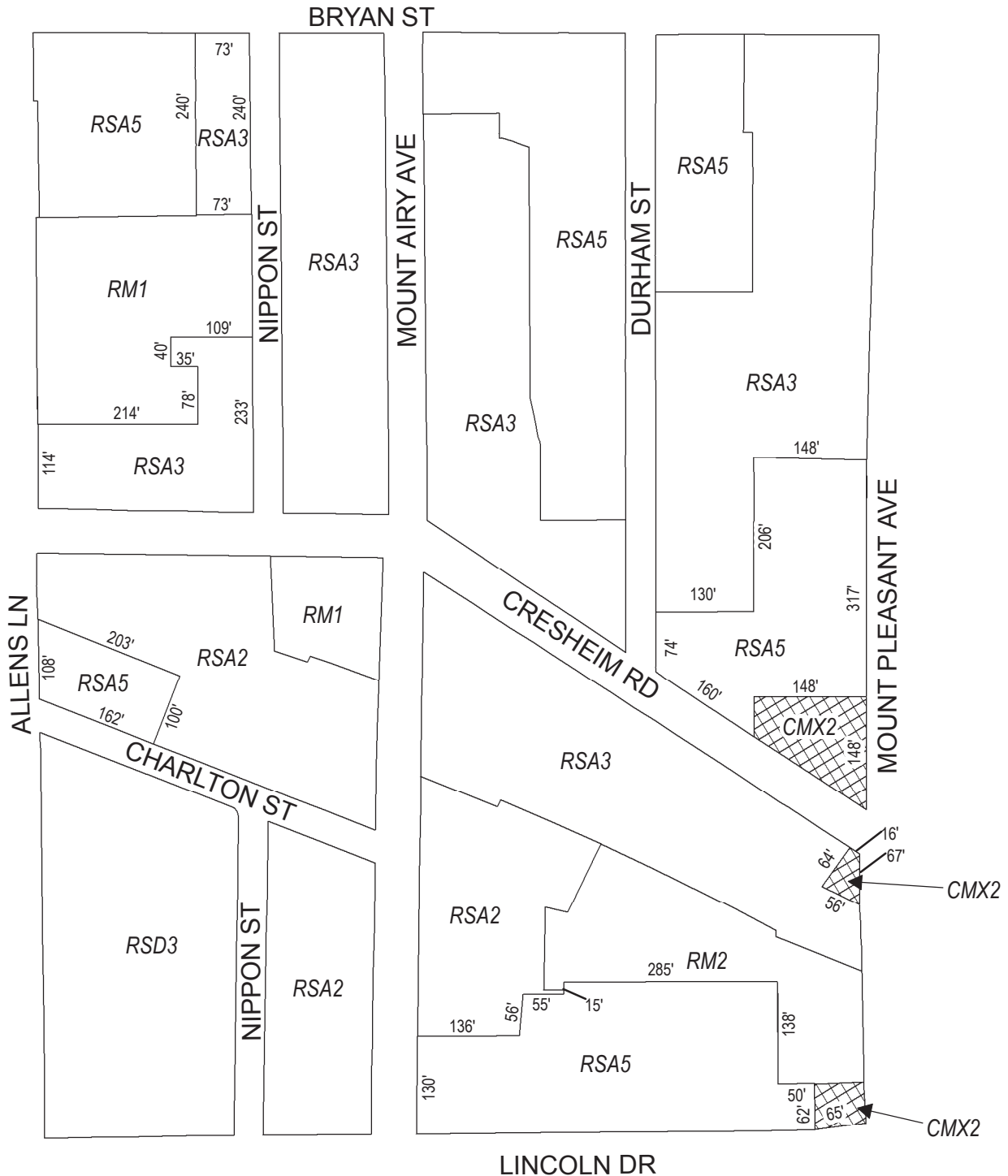


Zoning Districts

-  RSA-2/RSA-3, Residential Single-Family Attached
- City of Philadelphia



Map B1 Proposed Zoning



Zoning Districts



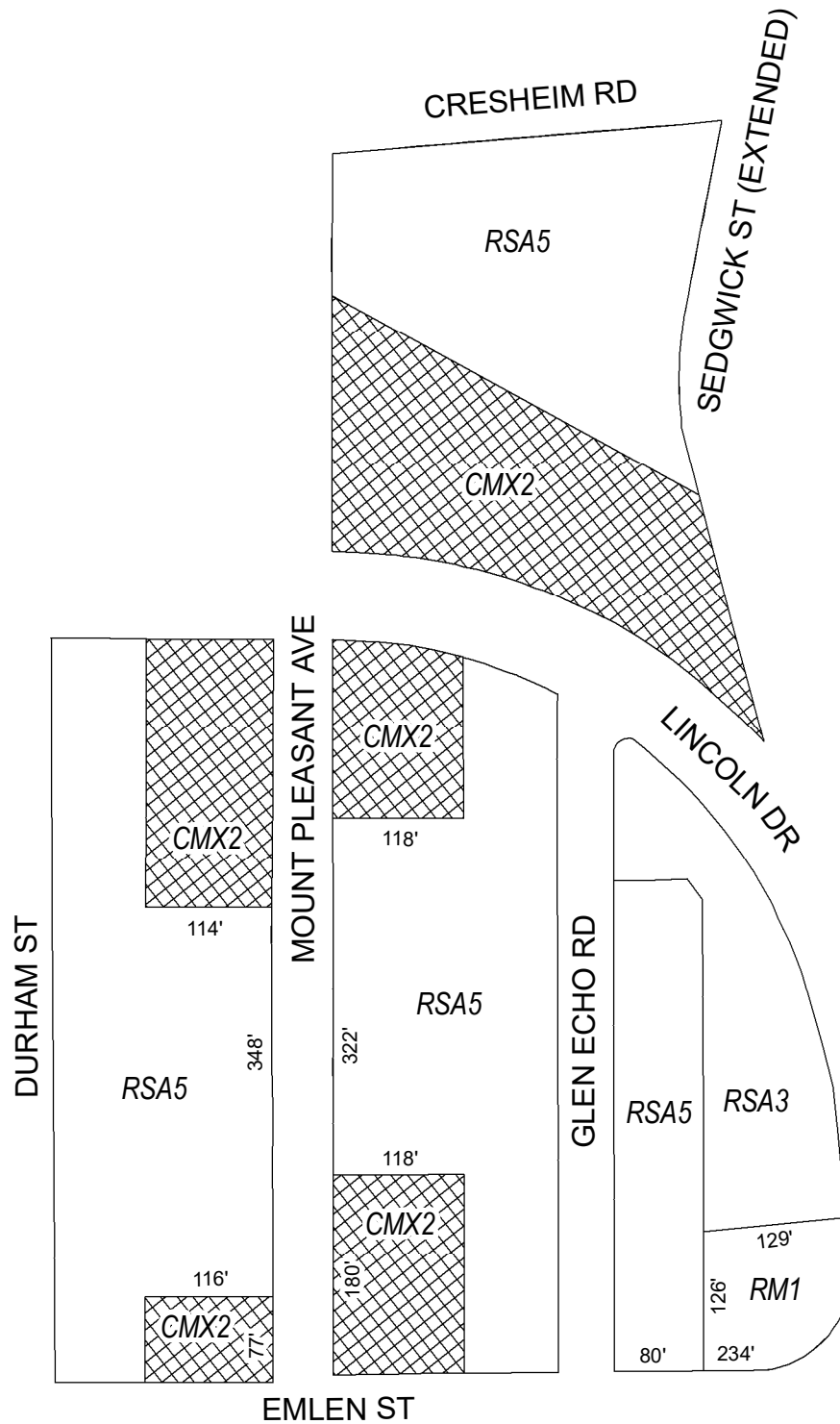
CMX-2, Commercial Mixed-Use



RM-1/RM-2, Residential Multi-Family;
RSA-2/RSA-3/RSA-5, Residential Single-Family Attached;
RSD-3, Residential Single-Family Detached
City of Philadelphia



Map B2 Proposed Zoning



Zoning Districts



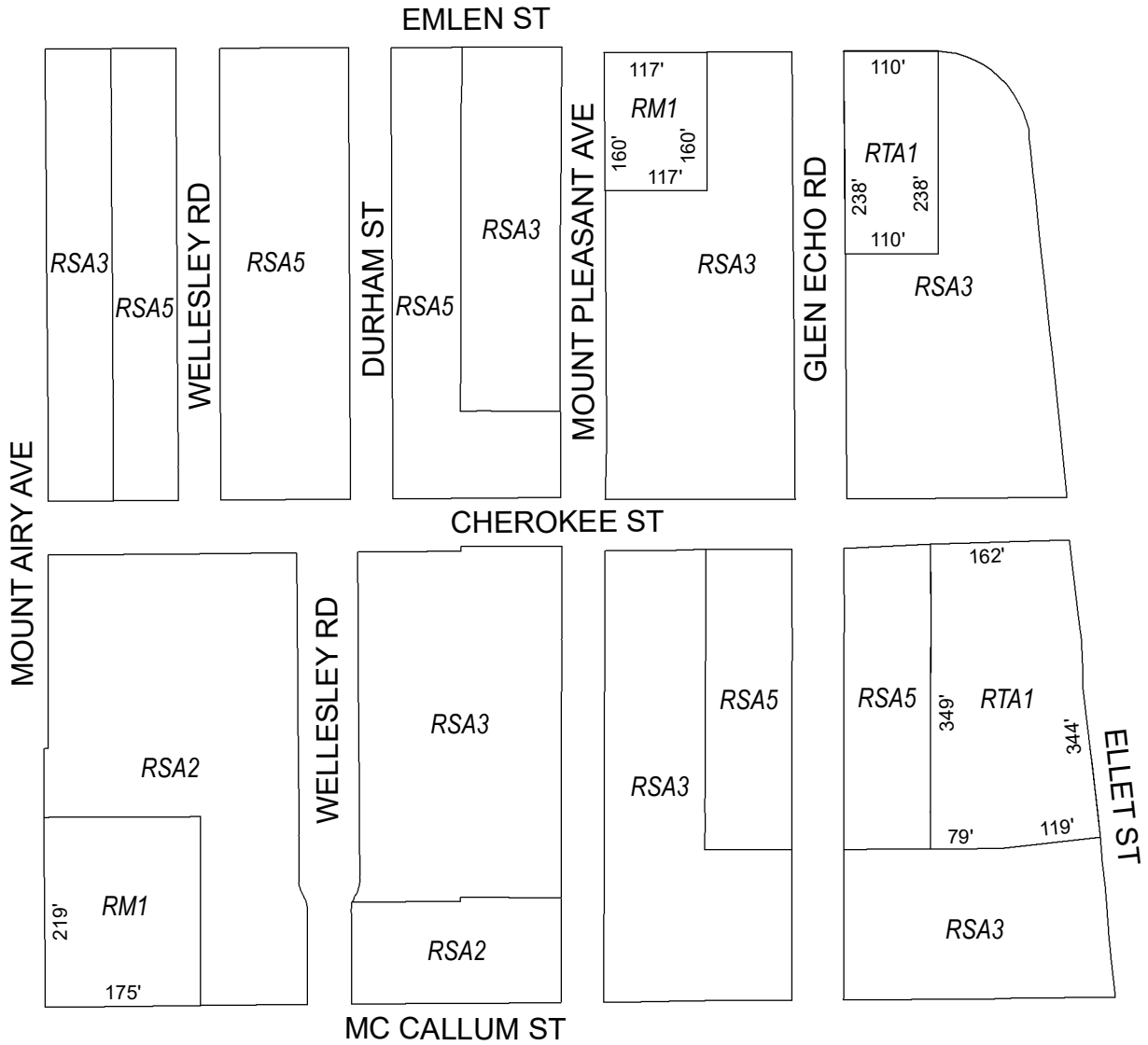
CMX-2, Commercial Mixed-Use



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



Map B3 Proposed Zoning



Zoning Districts

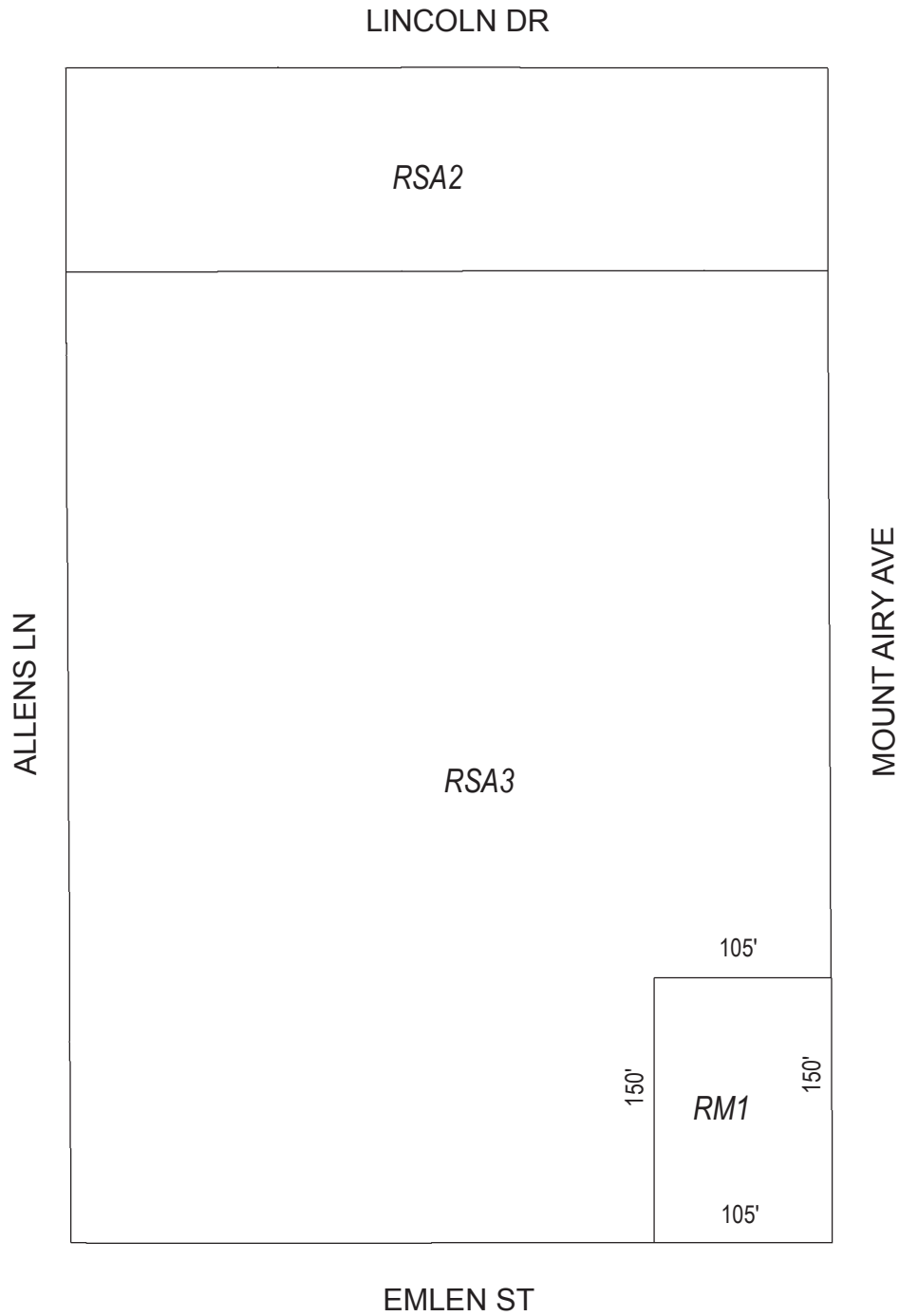


RM-1, Residential Multi-Family; RSA-2/RSA-3/RSA-5, Residential Single-Family Attached;
RTA-1, Residential Two-Family Attached
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Map B4 Existing Zoning



Zoning Districts

 RSA-2/RSA-3, Residential Single-Family Attached; RM-1, Residential Multi-Family
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BILL NO. 180872, as amended continued