



City of Philadelphia

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

**BILL NO. 210922
(As Amended 12/7/21)**

Introduced November 18, 2021

Councilmember Jones

**Referred to the
Committee on Rules**

AN ORDINANCE

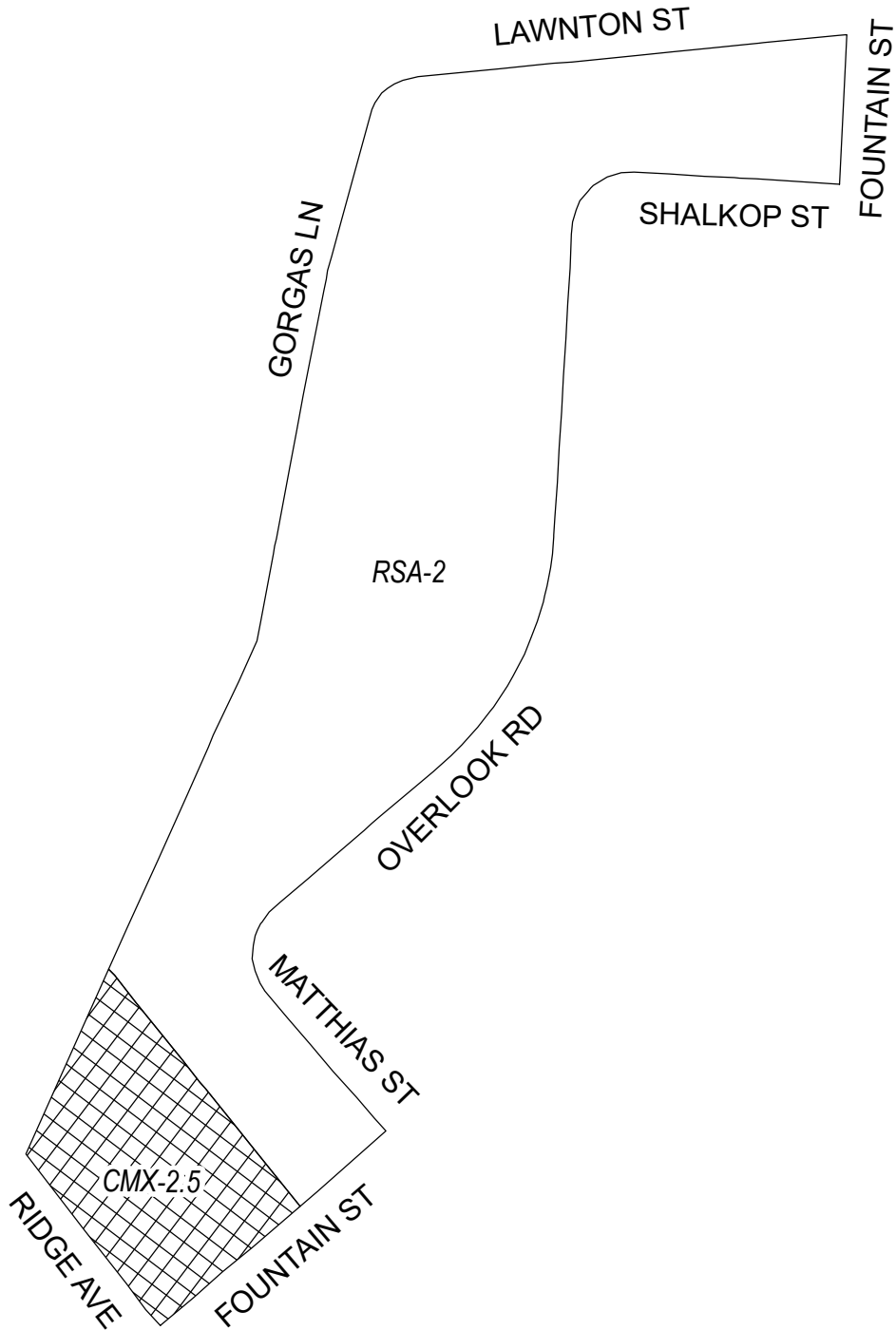
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Fountain Street, Umbria Street, Paoli Avenue, Ridge Avenue, Livezey Street, Valley Avenue, and Henry Avenue.

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 Fountain Street, Umbria Street, Paoli Avenue, Ridge Avenue, Livezey Street, Valley Avenue, and Henry Avenue from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," and "A6" set forth below, to the zoning designations indicated on Maps "B1," "B2," and "B3," "B4," "B5," and "B6" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

City of Philadelphia Map A1 Existing Zoning

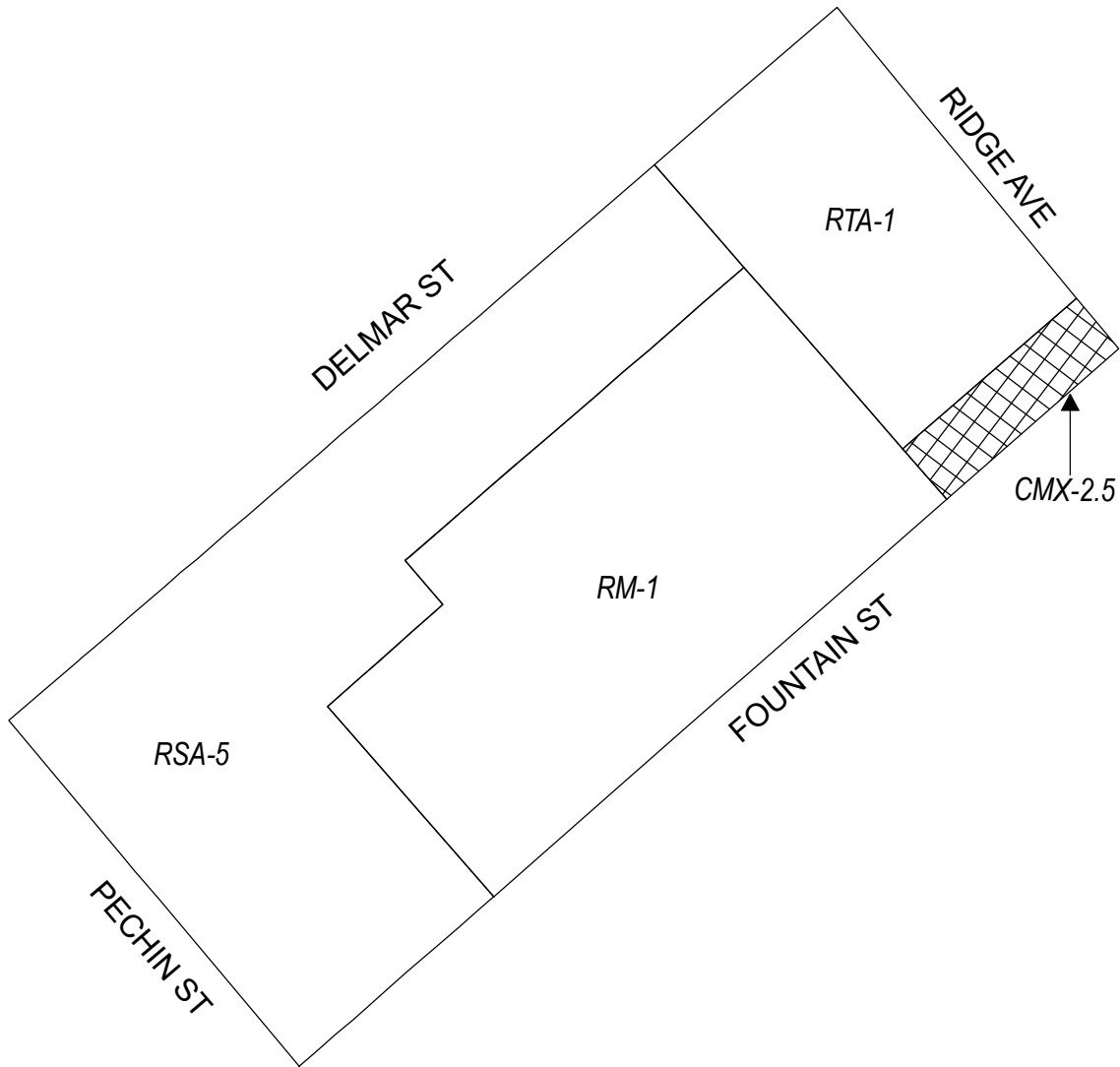


Zoning Districts



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



City of Philadelphia Map A2 Existing Zoning

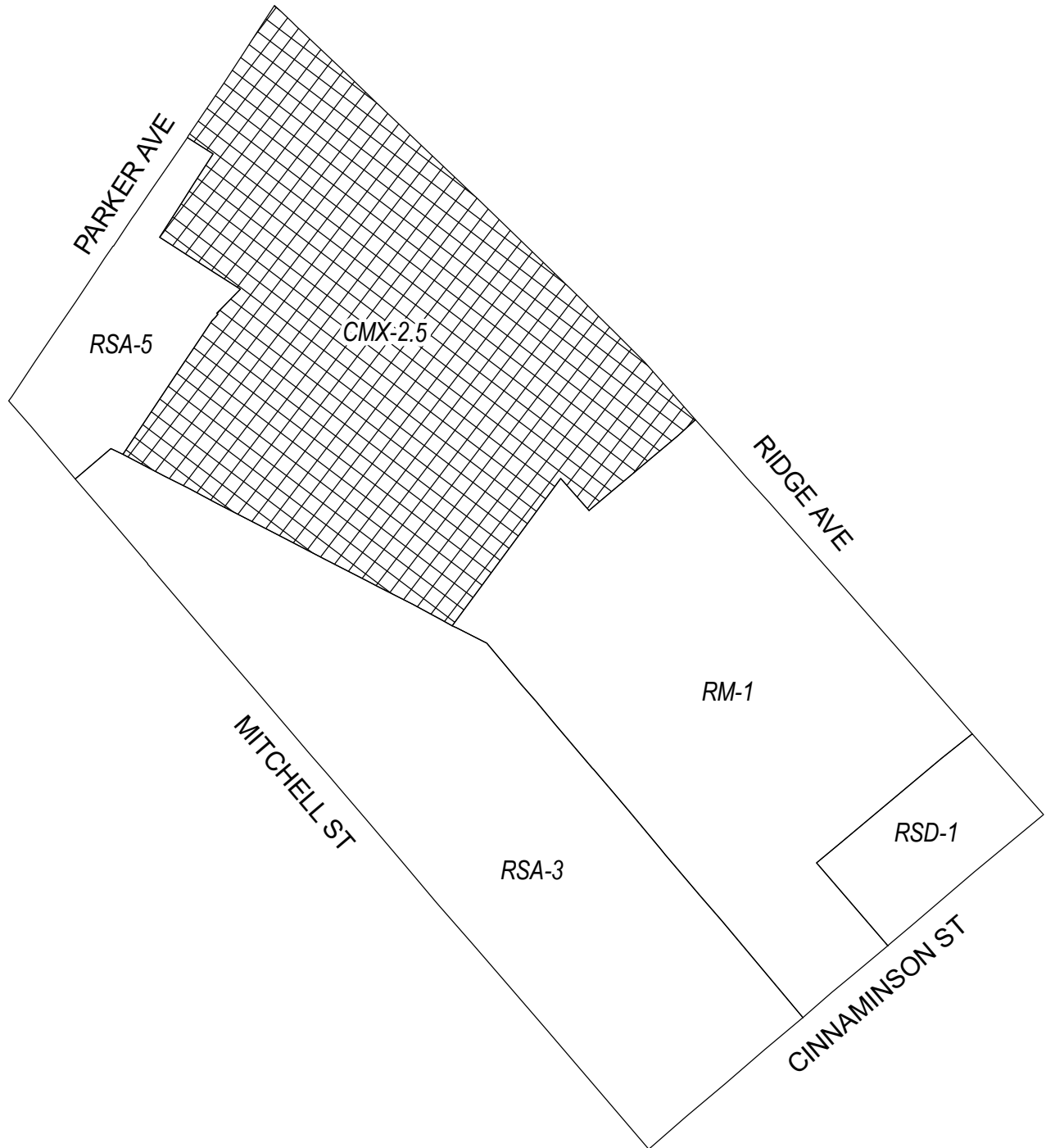


Zoning Districts



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



City of Philadelphia Map A3 Existing Zoning

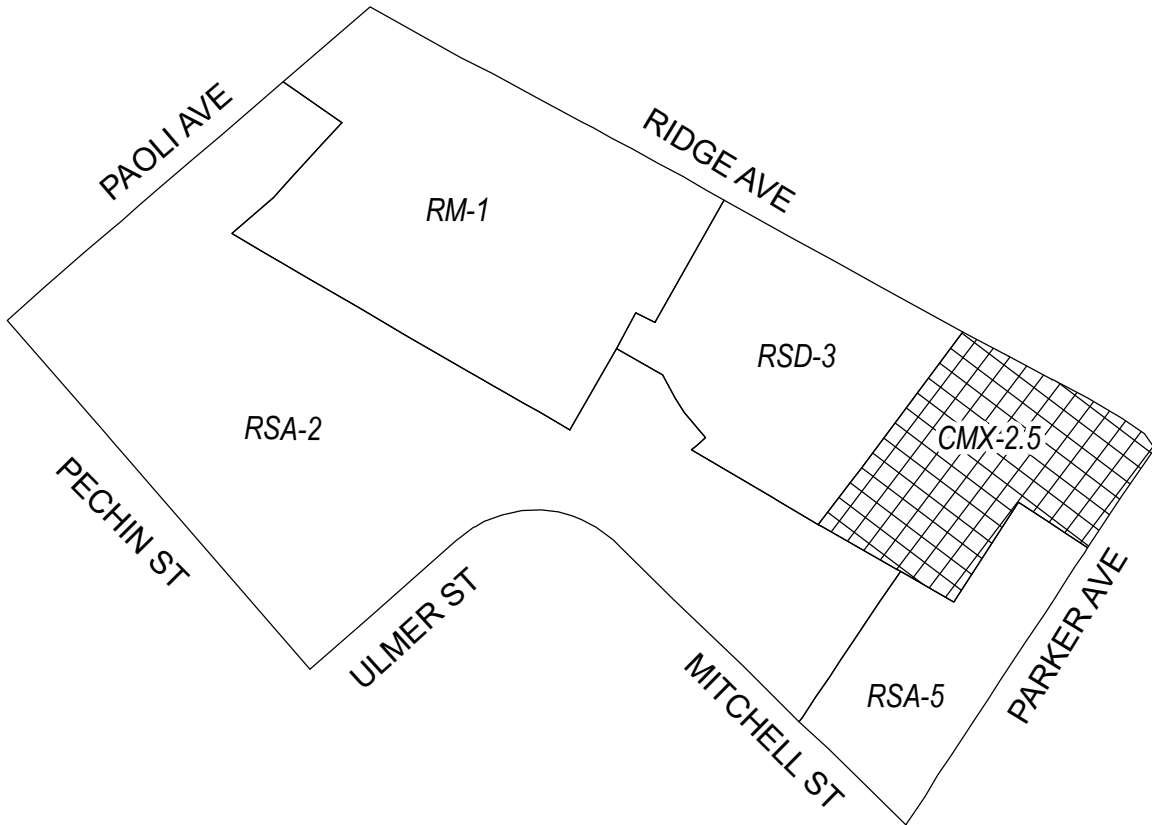


Zoning Districts

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



Map A4 Existing Zoning



Zoning Districts



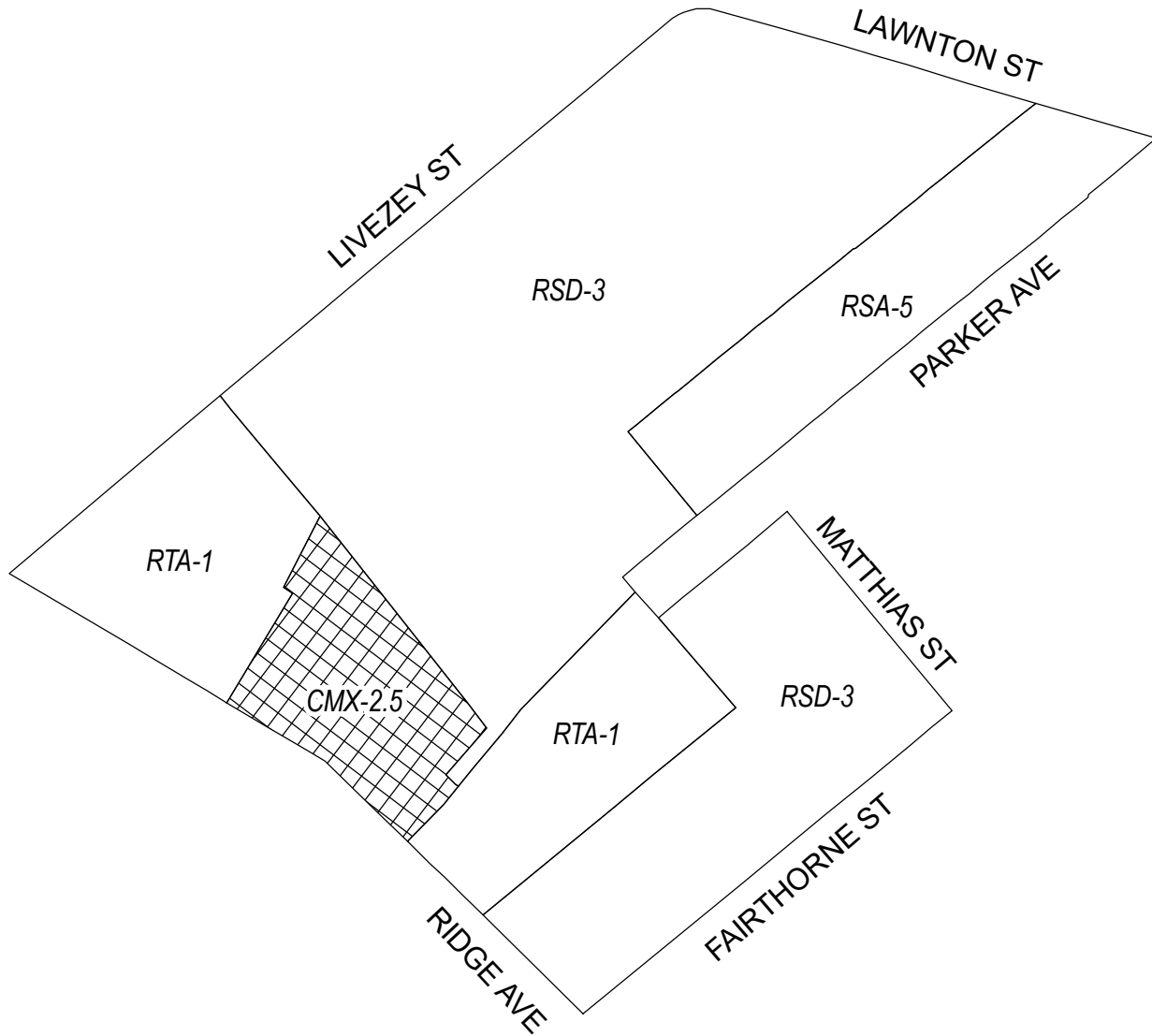
CMX-2.5, Commercial Mixed-Use



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



City of Philadelphia Map A5 Existing Zoning



Zoning Districts



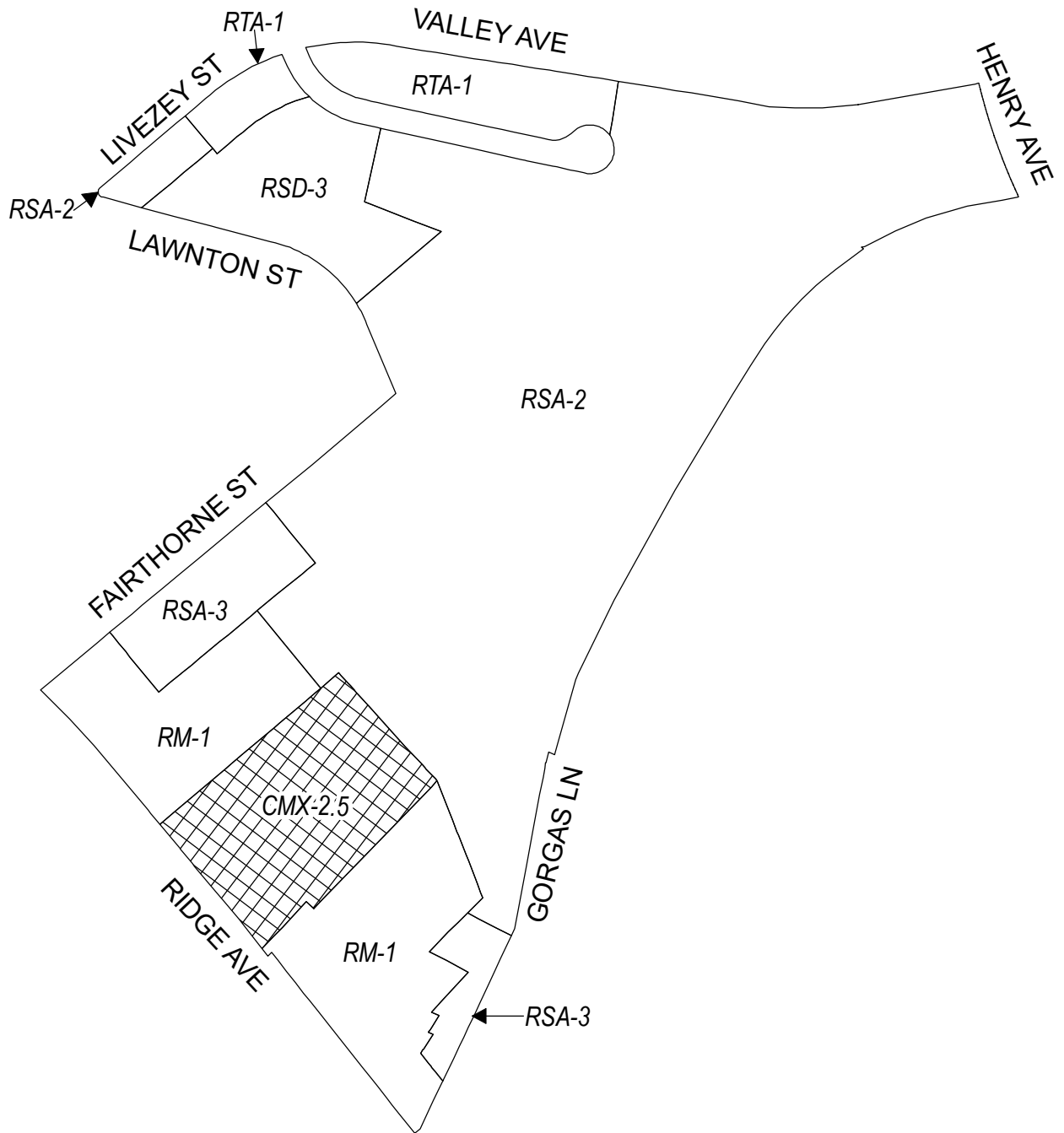
CMX-2.5, Commercial Mixed-Use





RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached;
RSD-3, Residential Single-Family Detached



City of Philadelphia Map A6 Existing Zoning

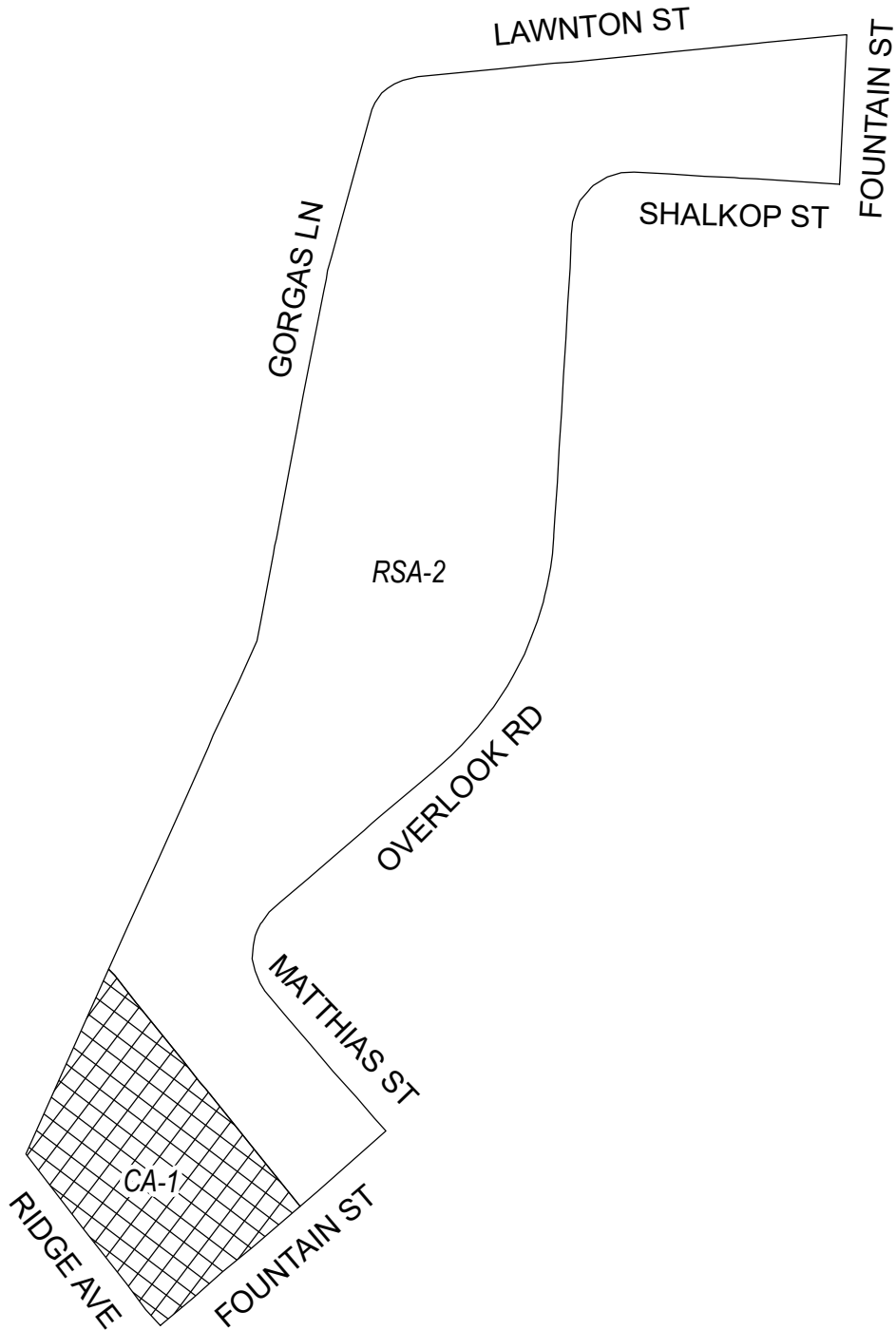


Zoning Districts



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



Map B1 Proposed Zoning

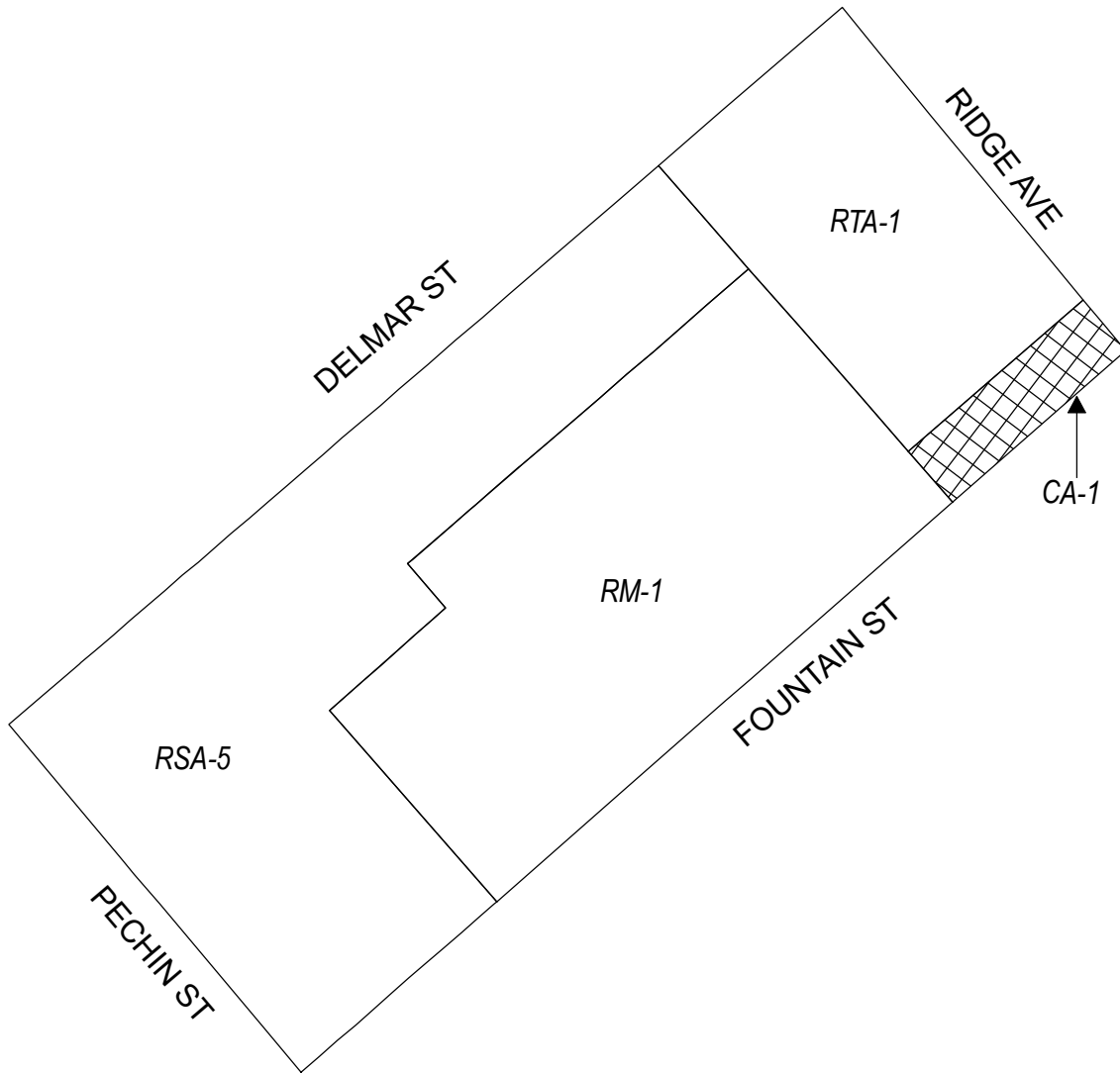


Zoning Districts



-  CA-1, Auto Oriented Commercial
 -  RSA-2, Residential Single-Family Attached
- City of Philadelphia



Map B2 Proposed Zoning

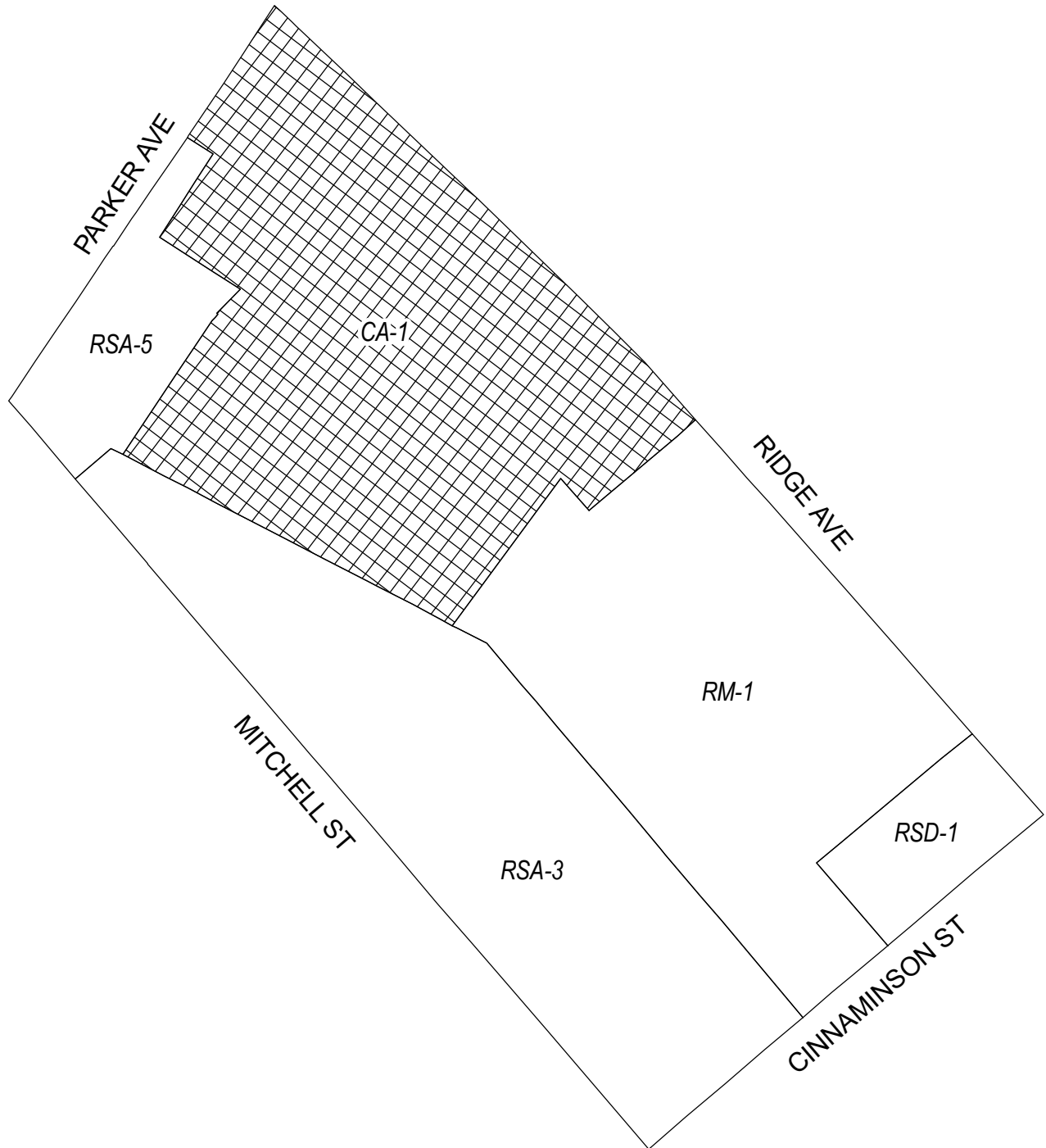


Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached



Map B3 Proposed Zoning



Zoning Districts



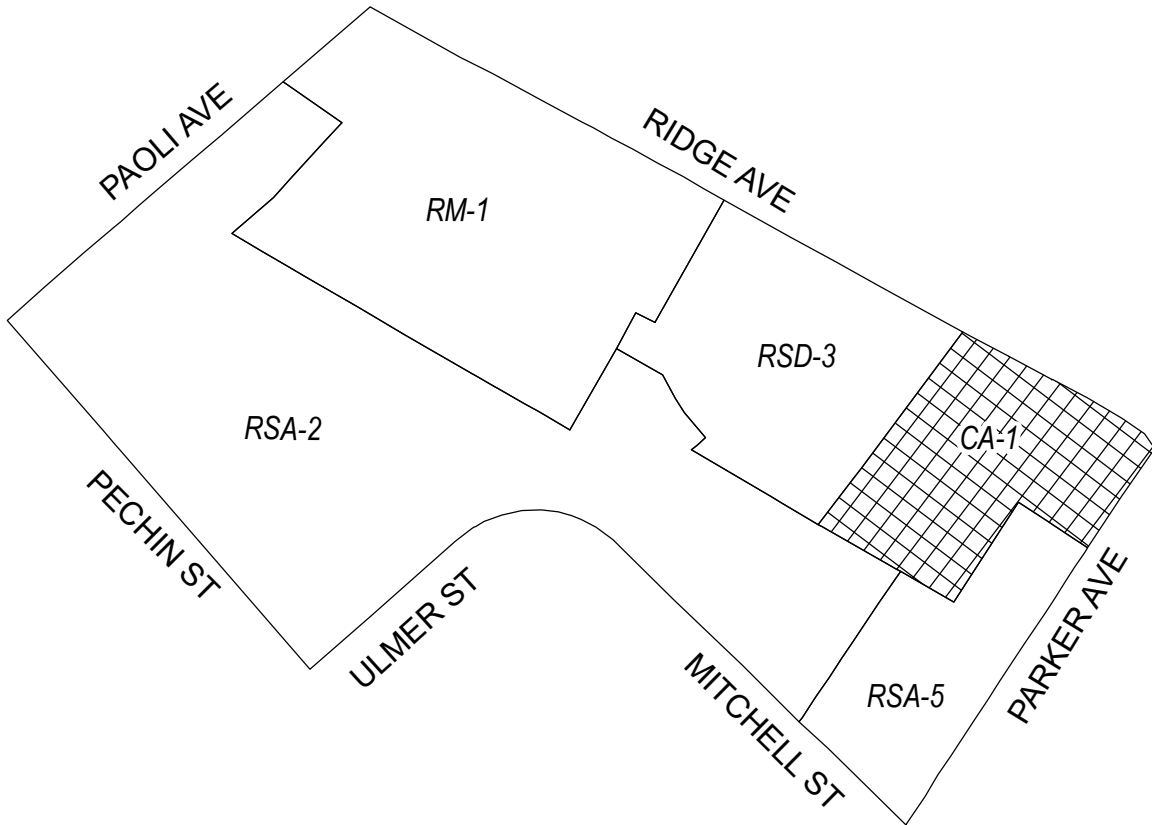
CA-1, Auto Oriented Commercial



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



Map B4 Proposed Zoning



Zoning Districts



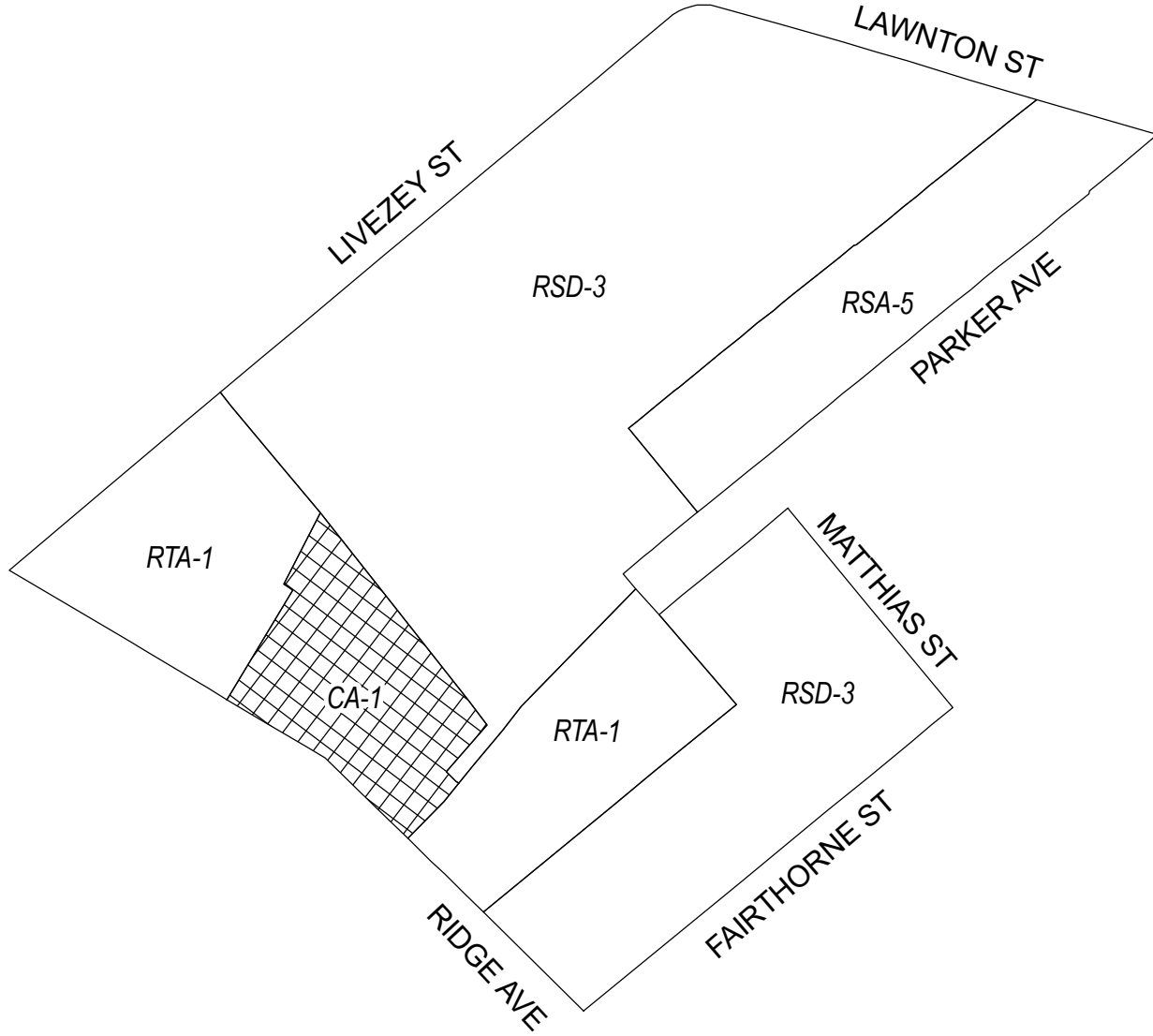
CA-1, Auto Oriented Commercial





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



Map B5 Proposed Zoning

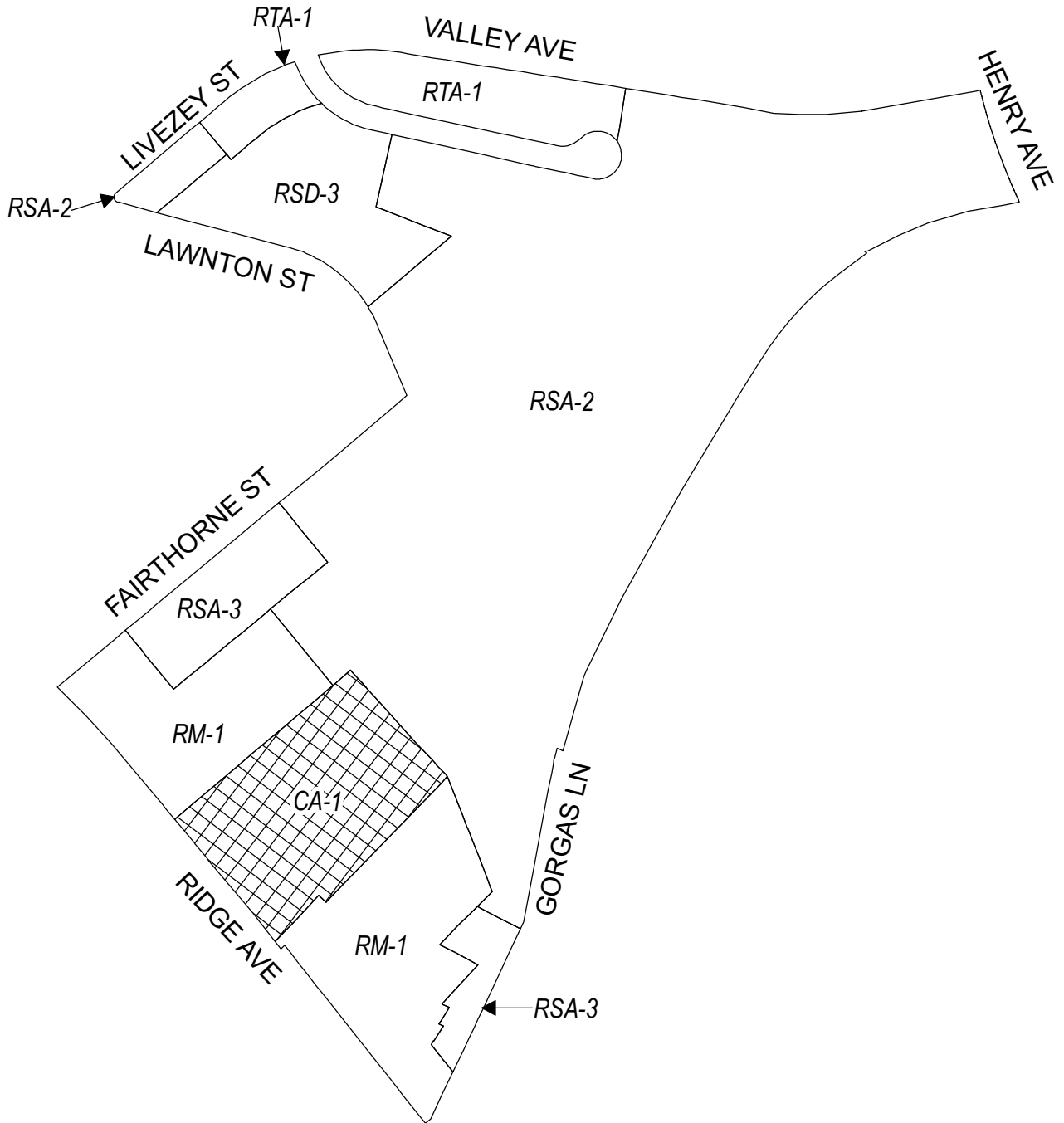


Zoning Districts



-  CA-1, Auto Oriented Commercial
-  RSA-5, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached; RSD-3, Residential Single-Family Detached



Map B6 Proposed Zoning



Zoning Districts

-  CA-1, Auto Oriented Commercial
-  RM-1, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached; RSD-3, Residential Single-Family Detached



City of Philadelphia

BILL NO. 210922, as amended continued