

# City of Philadelphia



(Bill No. 250493-AA)

## AN ORDINANCE

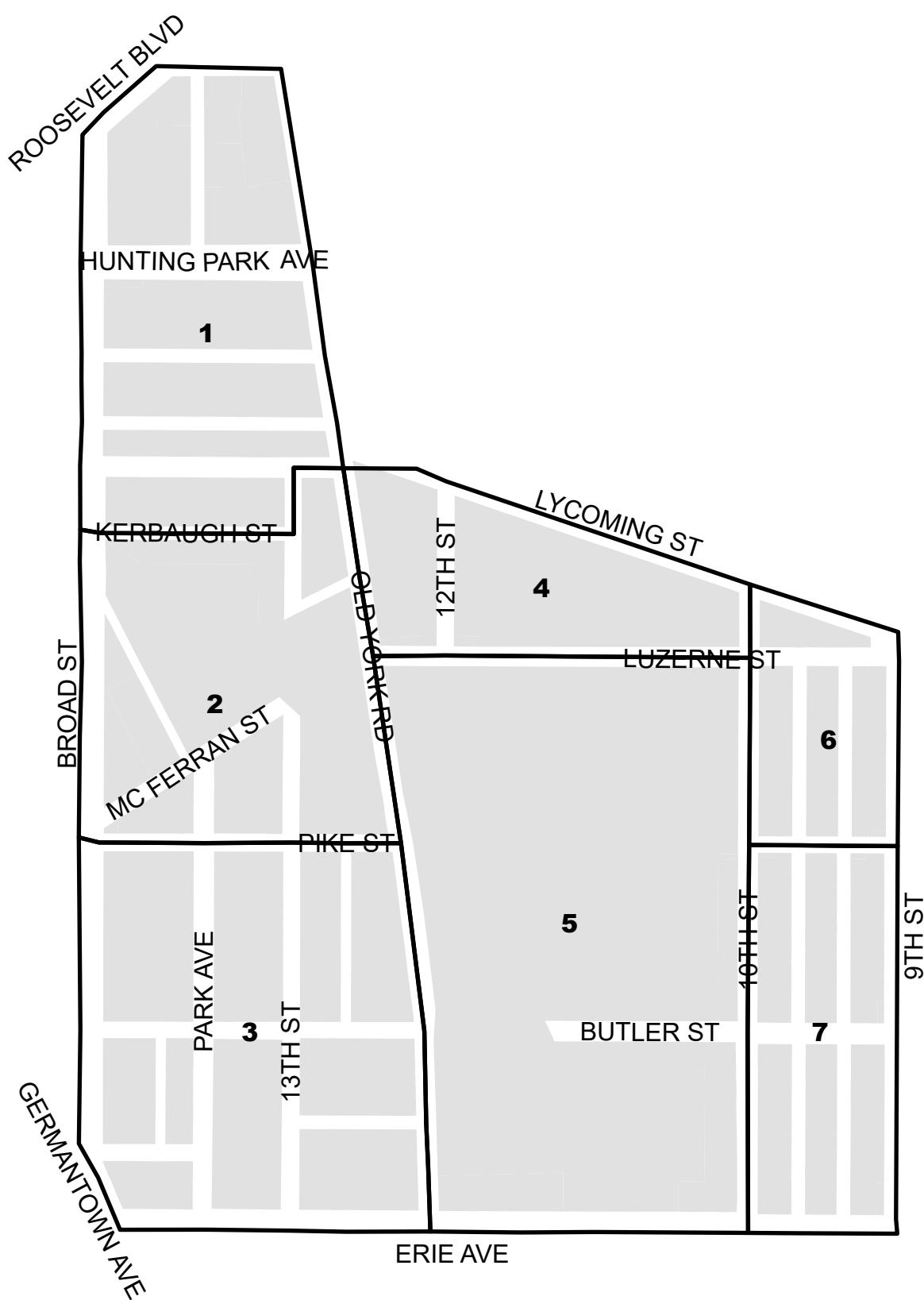
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

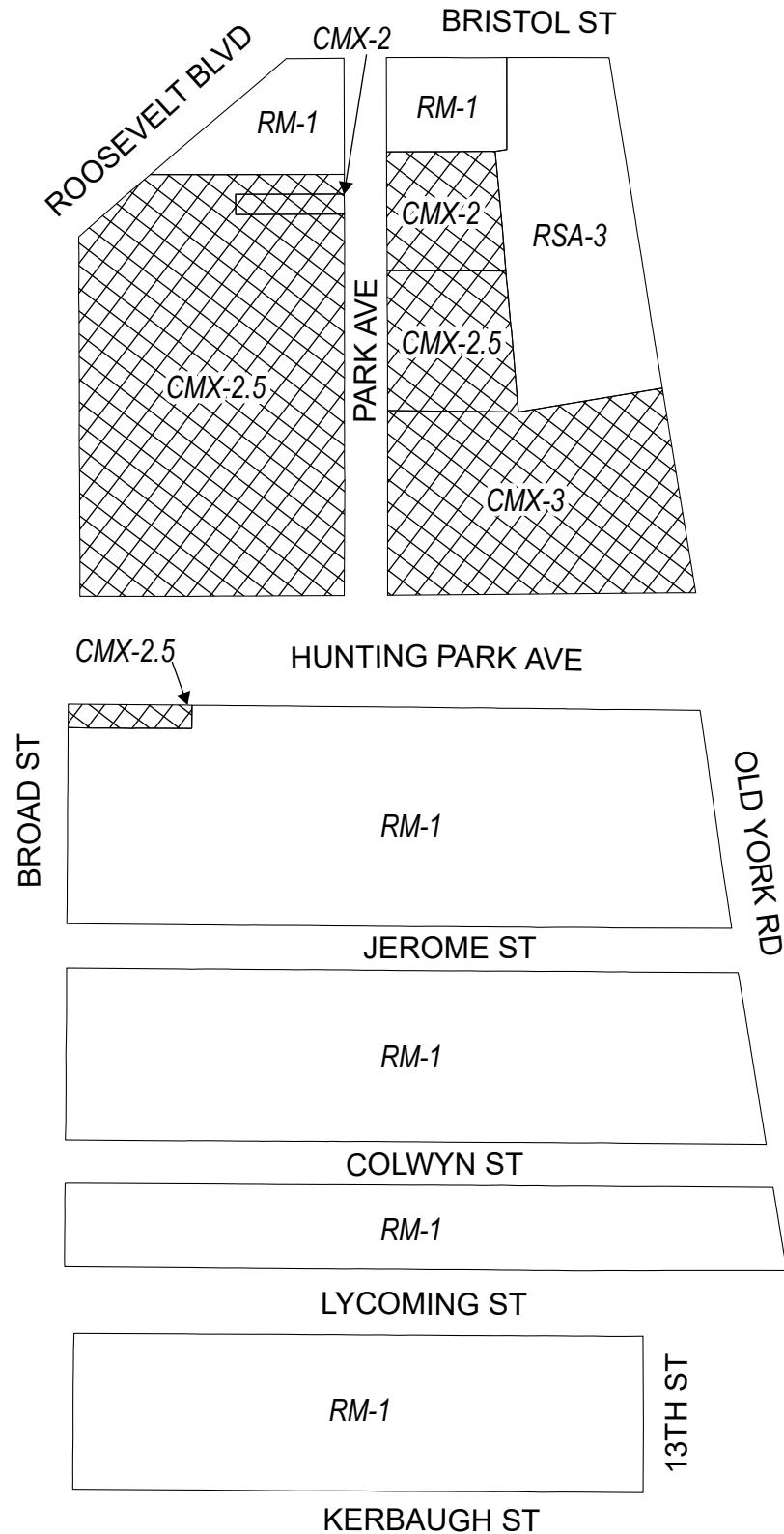
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Roosevelt Boulevard, 9th Street, Erie Avenue, and Broad Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," and "A7," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," and "B7," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

# Key Map



# Map A1 Existing Zoning

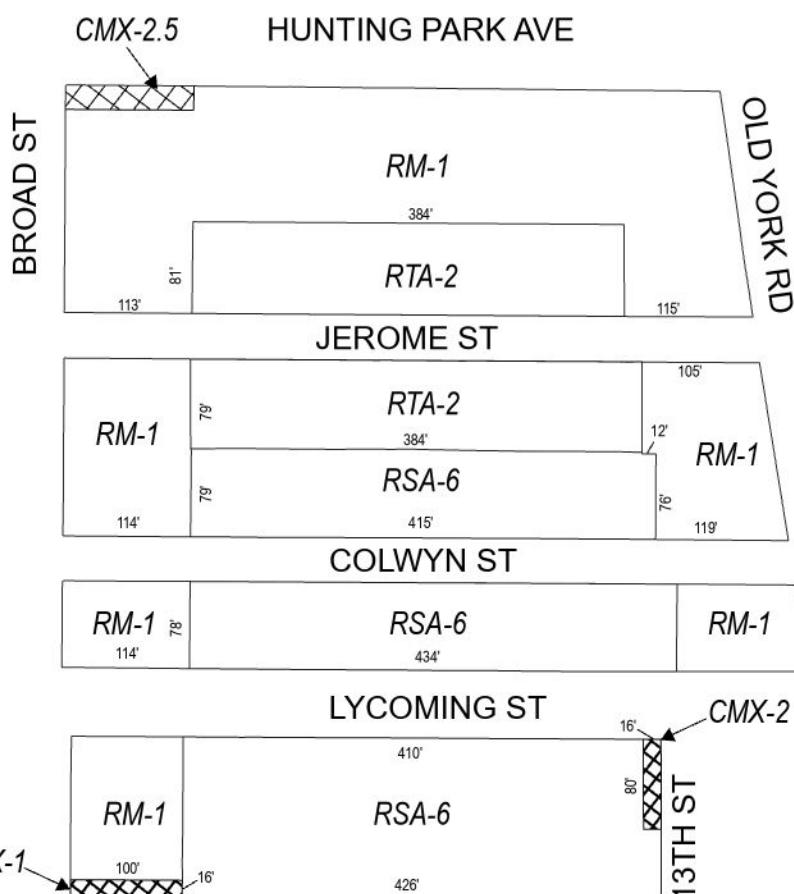
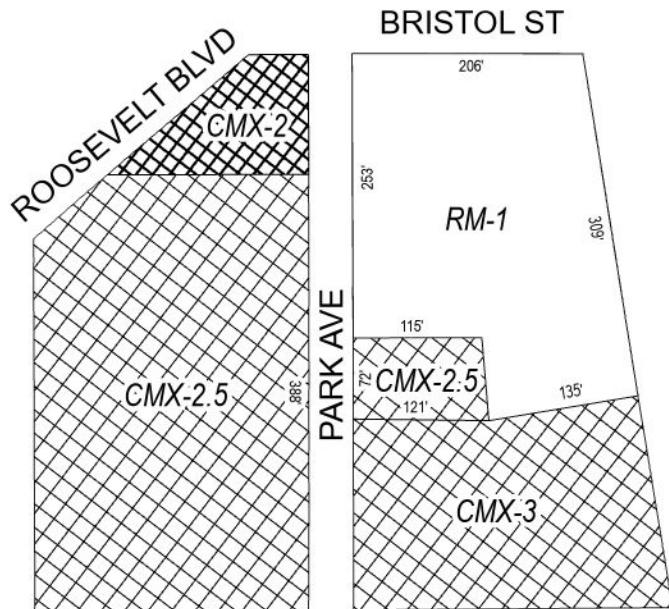


## Zoning Districts

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



# Map B1 Proposed Zoning



## Zoning Districts

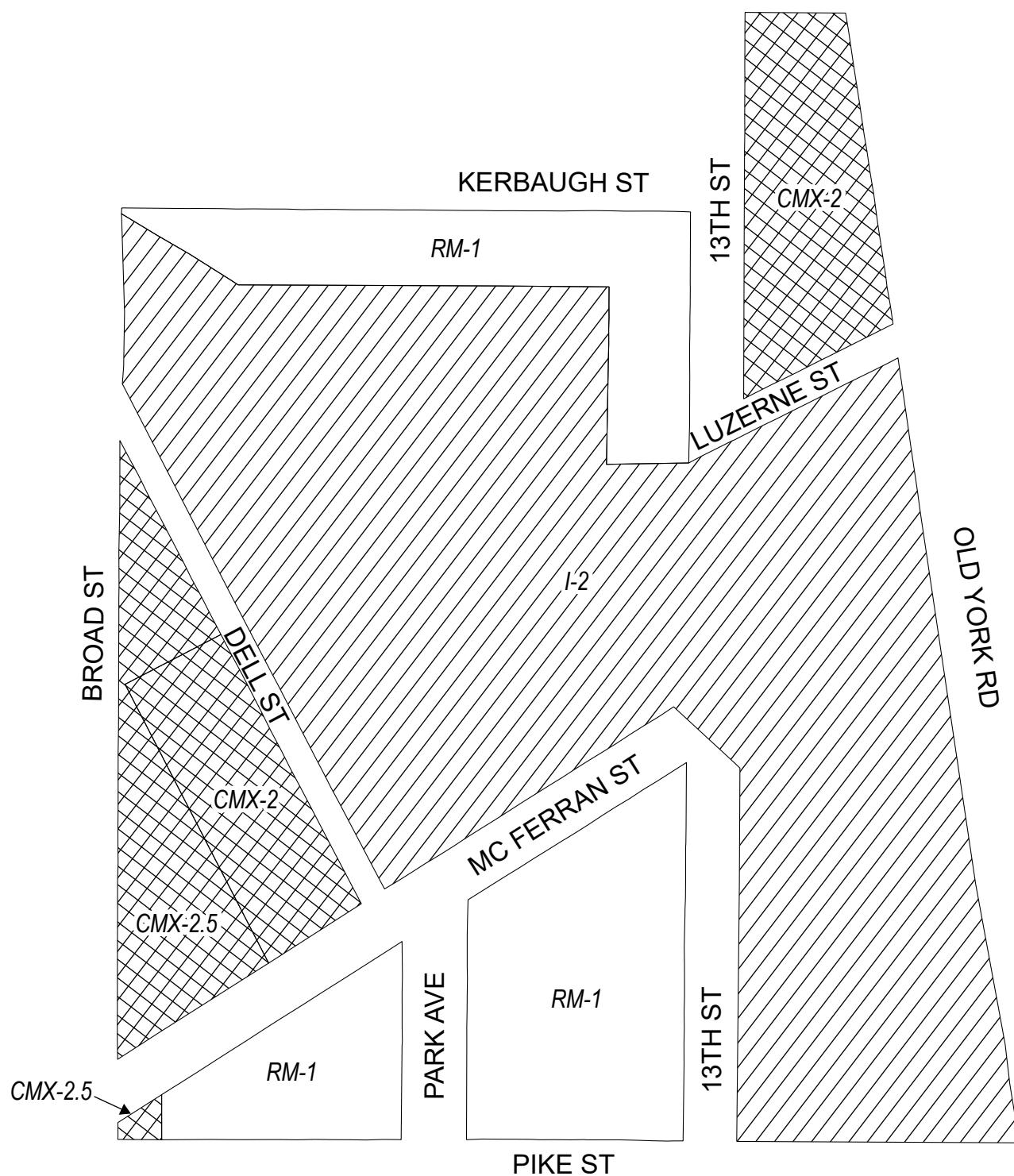
CMX-1/CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use

RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached; RTA-2, Residential Two-Family Attached



# Map A2 Existing Zoning

LYCOMING ST

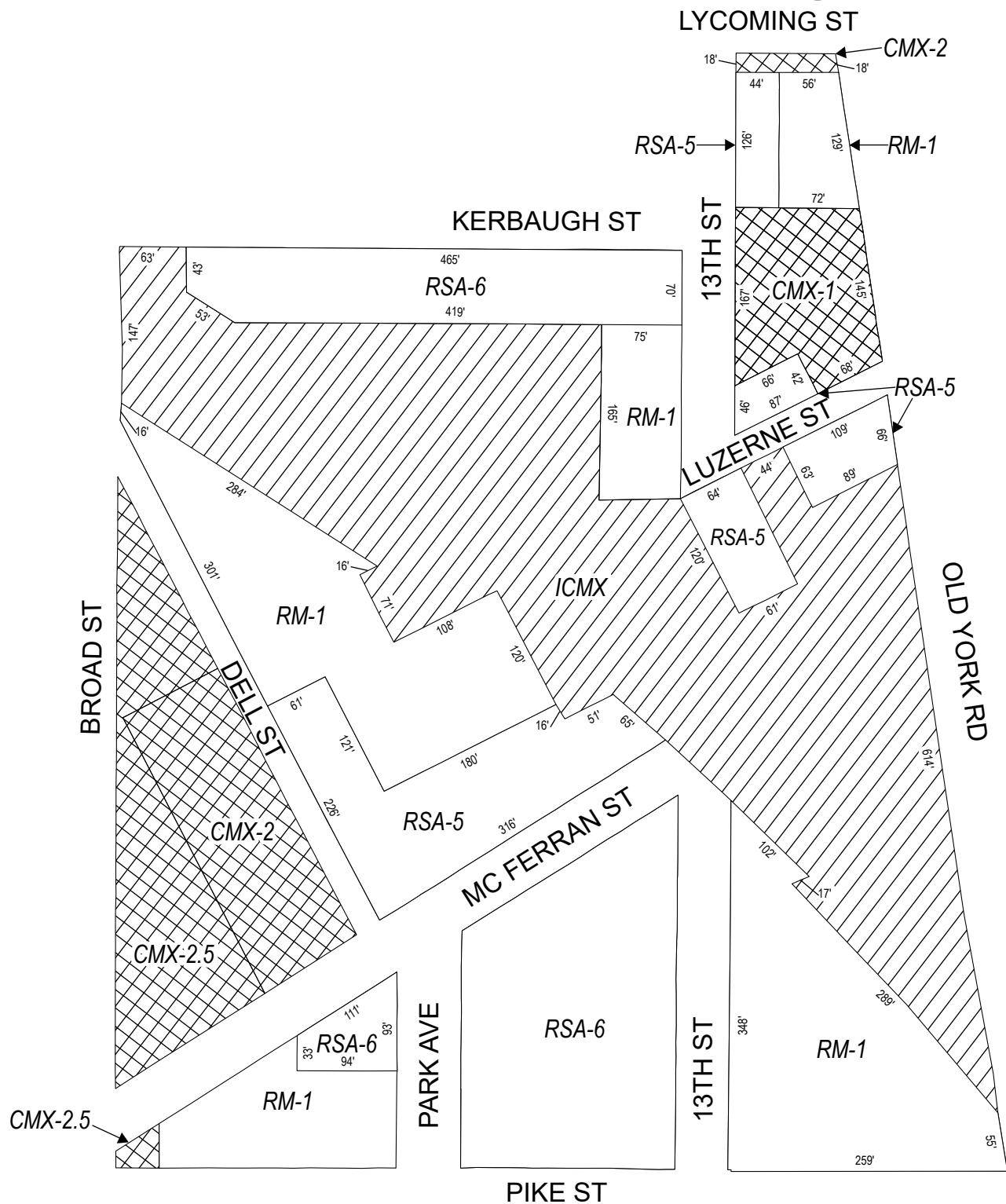


## Zoning Districts

- CMX-2/CMX-2.5, Commercial Mixed-Use
- I-2, Medium Industrial
- RM-1, Residential Multi-Family



# Map B2 Proposed Zoning

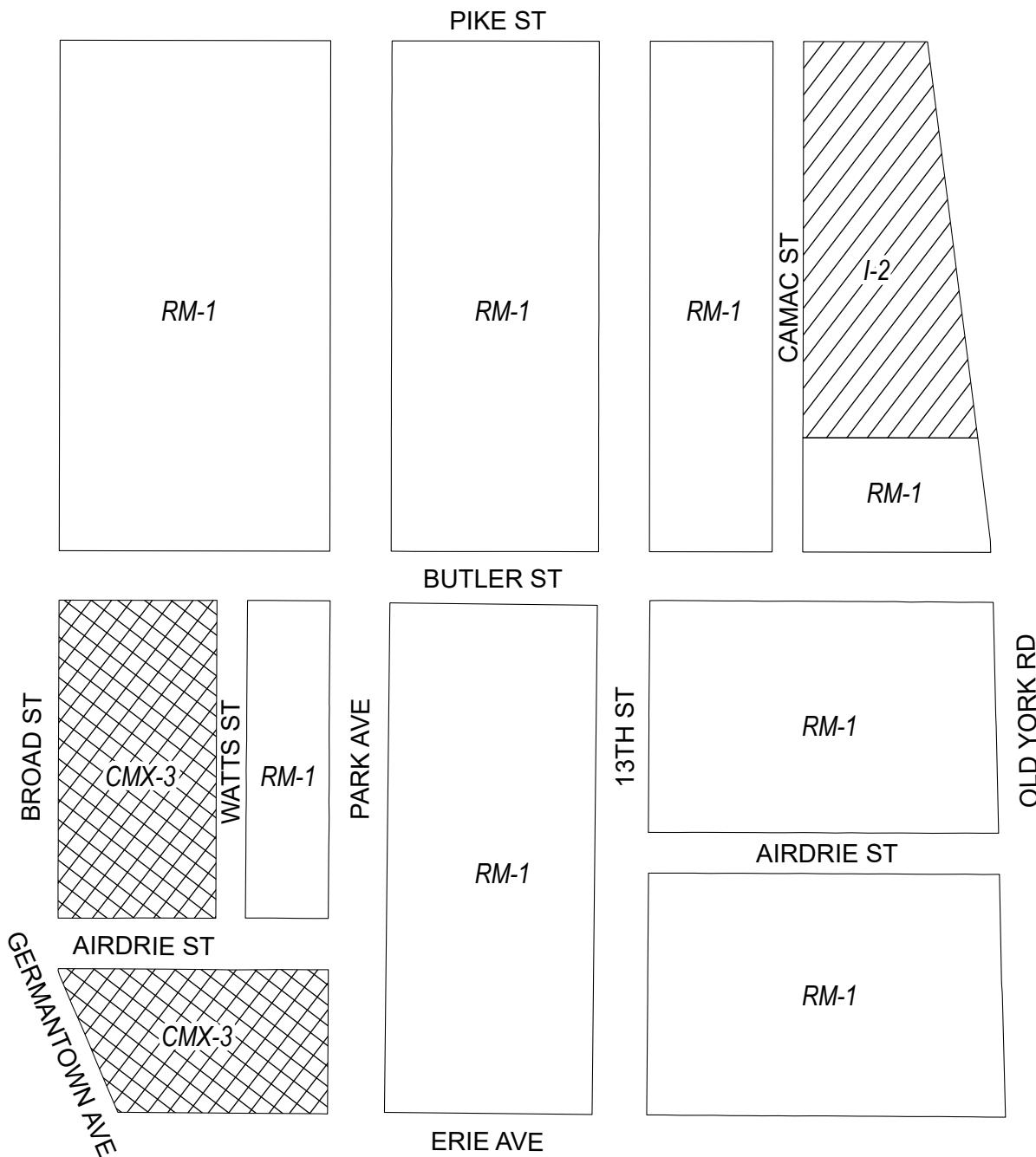


## Zoning Districts

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



# Map A3 Existing Zoning

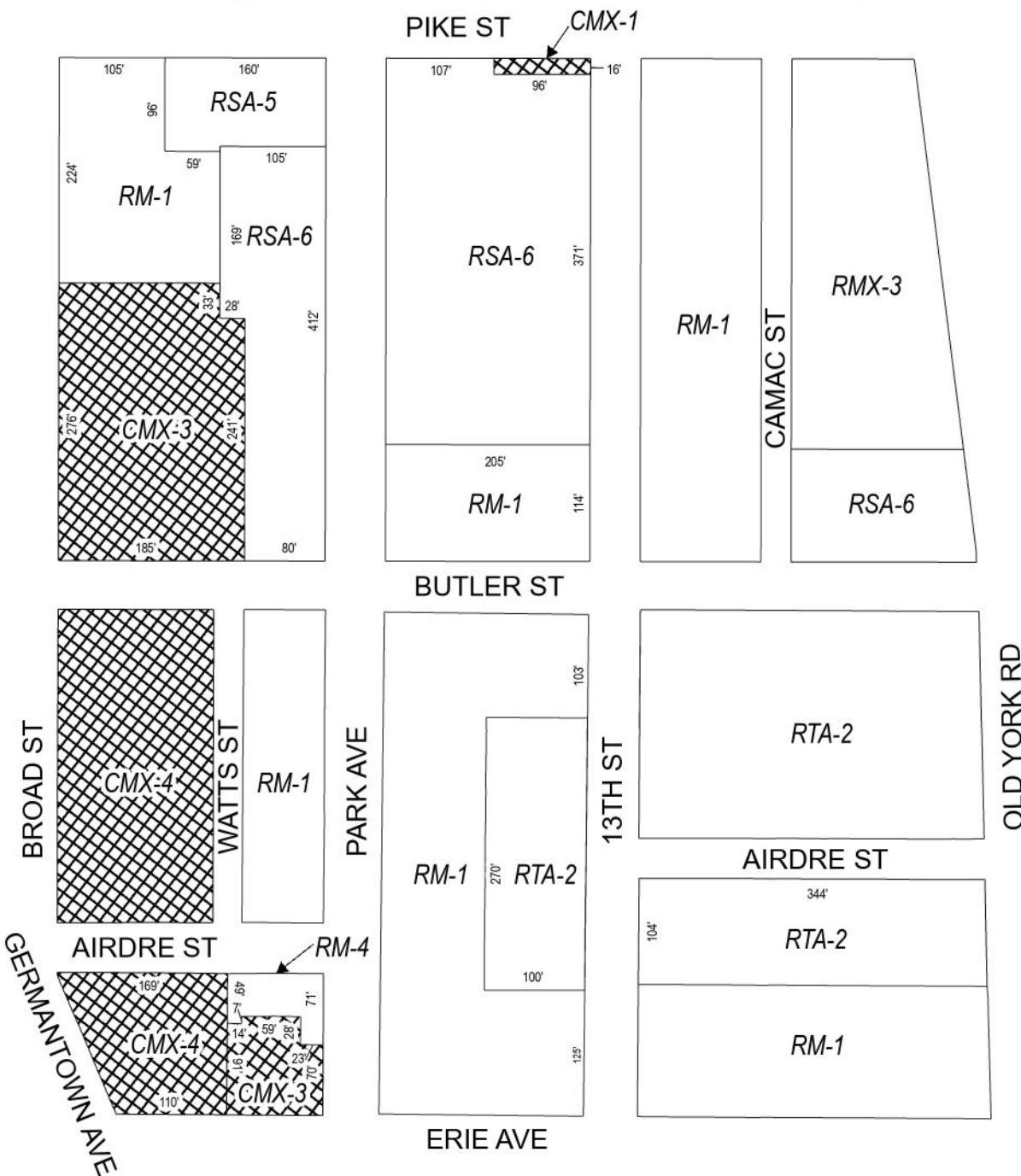


## Zoning Districts

- CMX-3, Commercial Mixed-Use
- I-2, Medium Industrial
- RM-1, Residential Multi-Family



# Map B3 Proposed Zoning



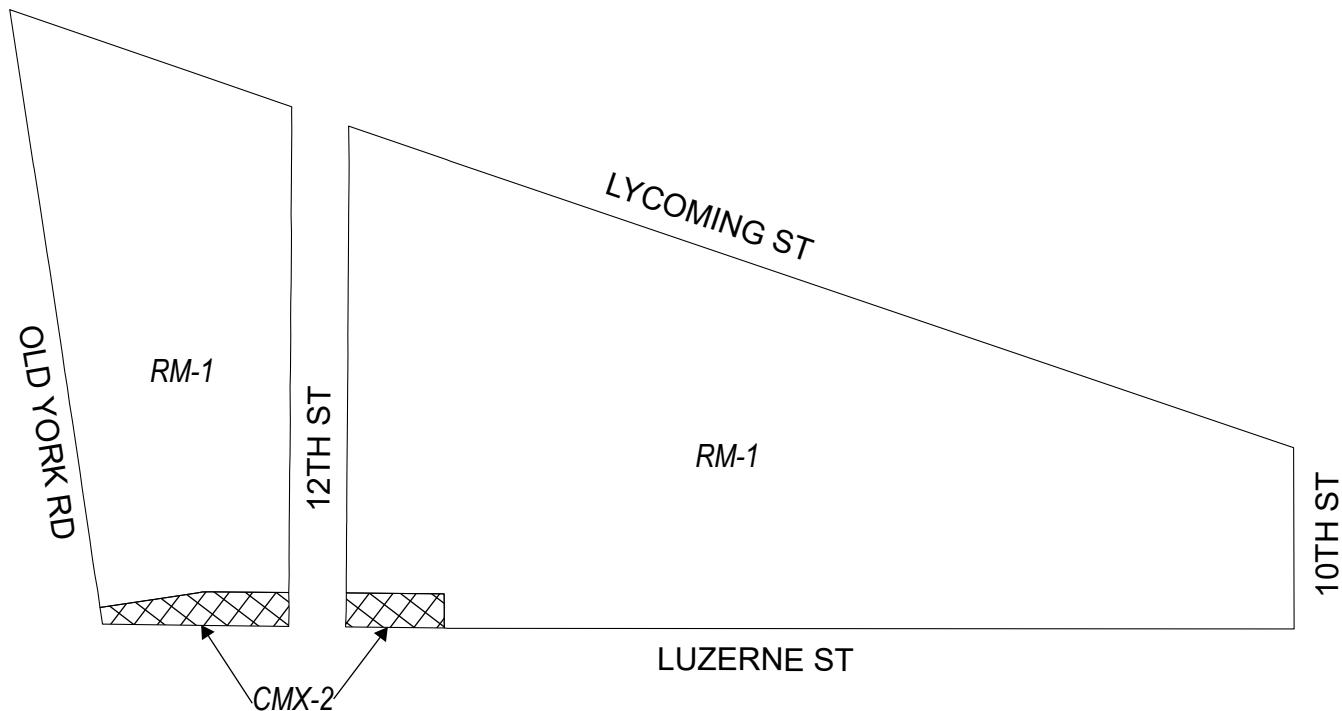
## Zoning Districts

CMX-1/CMX-3/CMX-4, Commercial Mixed-Use

RM-1/RM-4, Residential Multi-Family; RTA-2, Residential Two-Family Attached; RMX-3, Residential Mixed-Use; RSA-5/RSA-6, Residential Single-Family Attached



# Map A4 Existing Zoning

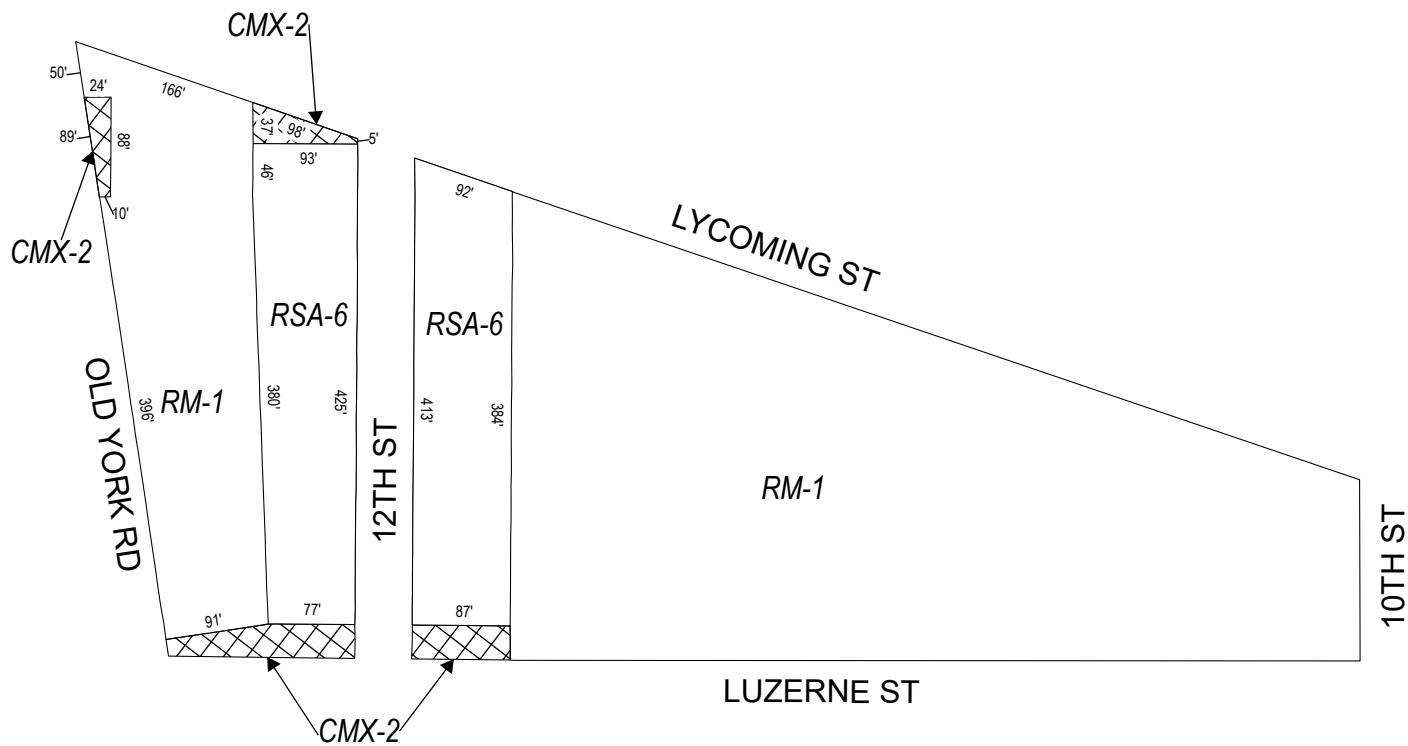


## Zoning Districts

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



# Map B4 Proposed Zoning



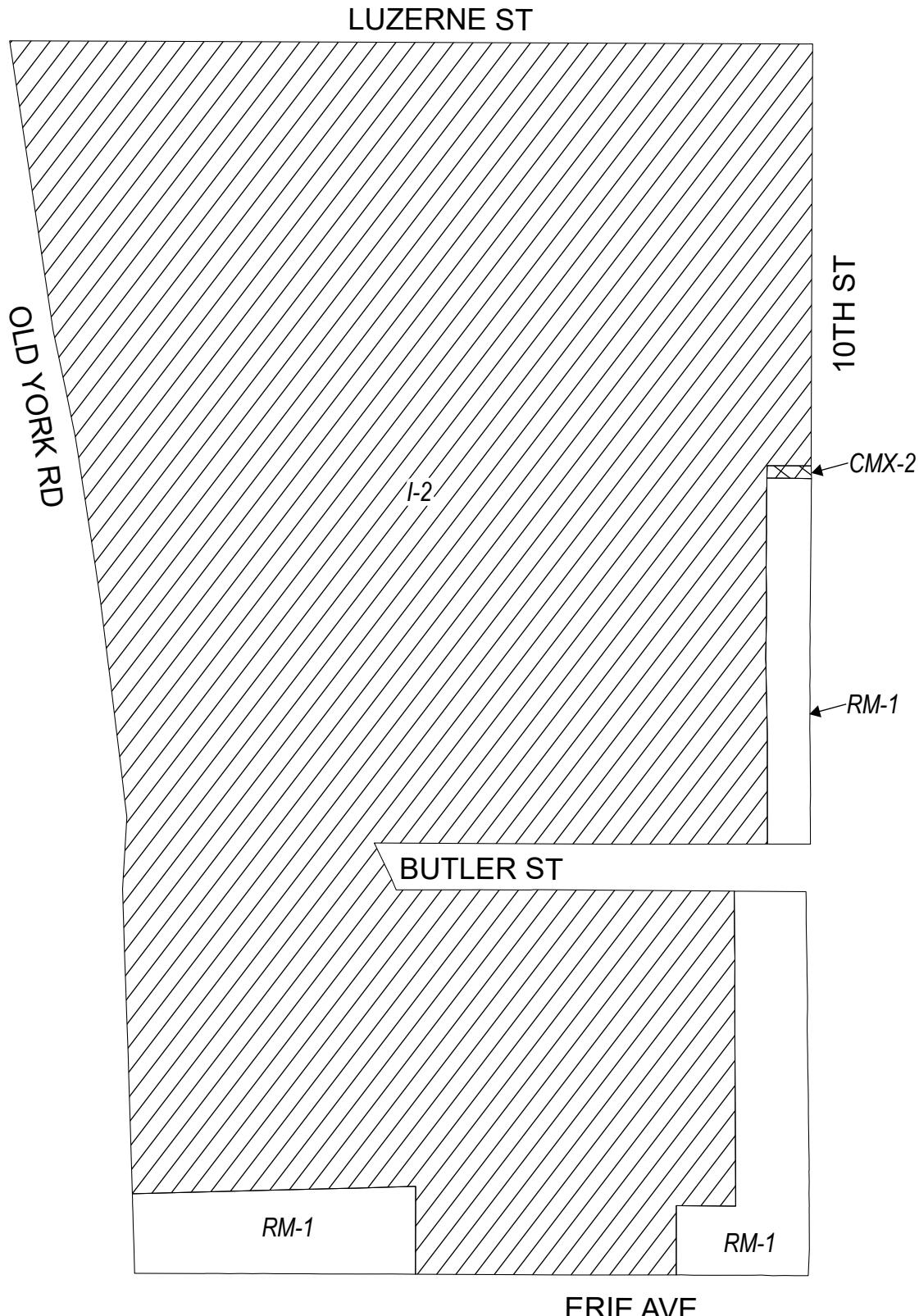
## Zoning Districts

CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached



# Map A5 Existing Zoning

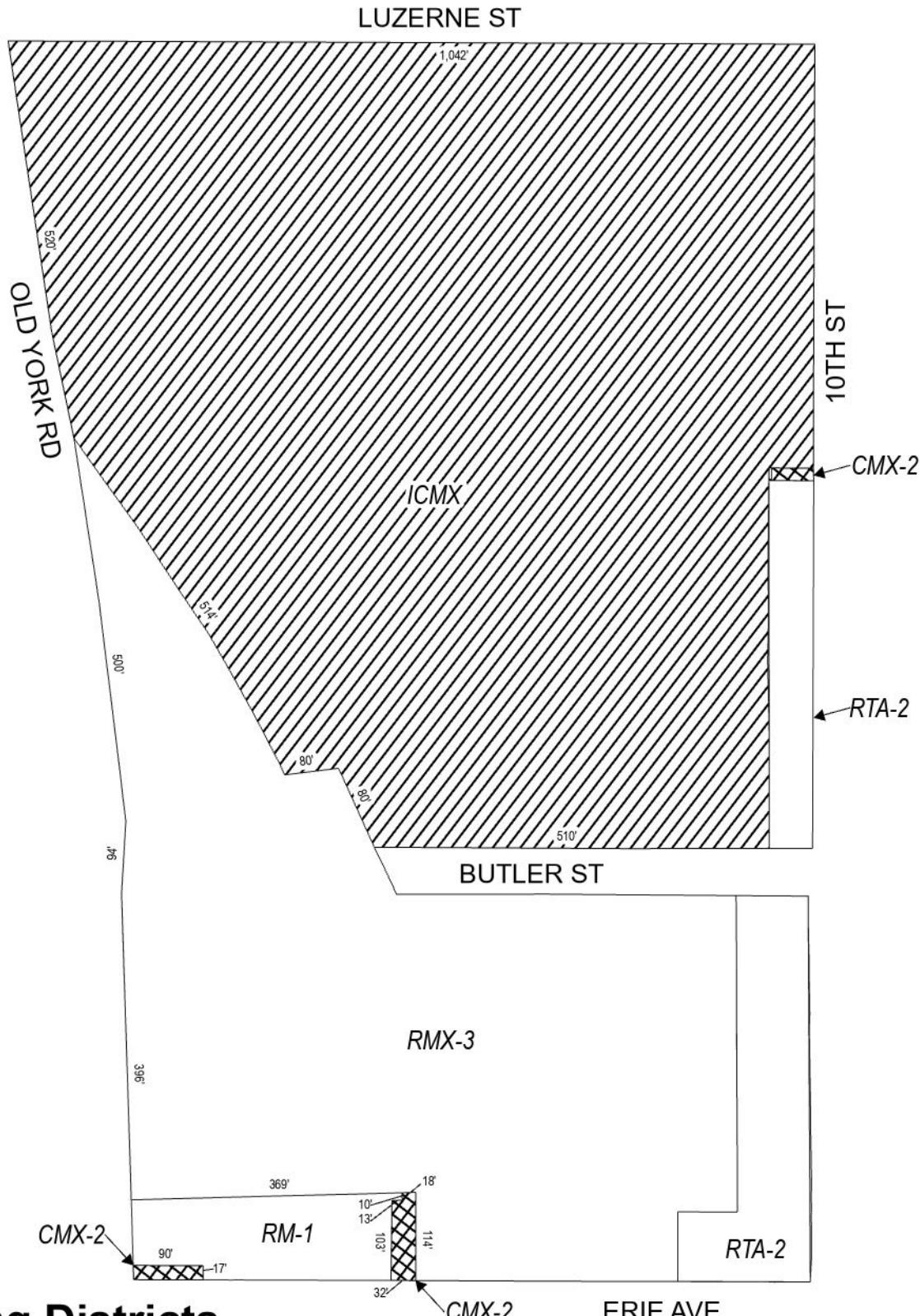


## Zoning Districts

- CMX-2, Commercial Mixed-Use
- I-2, Medium Industrial
- RM-1, Residential Multi-Family



# Map B5 Proposed Zoning

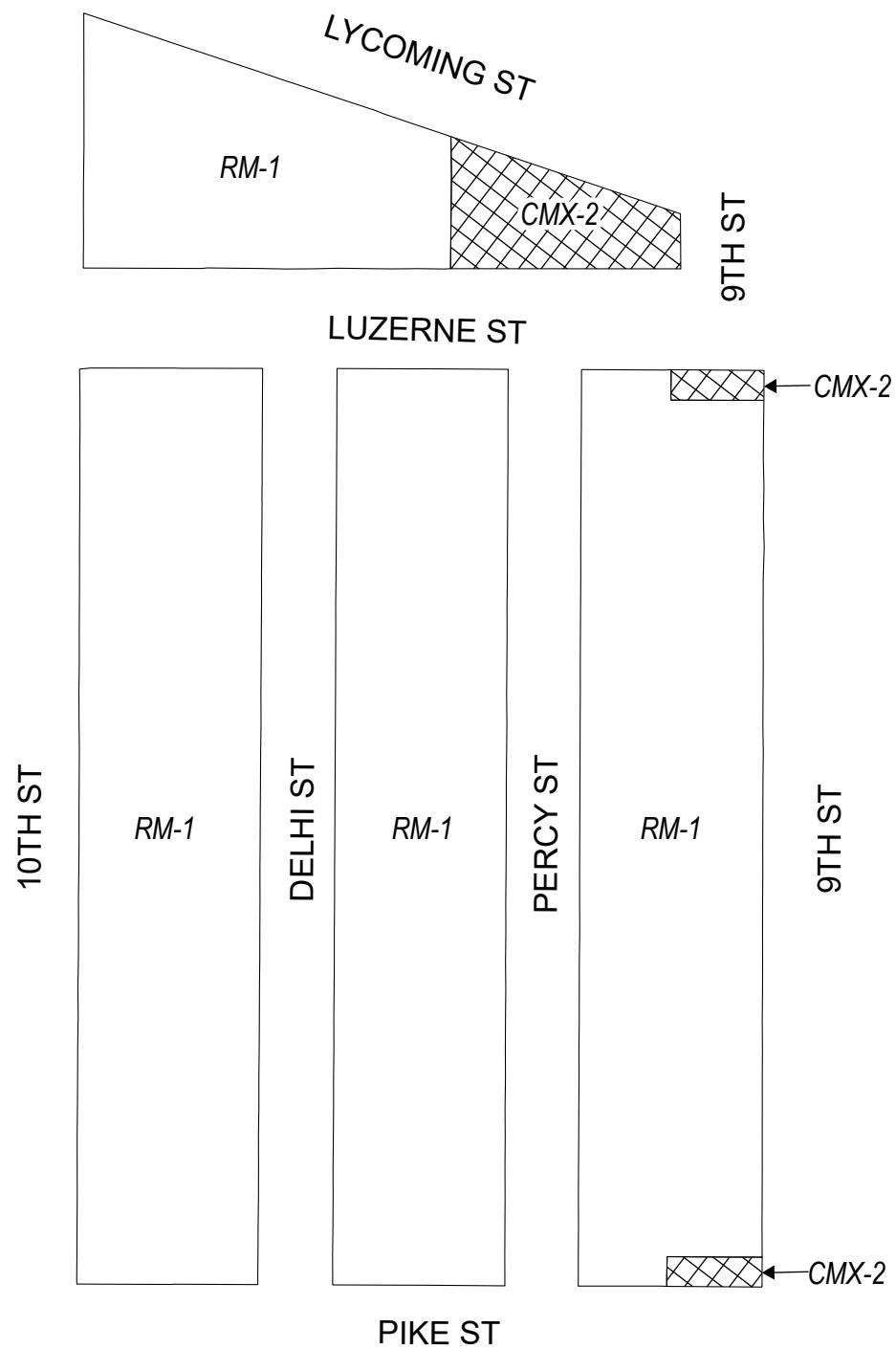


## Zoning Districts

- CMX-2, Commercial Mixed-Use
- ICMX, Industrial Commercial Mixed-Use
- RM-1, Residential Multi-Family; RTA-2, Residential Two-Family Attached; RMX-3, Residential Mixed-Use



# Map A6 Existing Zoning

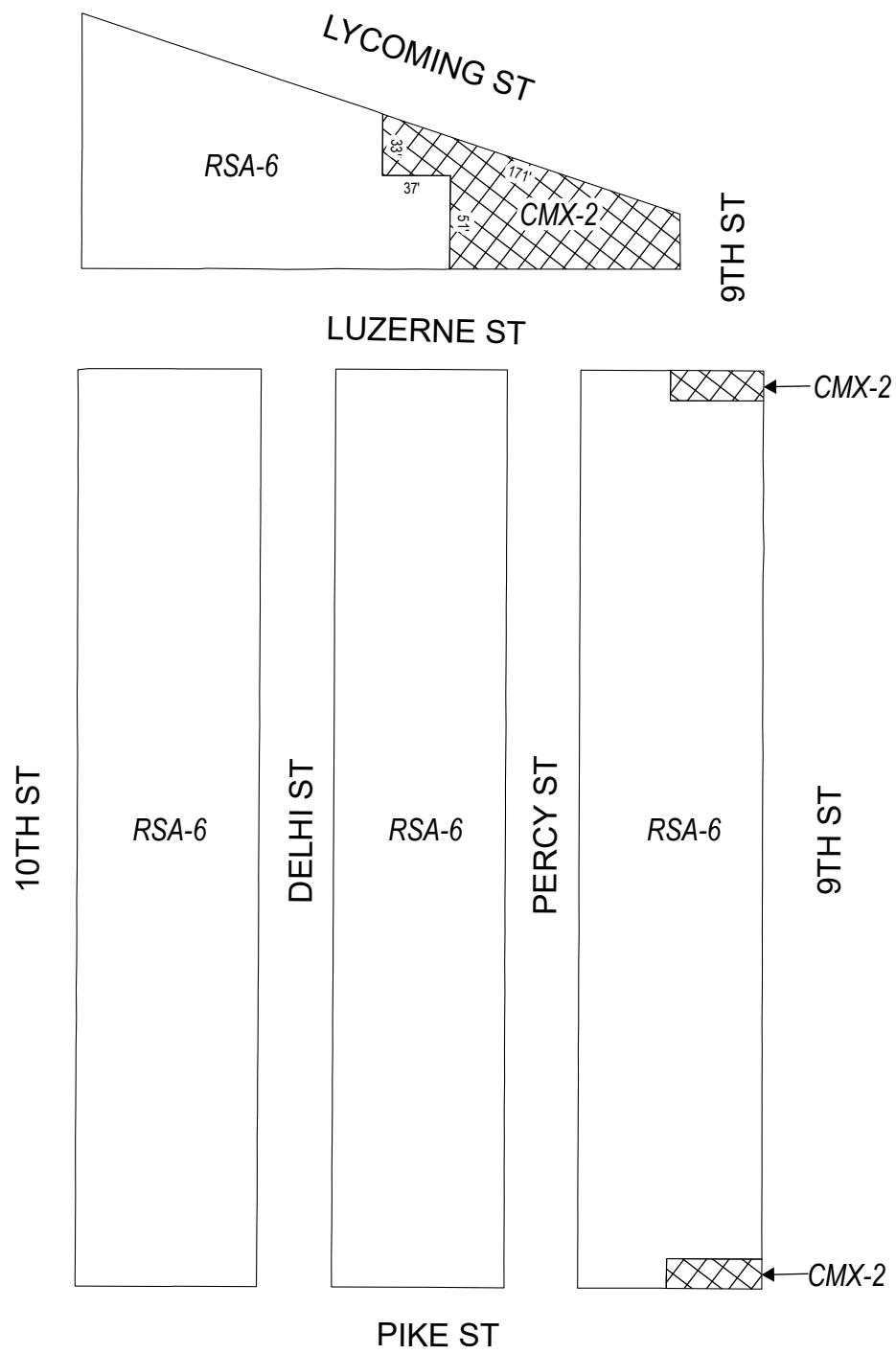


## Zoning Districts

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



# Map B6 Proposed Zoning



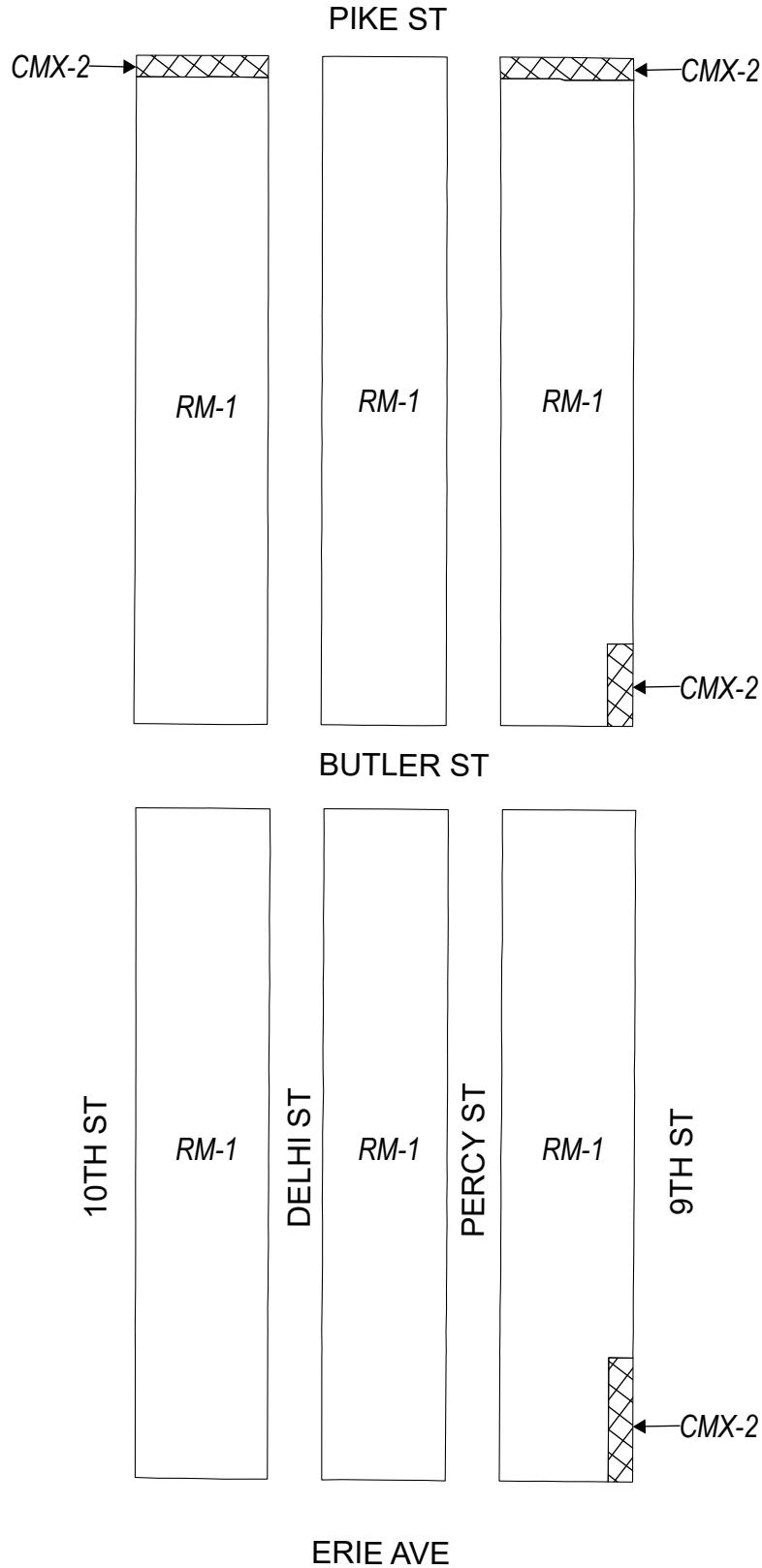
## Zoning Districts

CMX-2, Commercial Mixed-Use

RSA-6, Residential Single-Family Attached



# Map A7 Existing Zoning

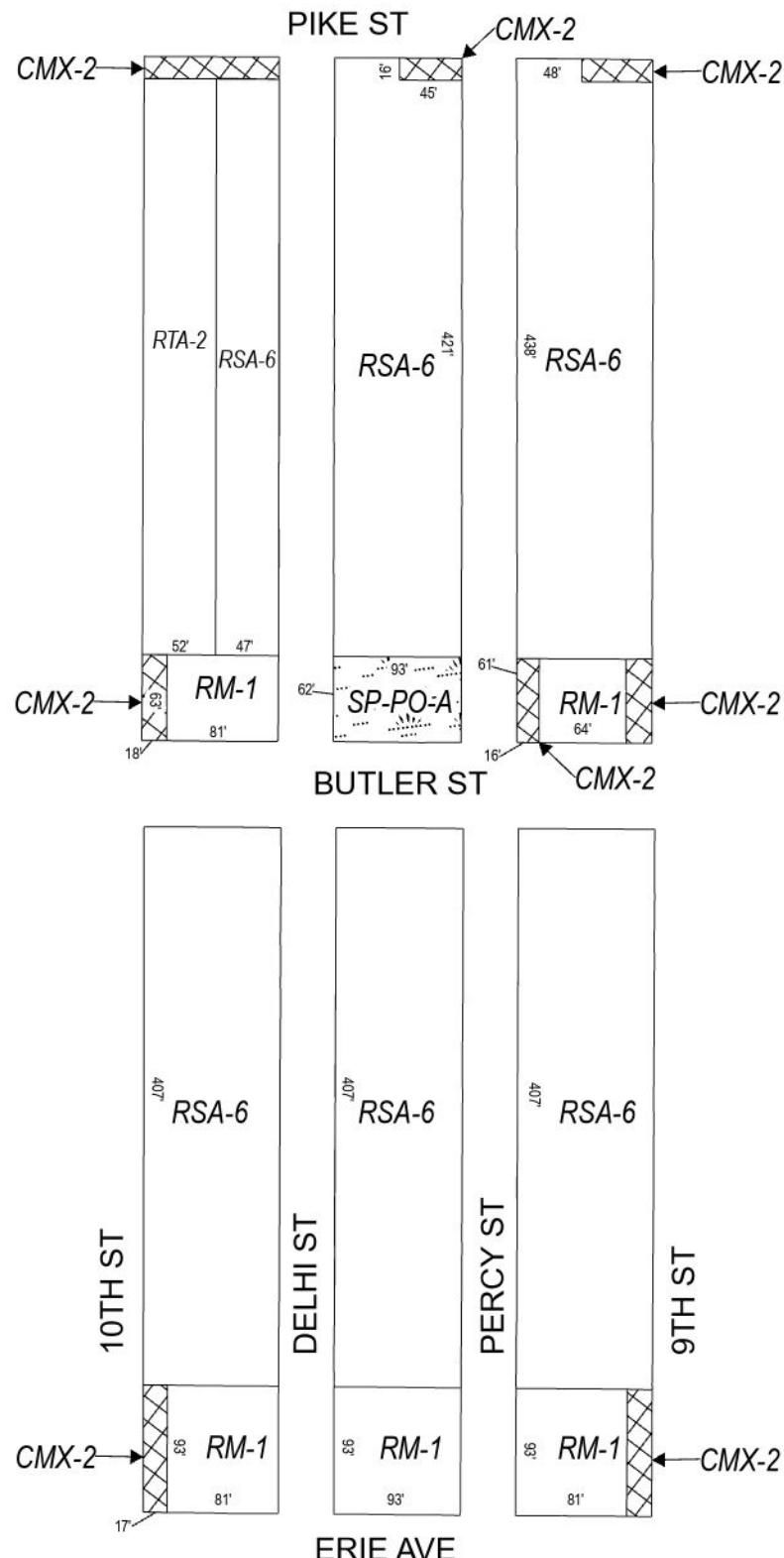


## Zoning Districts

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



## Map B7 Proposed Zoning



## Zoning Districts

 CMX-2, Commercial Mixed-Use

RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached; RTA-2, Residential Two-Family Attached

SP-PO-A, Parks and Open Space



# City of Philadelphia

BILL NO. 250493-AA *continued*

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 13, 2025. The Bill was Signed by the Mayor on December 3, 2025.



Elizabeth McCollum

Chief Clerk of the City Council