



# City of Philadelphia

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

**BILL NO. 241059**

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**Introduced November 14, 2024**

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**Councilmember Young**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

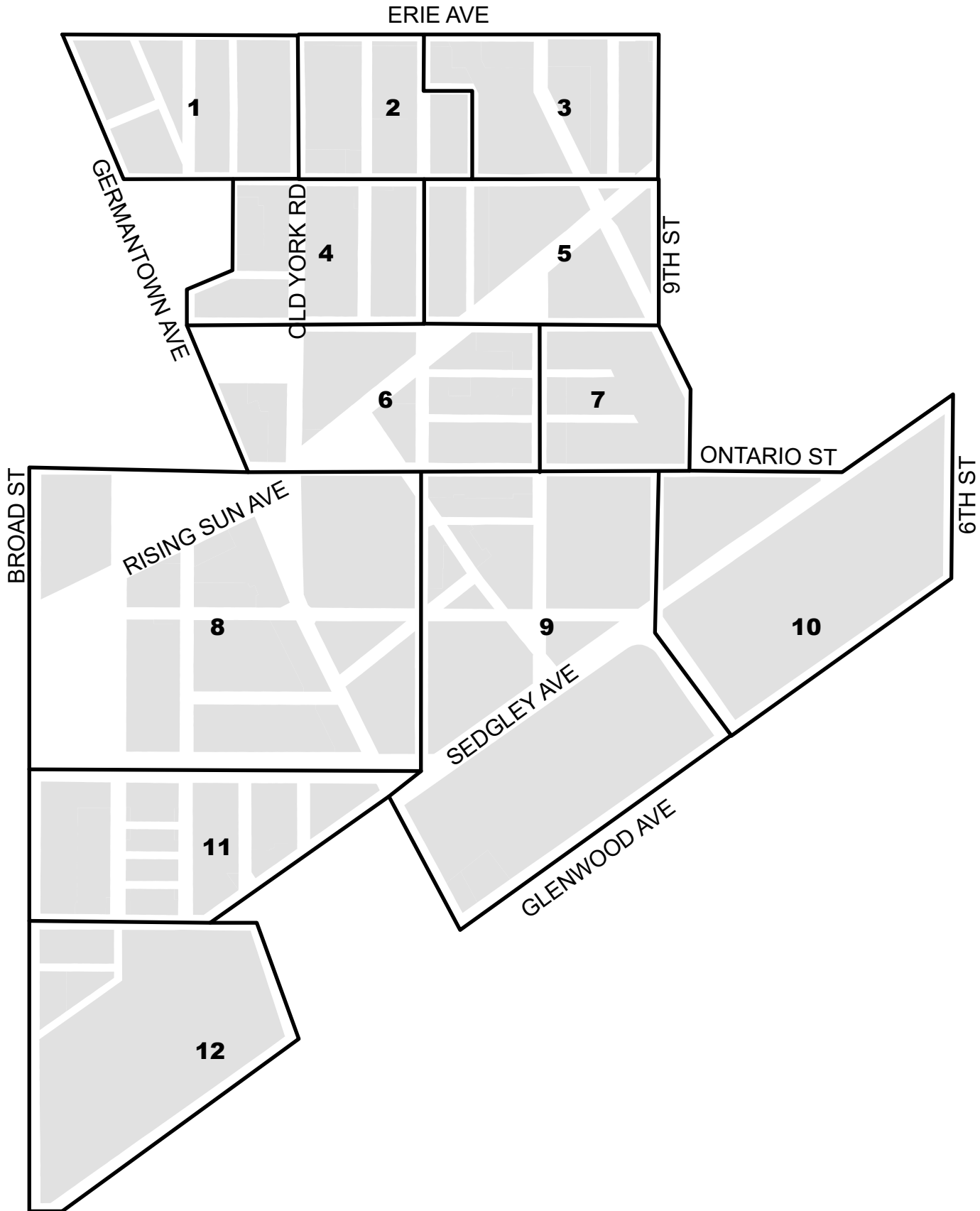
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, 9th Street, Hutchinson Street, Ontario Street, Sedgley Street, 6th Street, Glenwood Avenue, and Broad Street

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

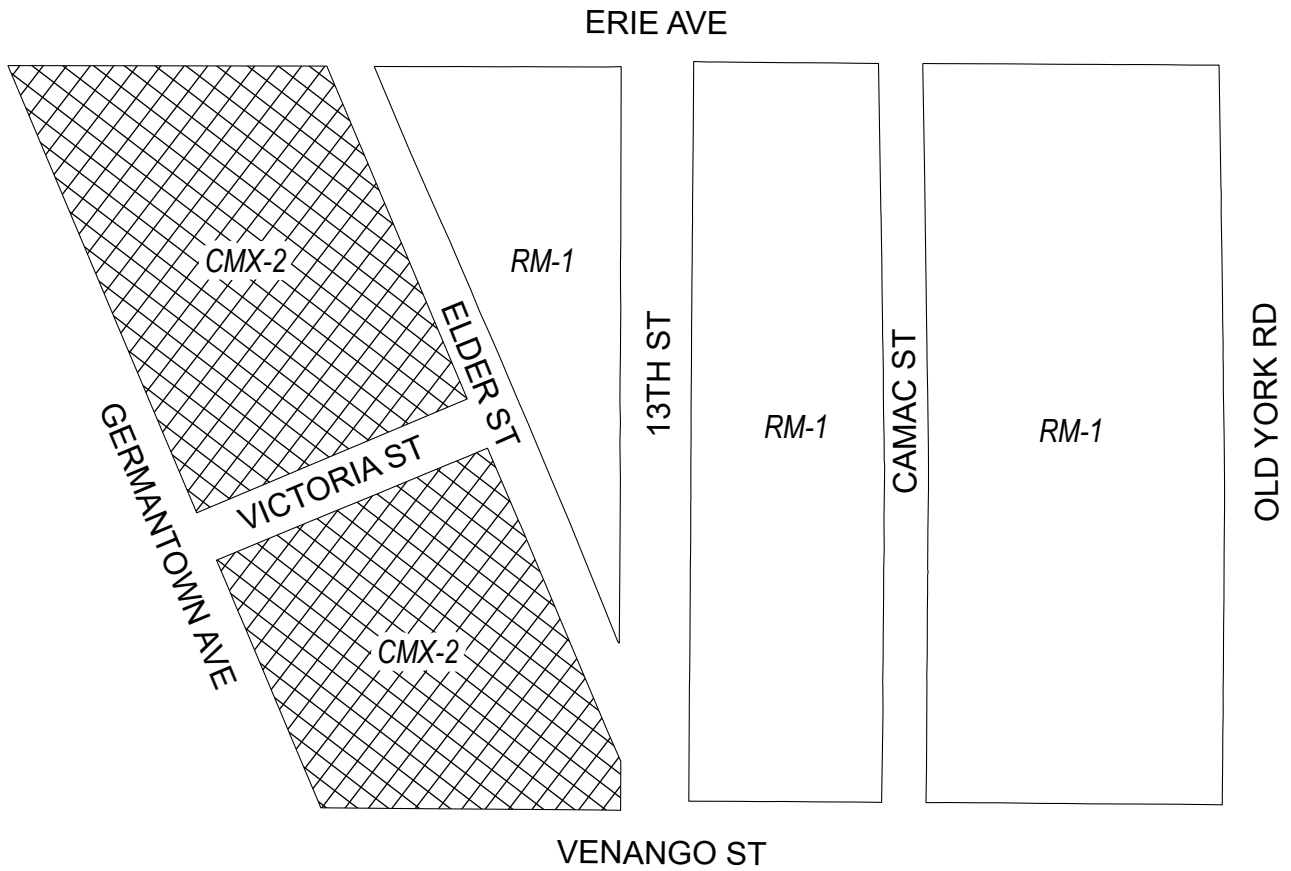
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Erie Avenue, 9th Street, Hutchinson Street, Ontario Street, Sedgley Street, 6th Street, Glenwood Avenue, and Broad Street from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," "A8," "A9," "A10," "A11," and "A12," set forth below, to the zoning designations indicated on "B1," "B2," "B3," "B4," "B5," "B6," "B7," "B8," "B9," "B10," "B11," and "B12," set forth below.

SECTION 2. This Ordinance shall become effective immediately.



# Key Map



# Map A1 Existing Zoning

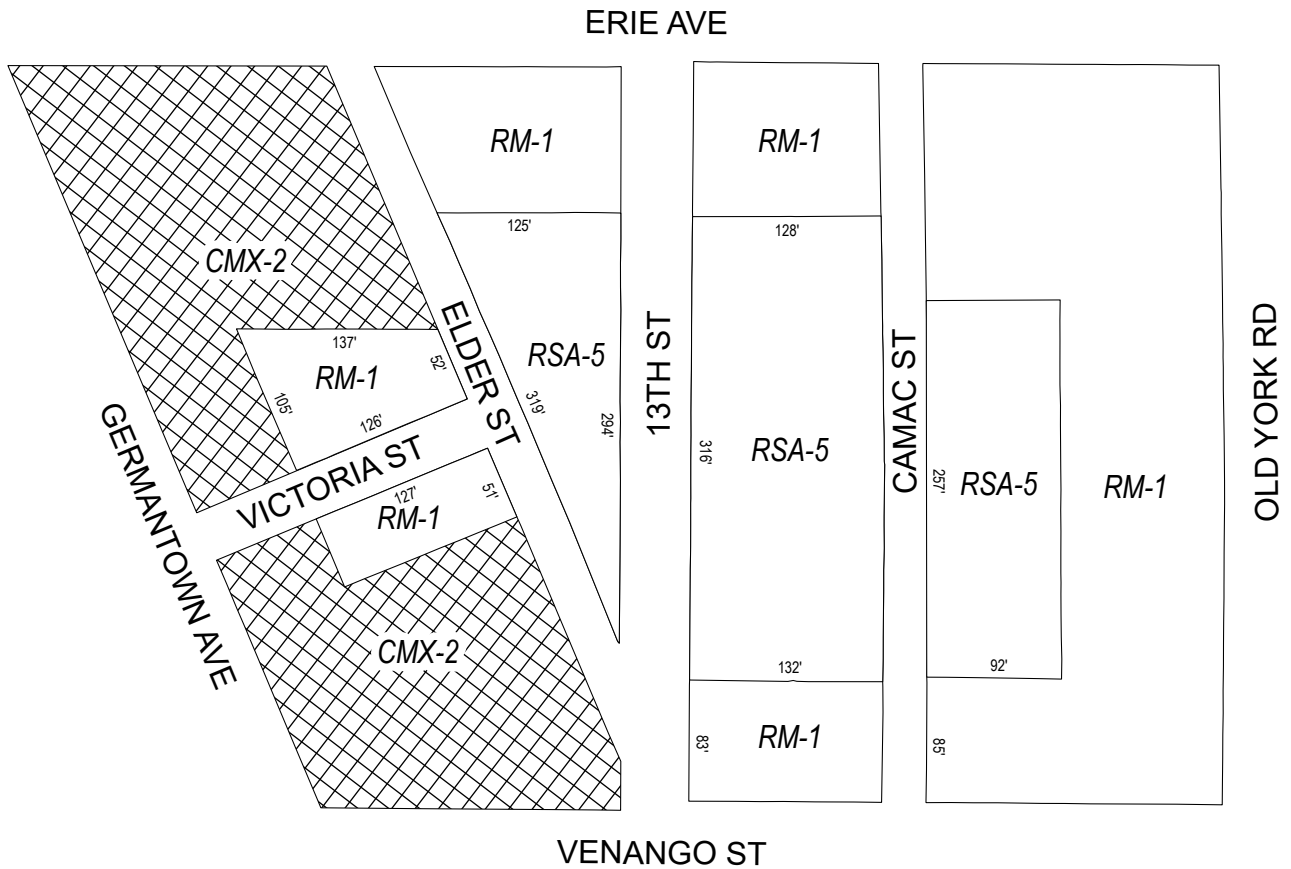


## Zoning Districts



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



# Map B1 Proposed Zoning

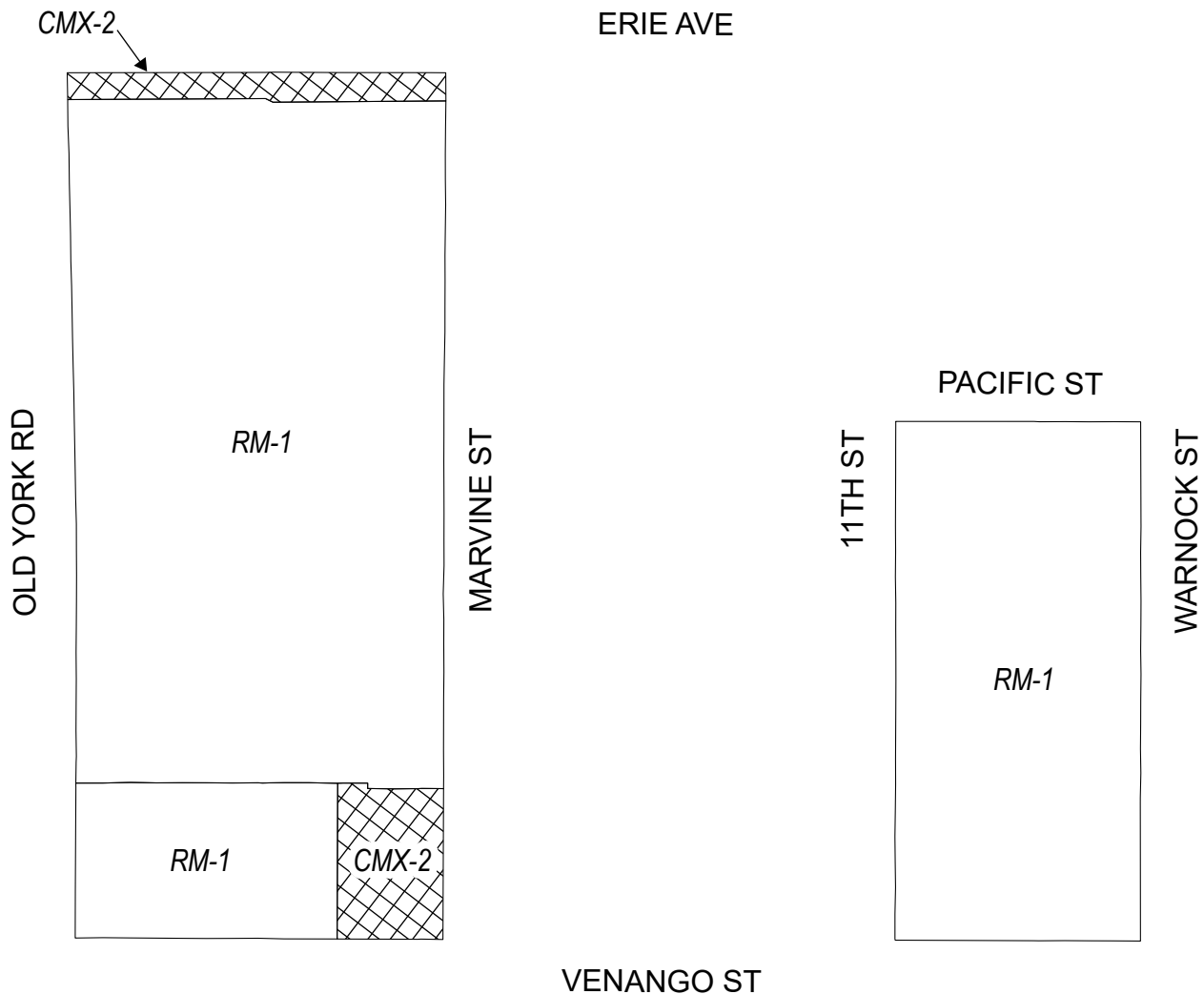


## Zoning Districts



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



# Map A2 Existing Zoning

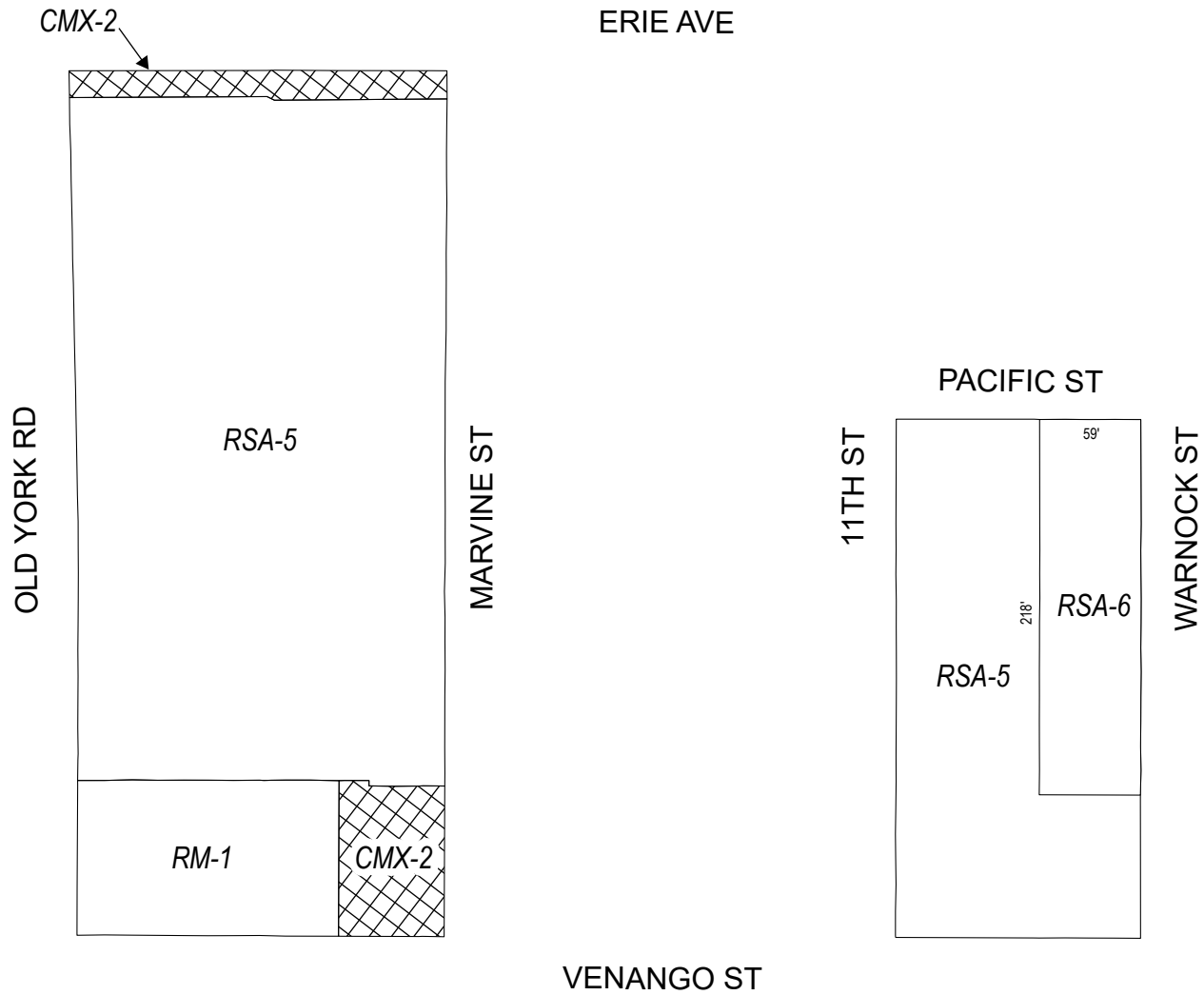


## Zoning Districts

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



# Map B2 Proposed Zoning



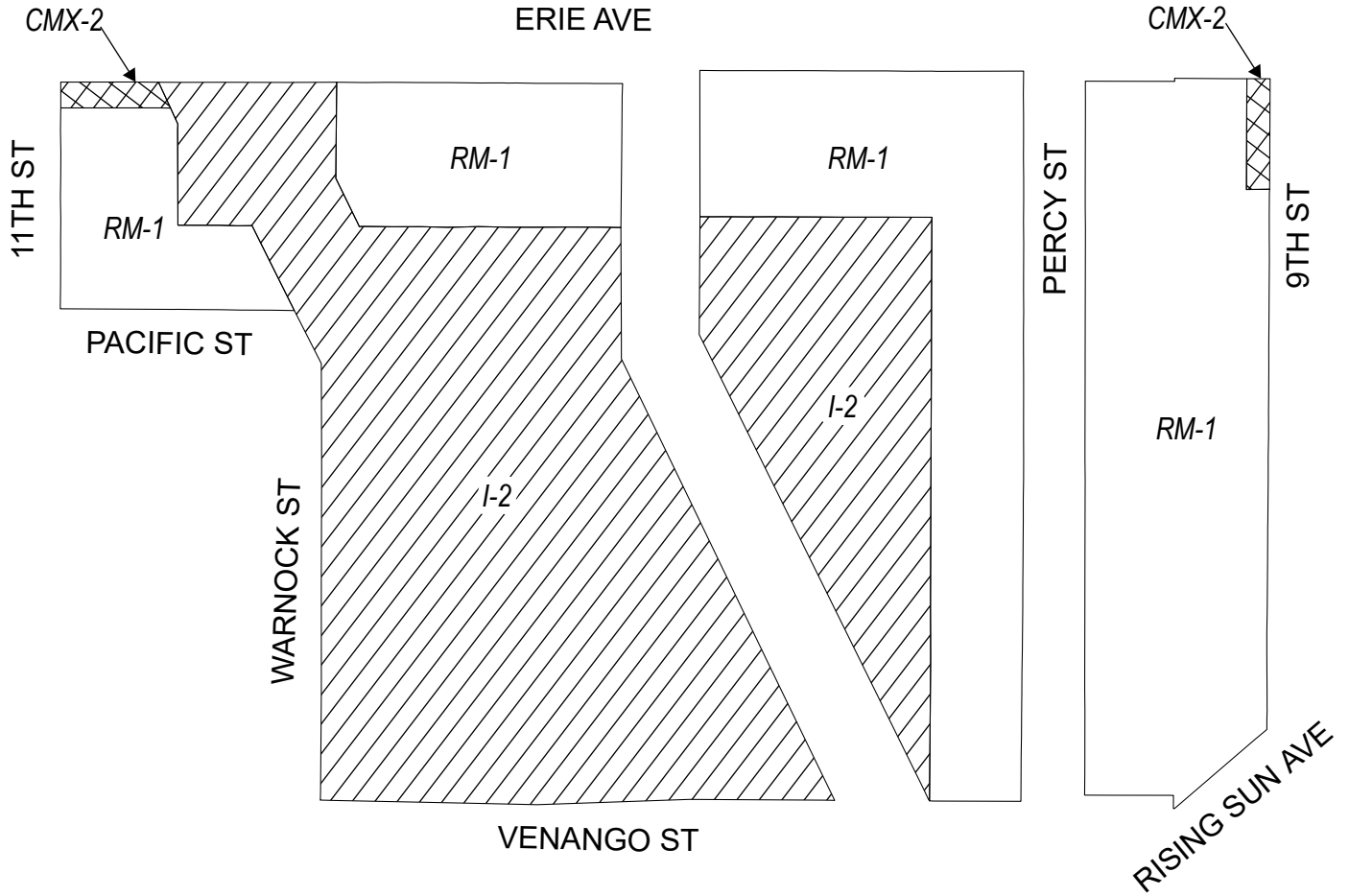
## Zoning Districts

☒ CMX-2, Commercial Mixed-Use




☐ RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached



# Map A3 Existing Zoning

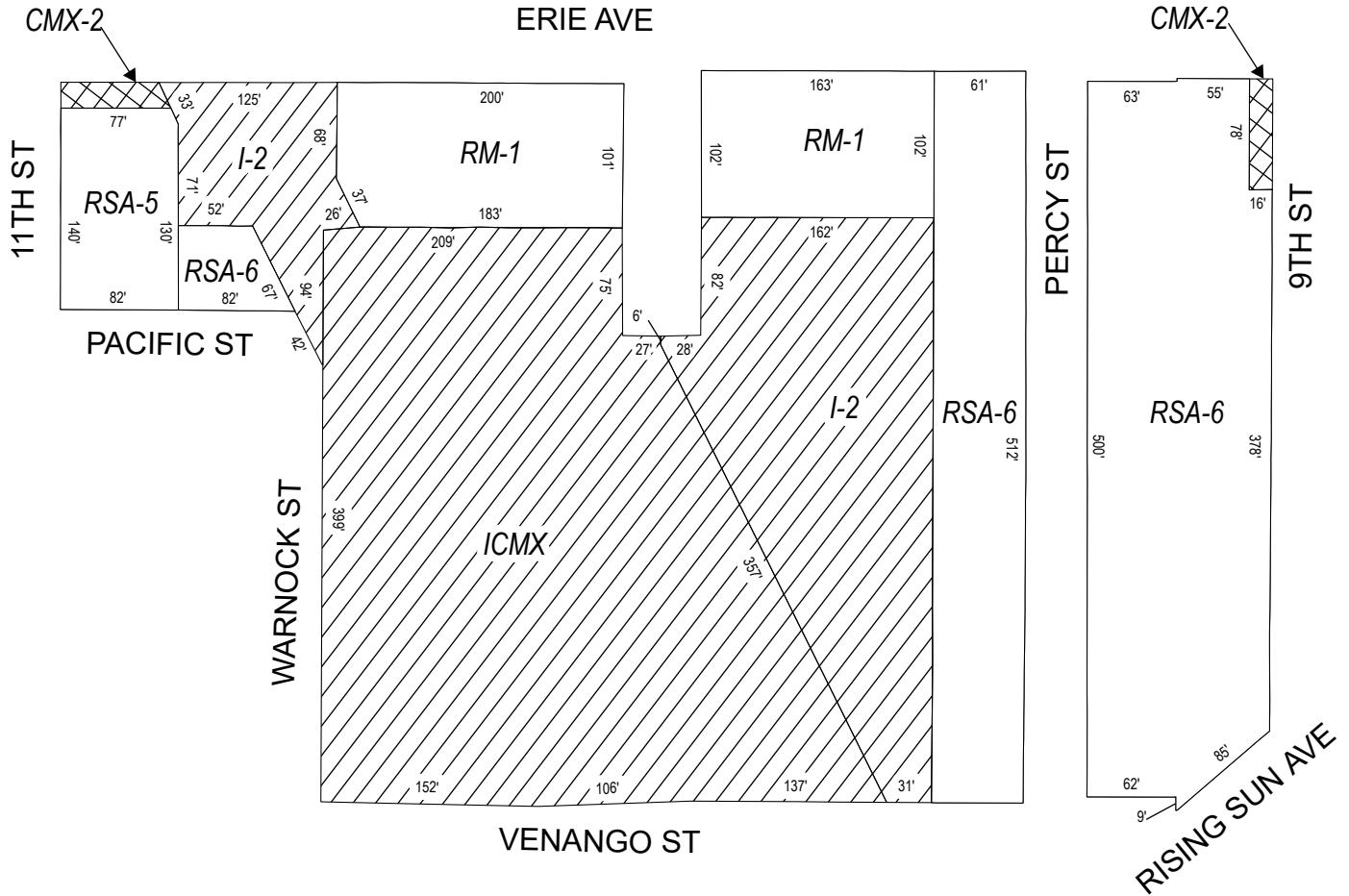


## Zoning Districts




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



# Map B3 Proposed Zoning



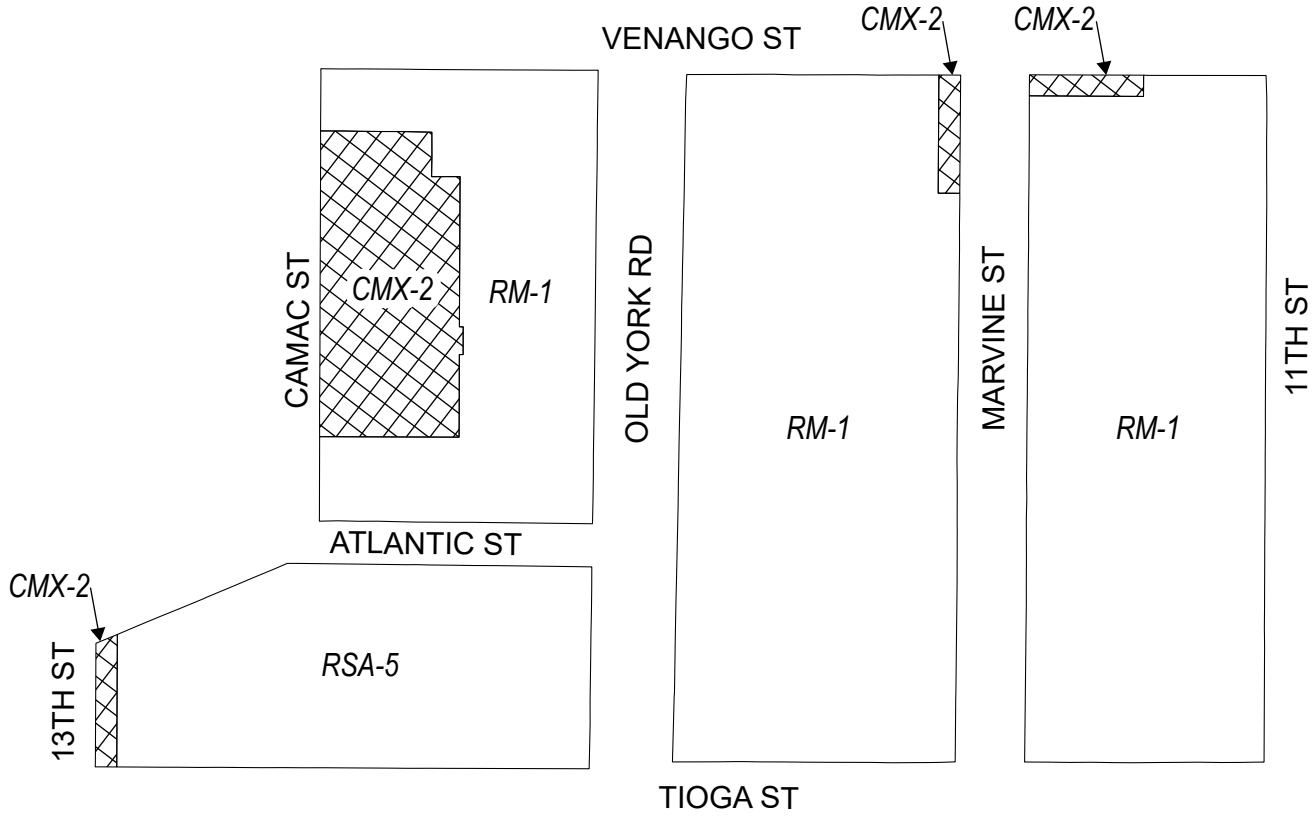
## Zoning Districts

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







# Map A4 Existing Zoning

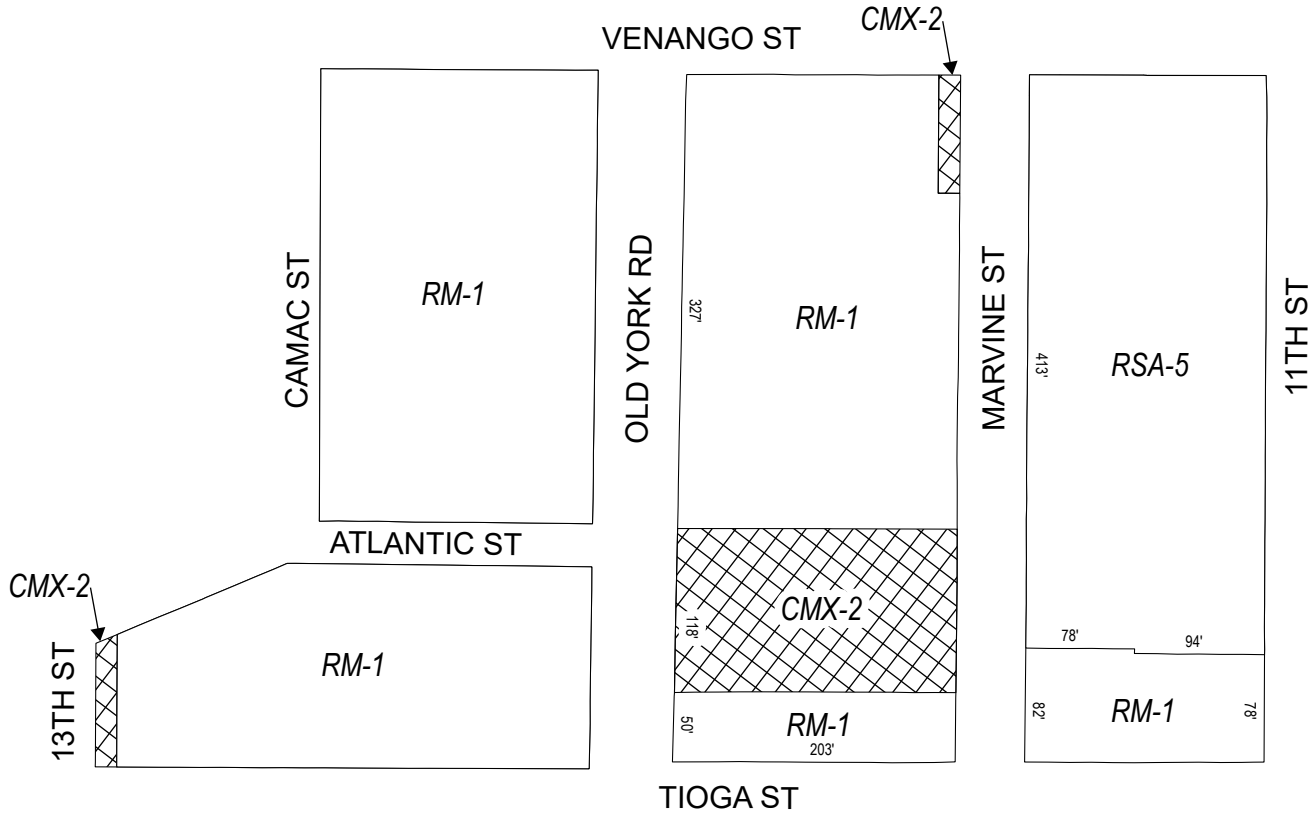


## Zoning Districts

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



# Map B4 Proposed Zoning



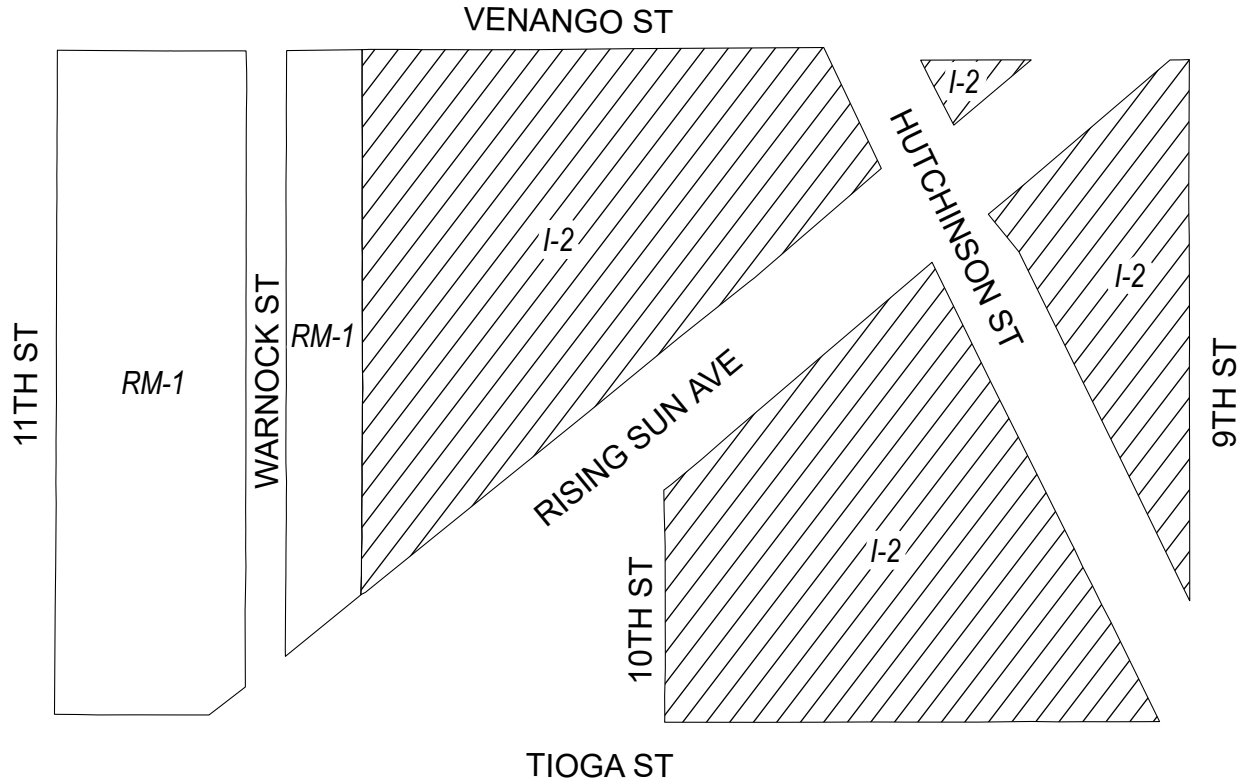
## Zoning Districts

☒ CMX-2, Commercial Mixed-Use



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



# Map A5 Existing Zoning

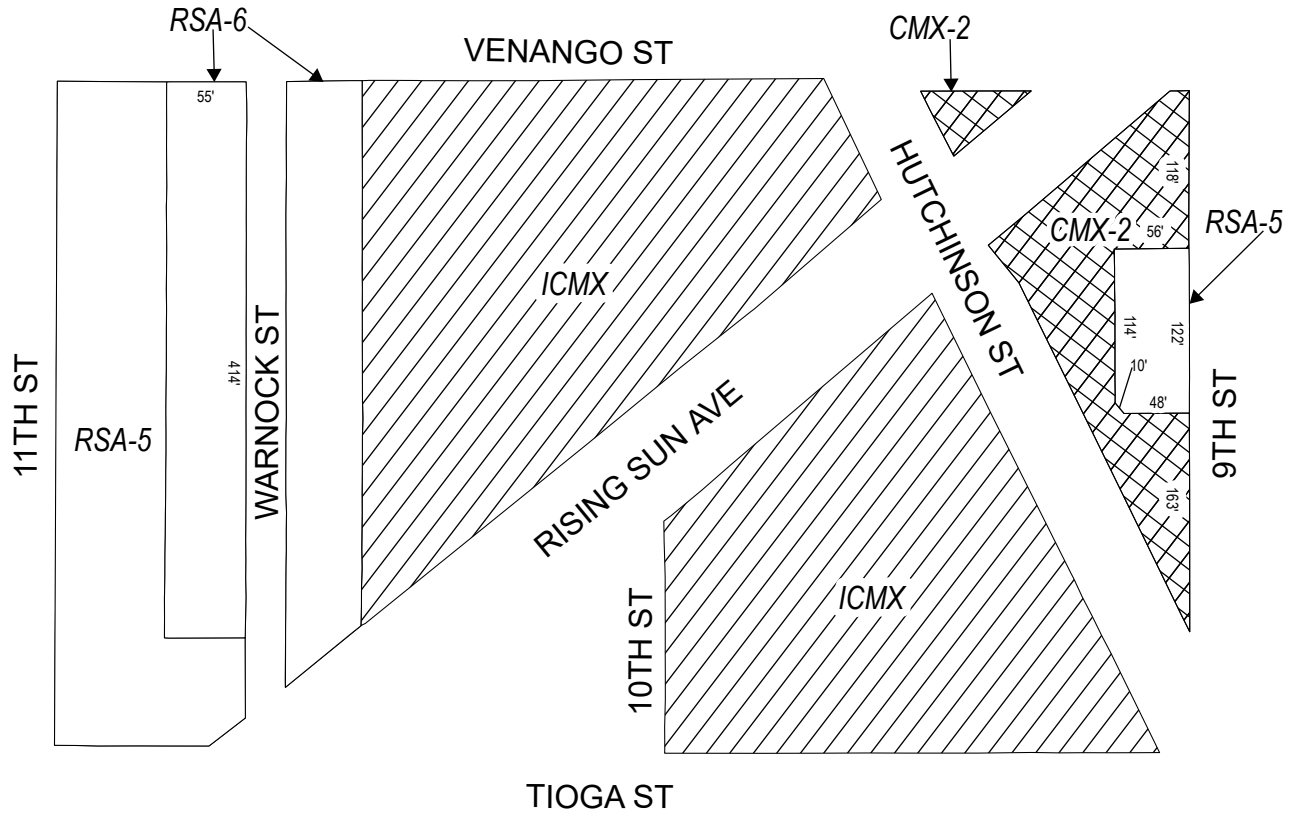


## Zoning Districts




-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family



# Map B5 Proposed Zoning

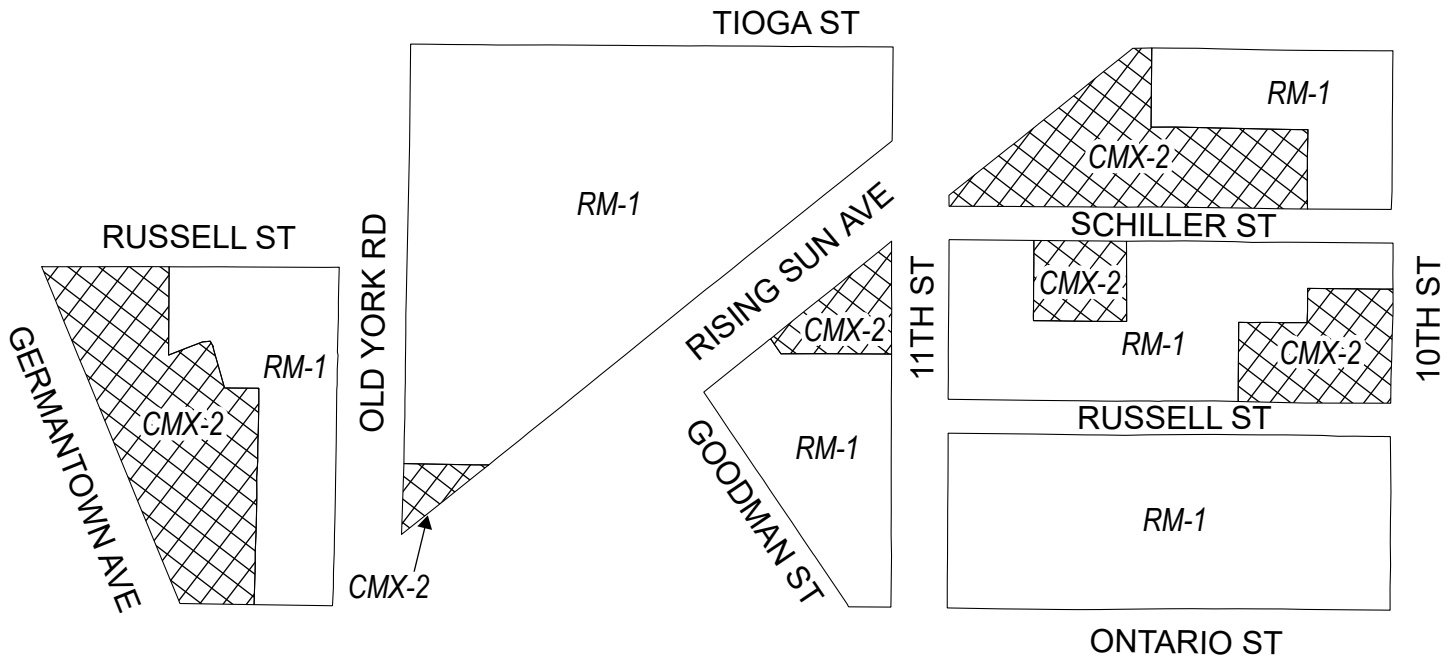


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  ICMX, Industrial Commercial Mixed-Use
-  RSA-5/RSA-6, Residential Single-Family Attached



# Map A6 Existing Zoning

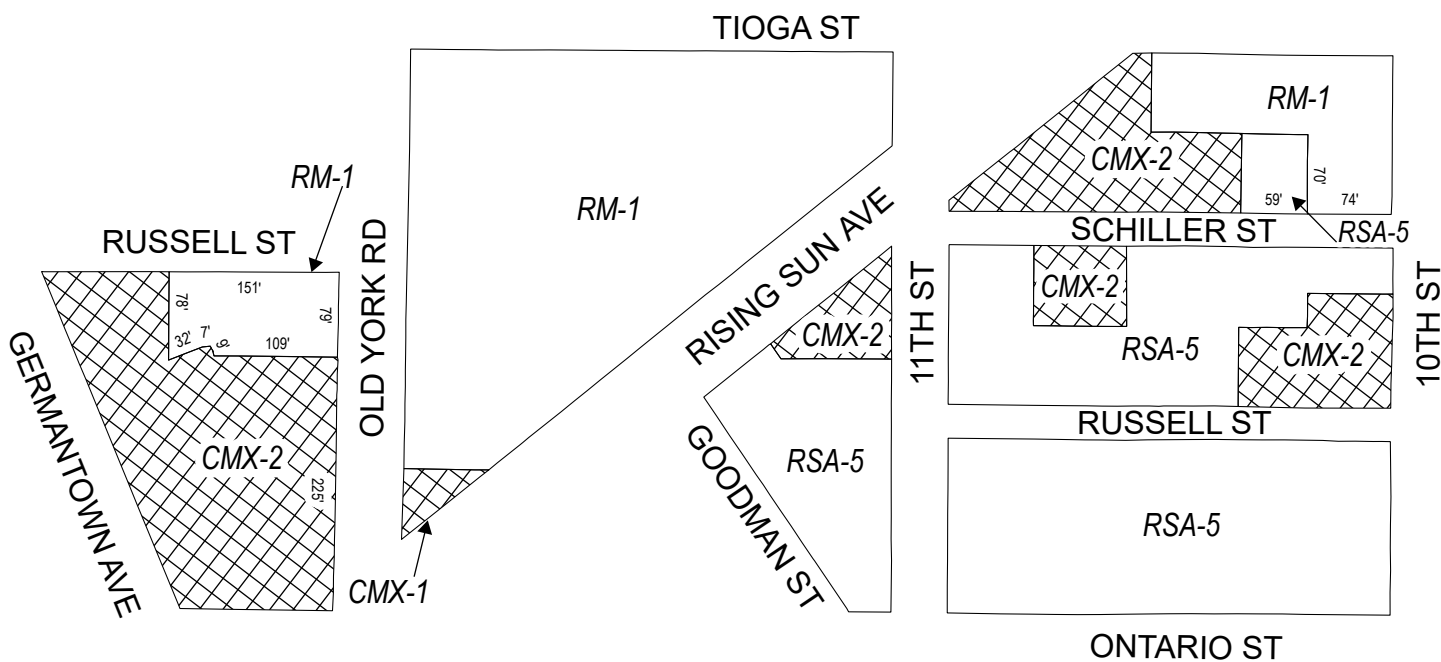


## Zoning Districts



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



# Map B6 Proposed Zoning

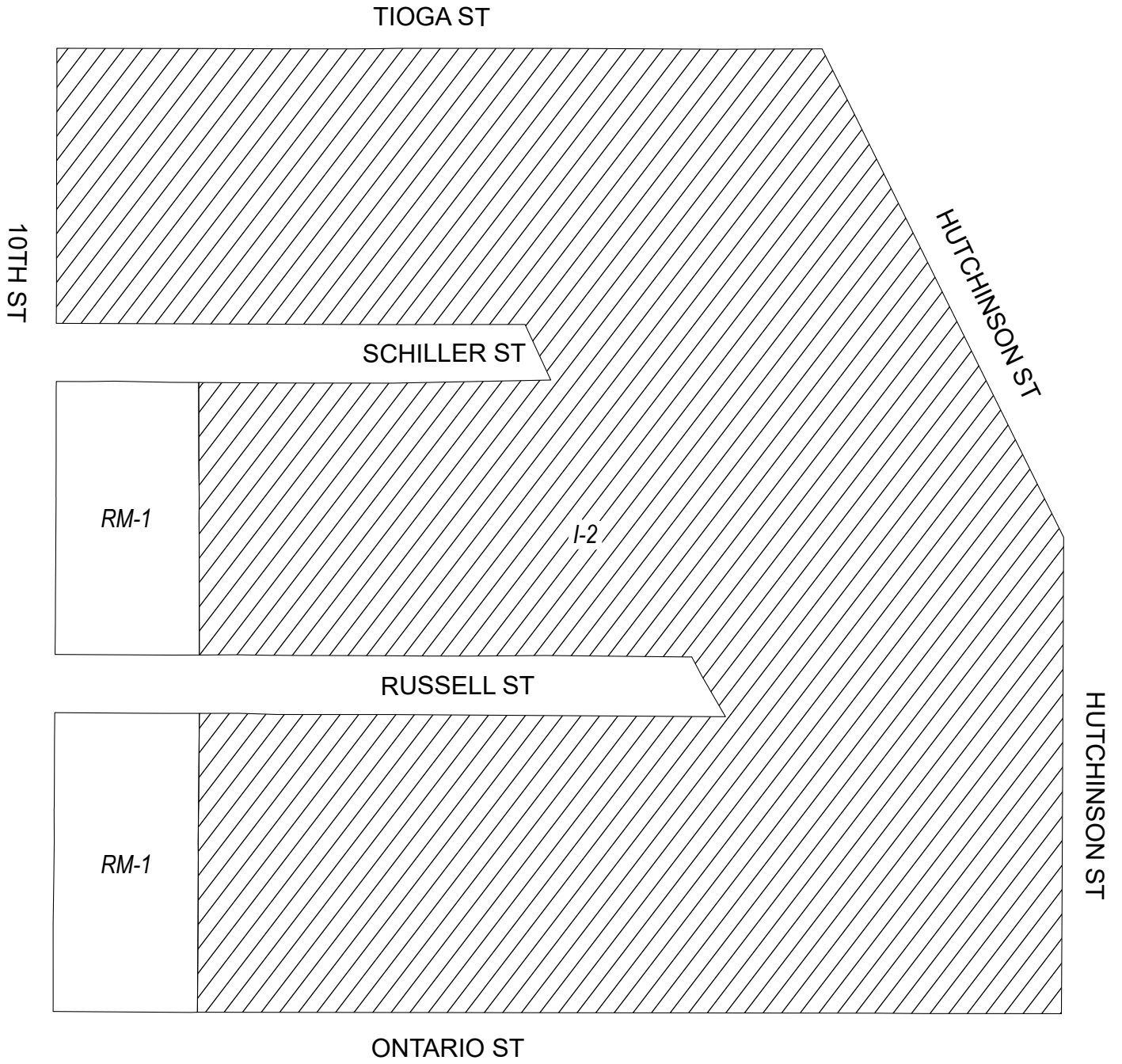


## Zoning Districts



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



# Map A7 Existing Zoning

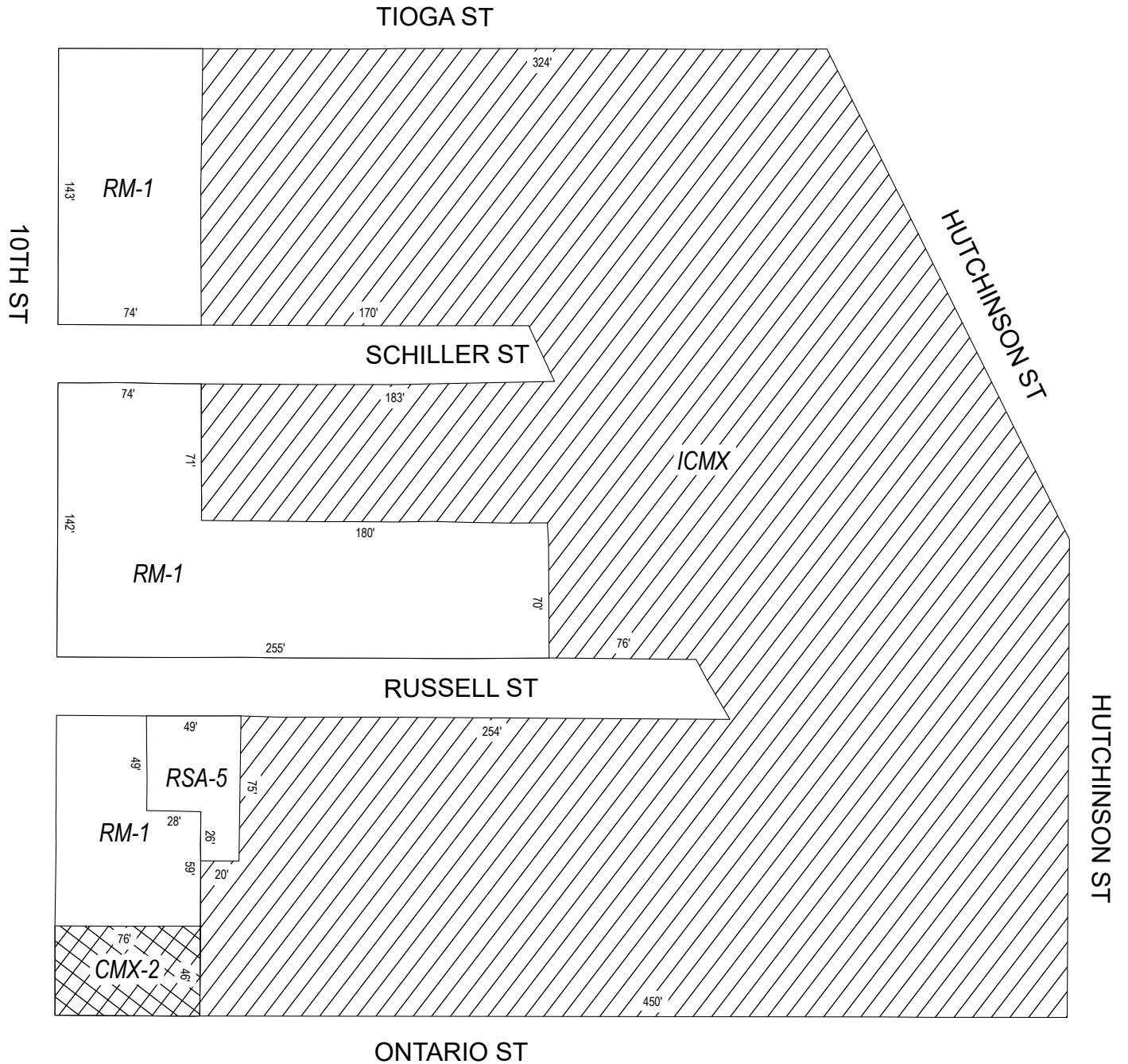


## Zoning Districts




-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family



# Map B7 Proposed Zoning



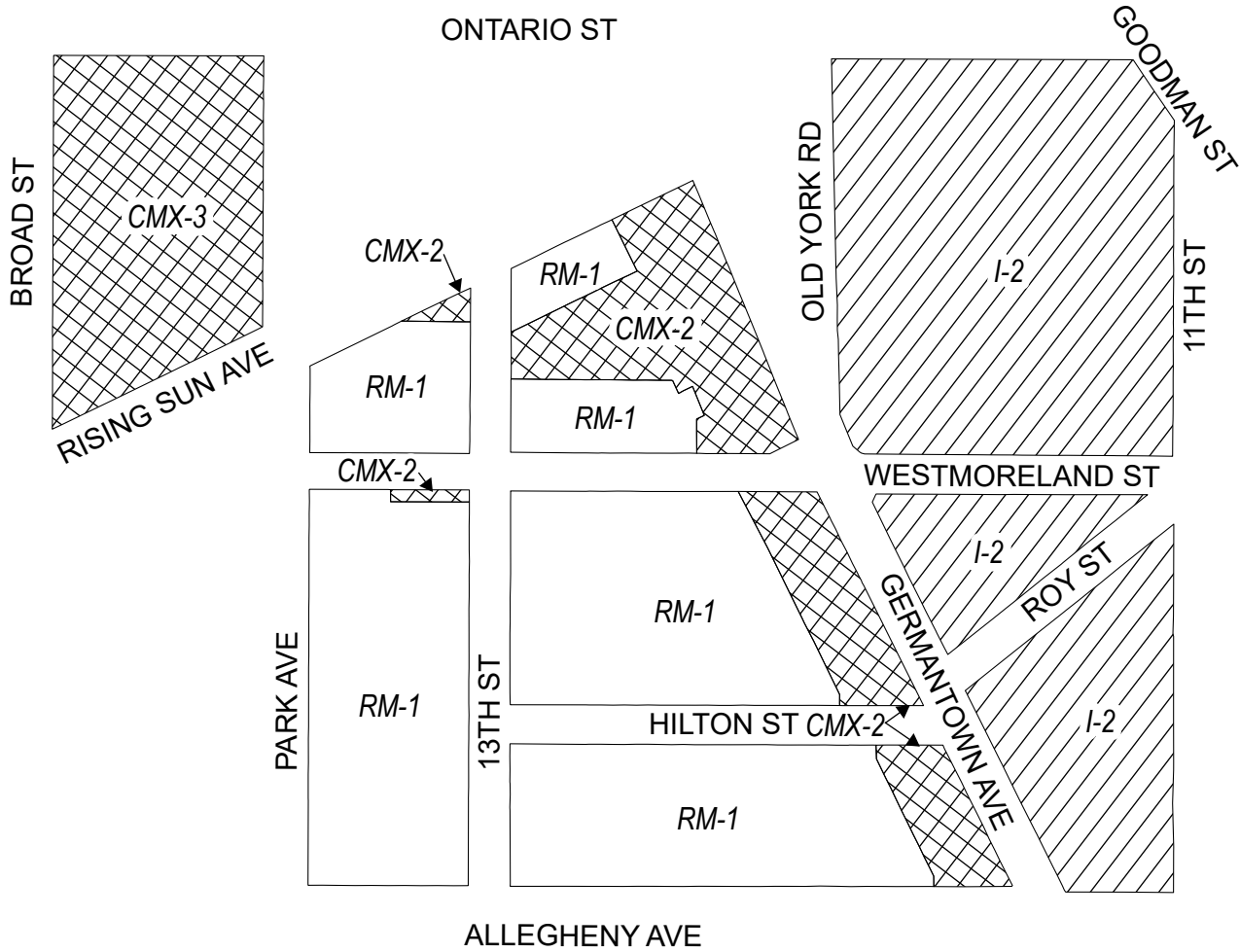
## Zoning Districts

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








# Map A8 Existing Zoning

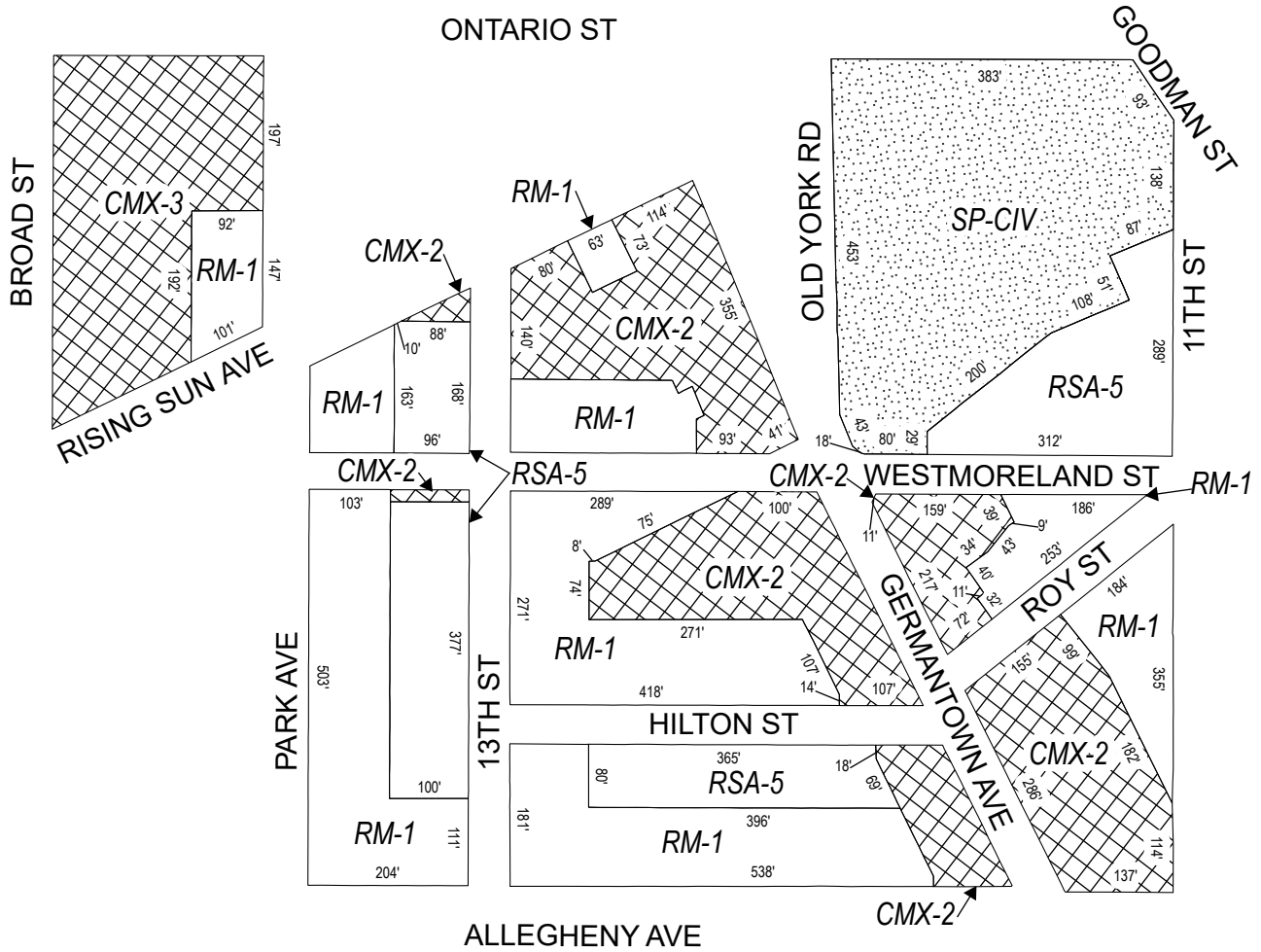


## Zoning Districts




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



# Map B8 Proposed Zoning

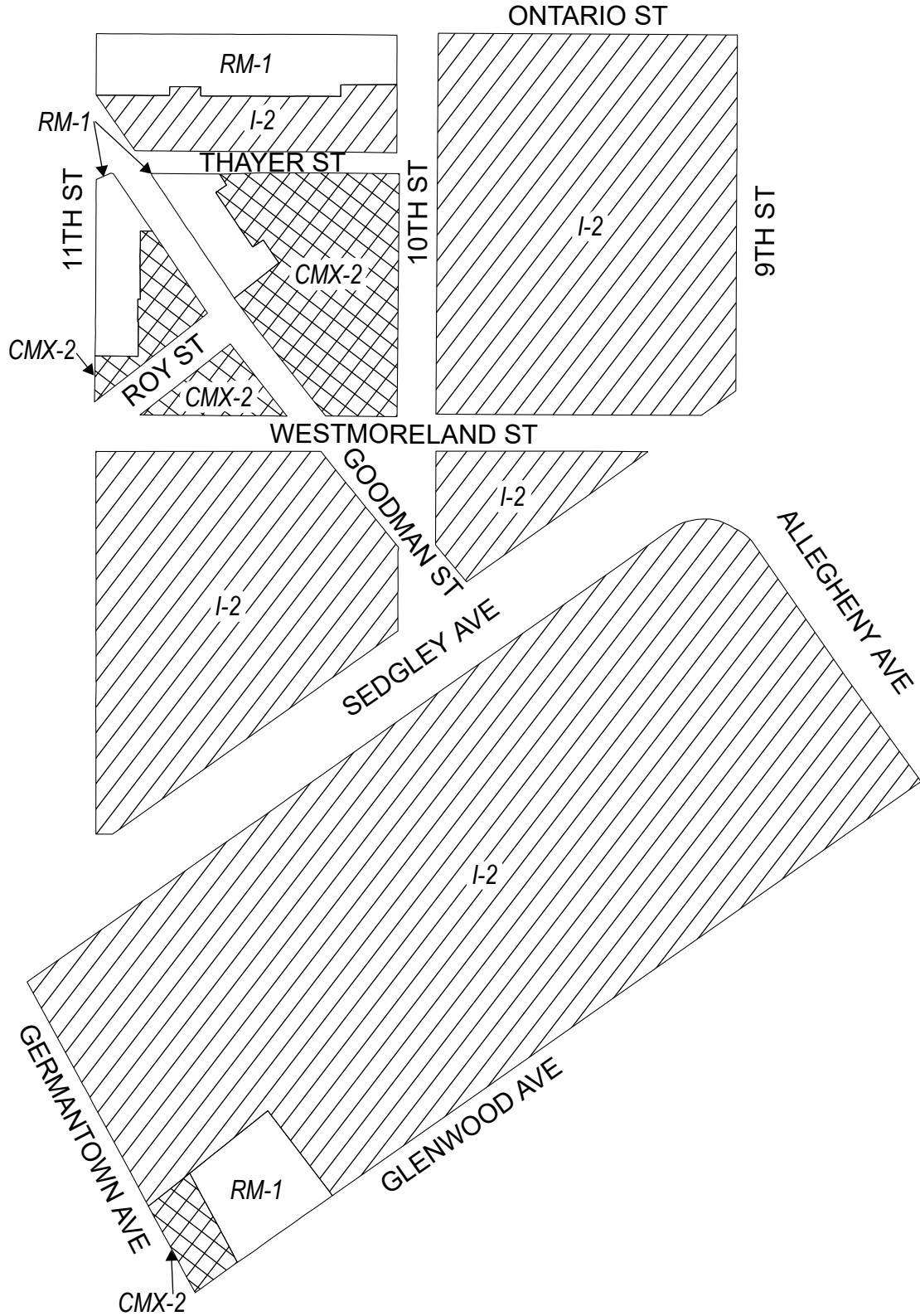


## Zoning Districts




-  CMX-2/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical



# Map A9 Existing Zoning

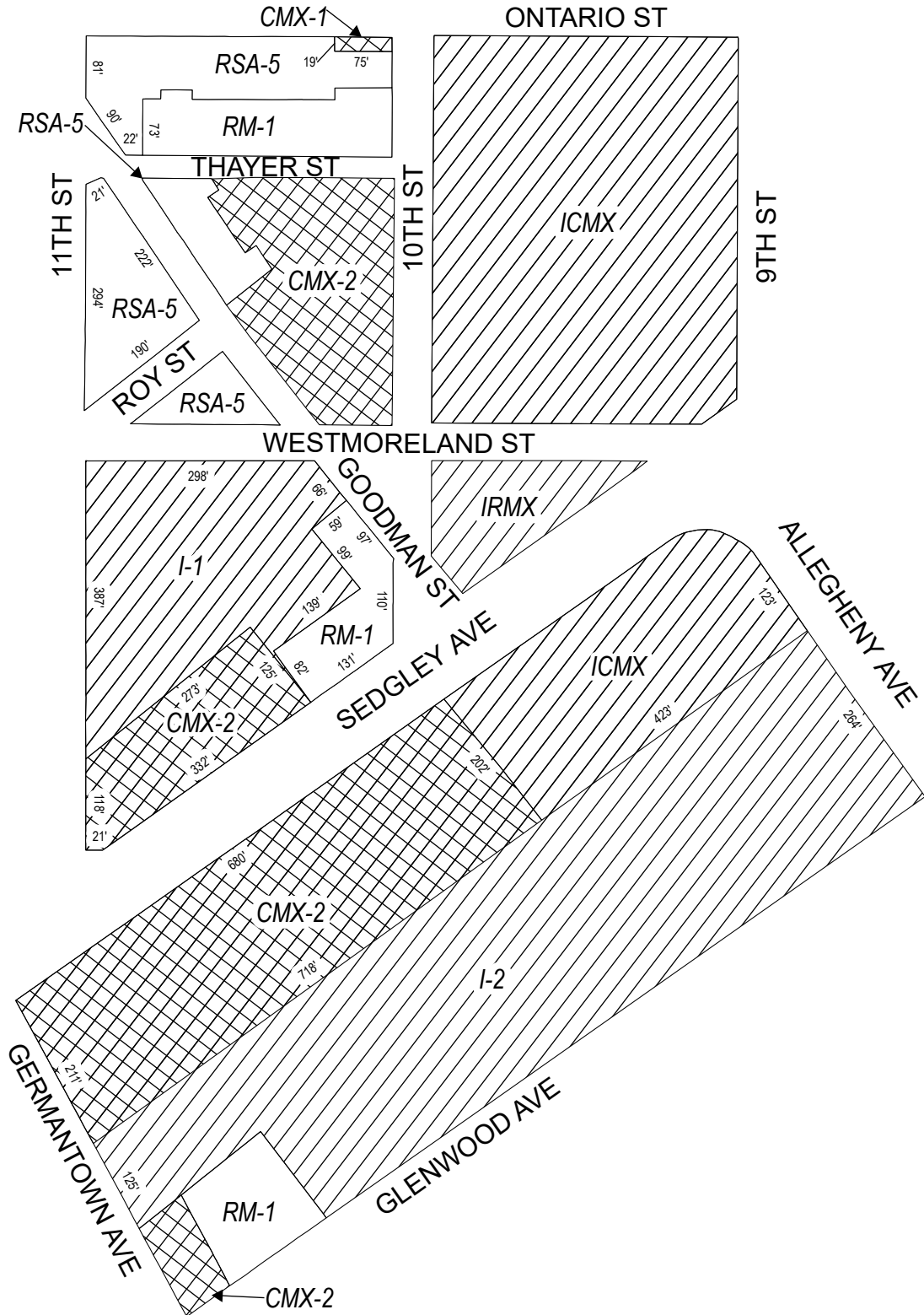


## Zoning Districts




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



# Map B9 Proposed Zoning

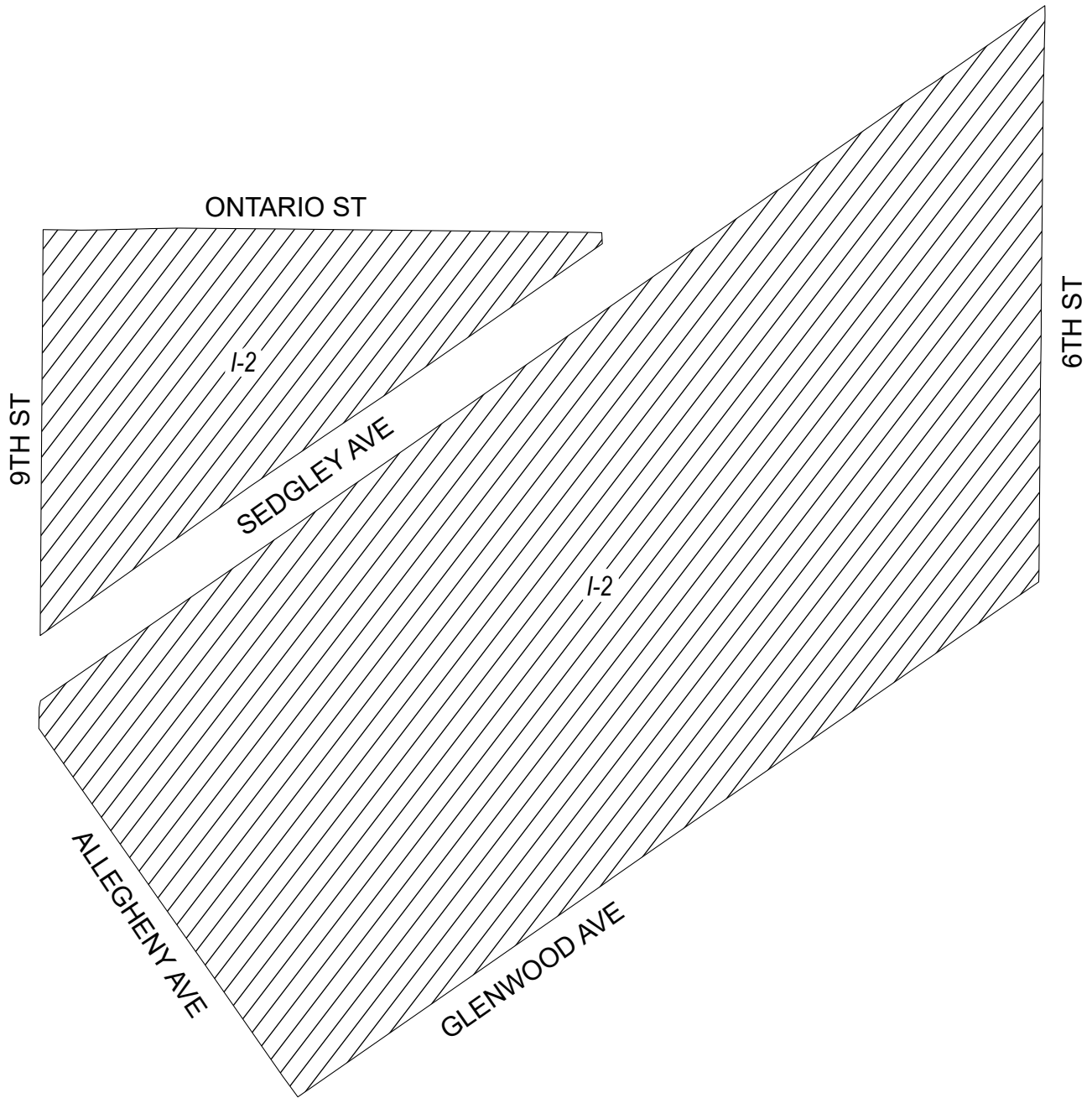


## Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
-  I-1, Light Industrial; I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use; IRMX, Industrial Residential Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached



# Map A10 Existing Zoning

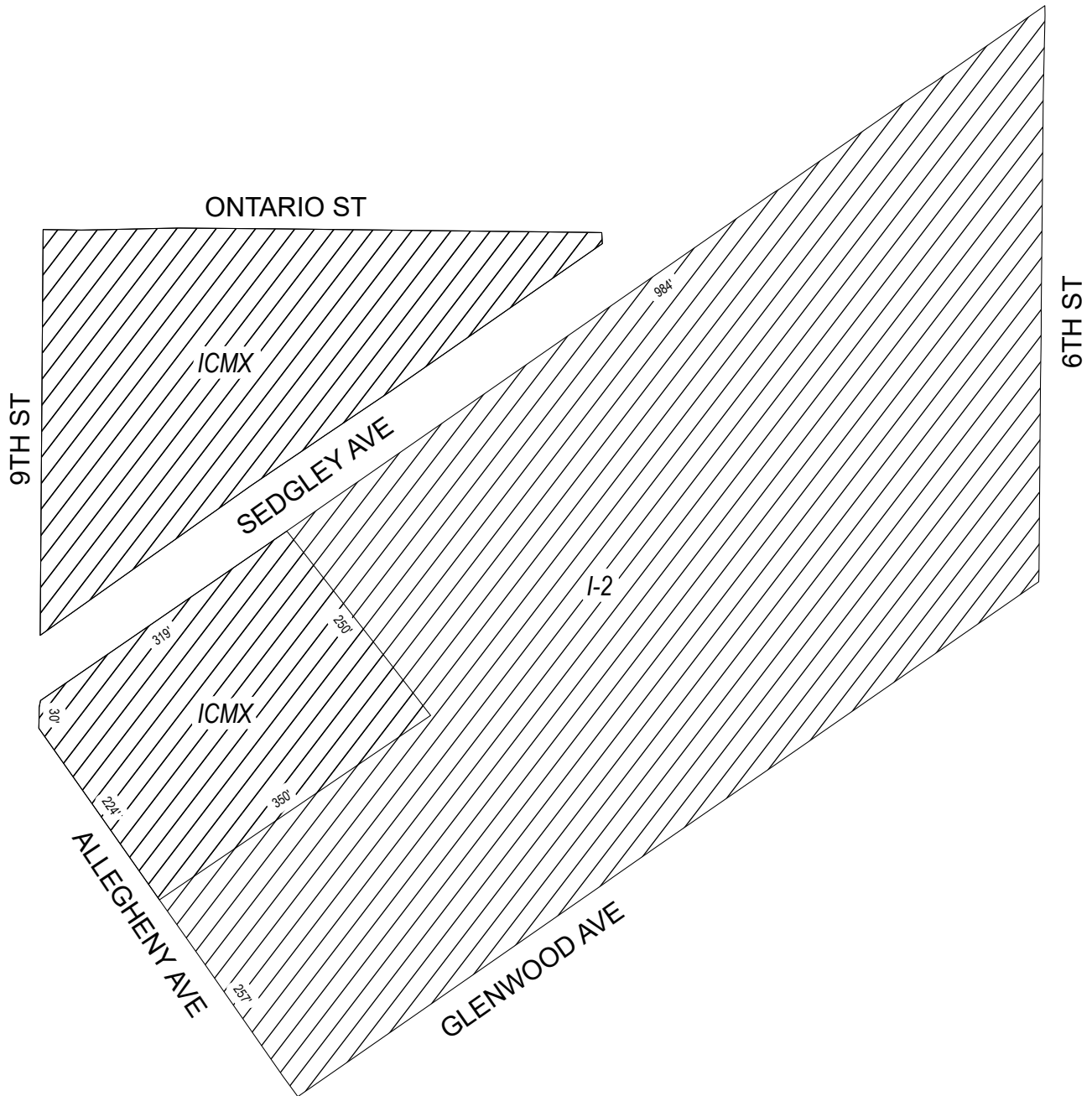


## Zoning Districts


 I-2, Medium Industrial



# Map B10 Proposed Zoning

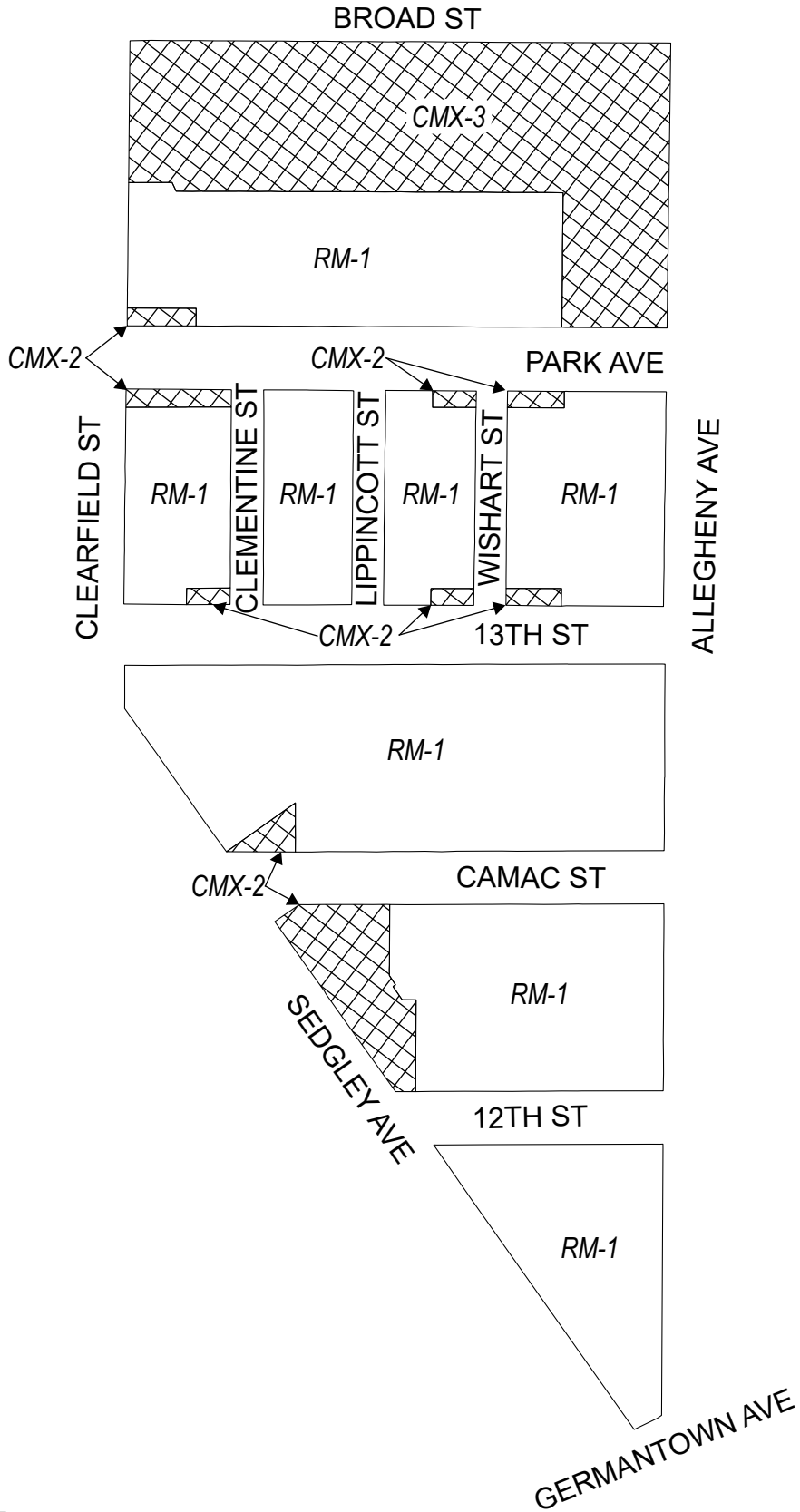


## Zoning Districts



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



# Map A11 Existing Zoning

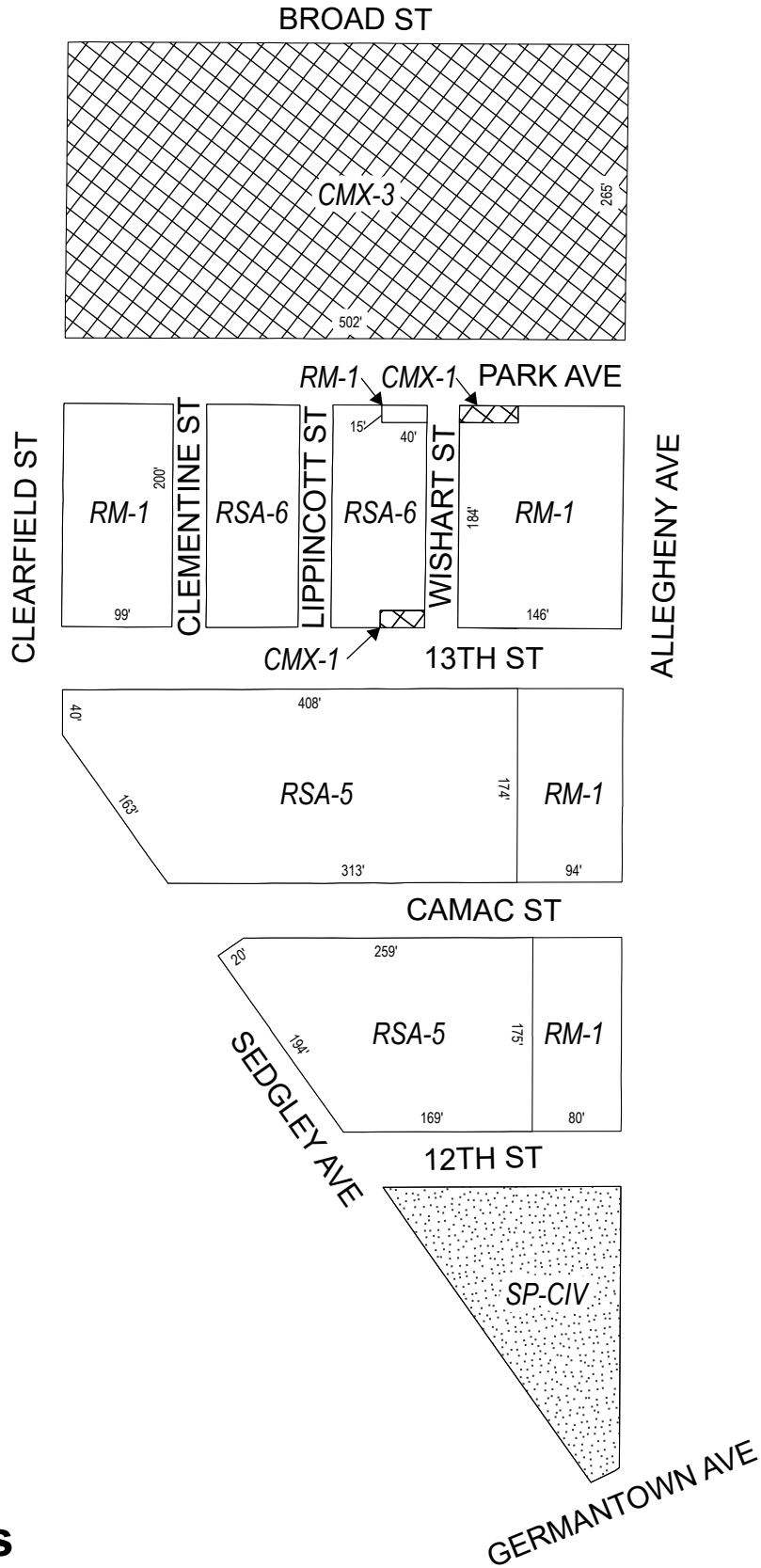


## Zoning Districts




-  CMX-2/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family



# Map B11 Proposed Zoning



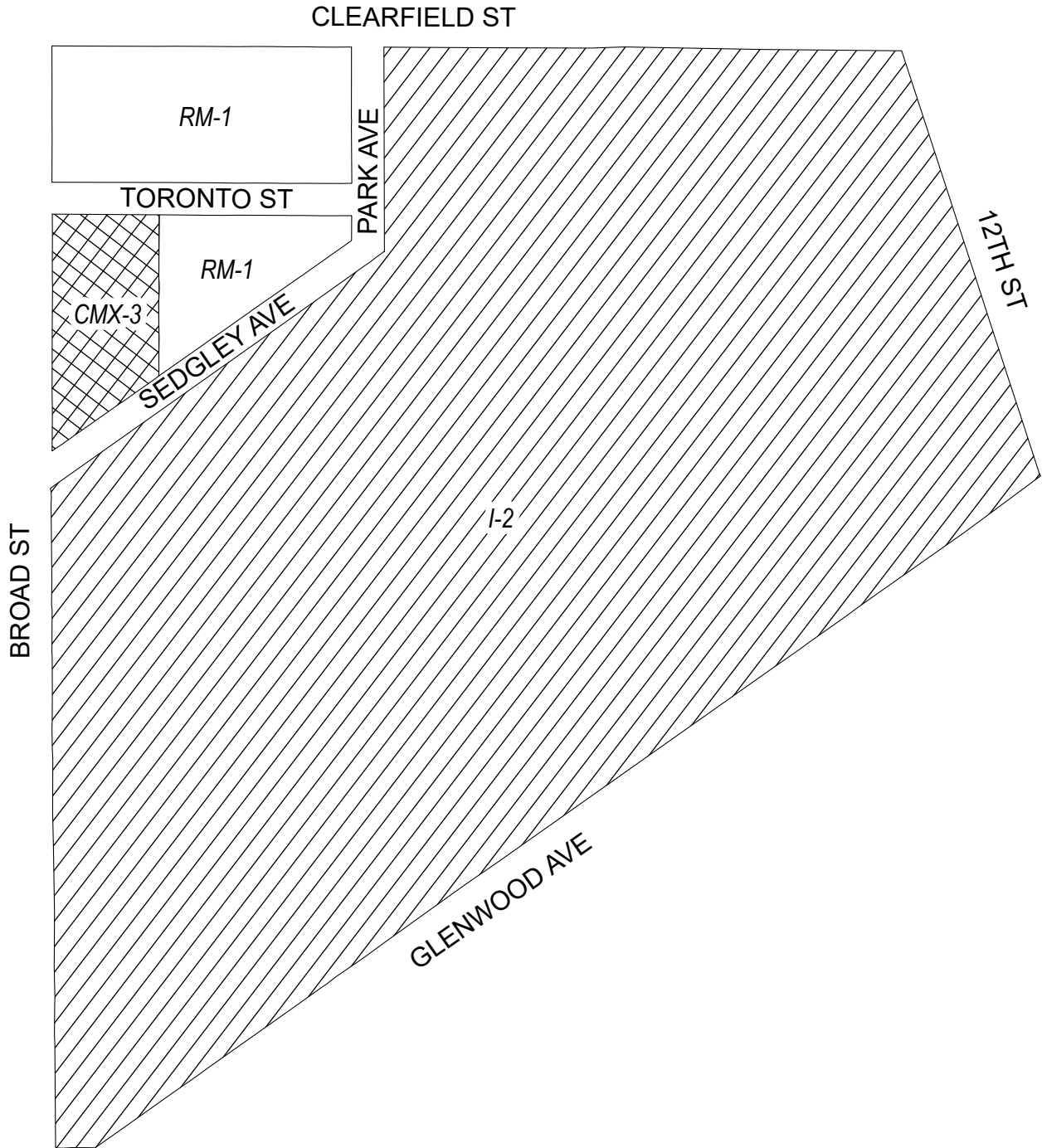
## Zoning Districts

-  CMX-1/CMX-3, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical








# Map A12 Existing Zoning

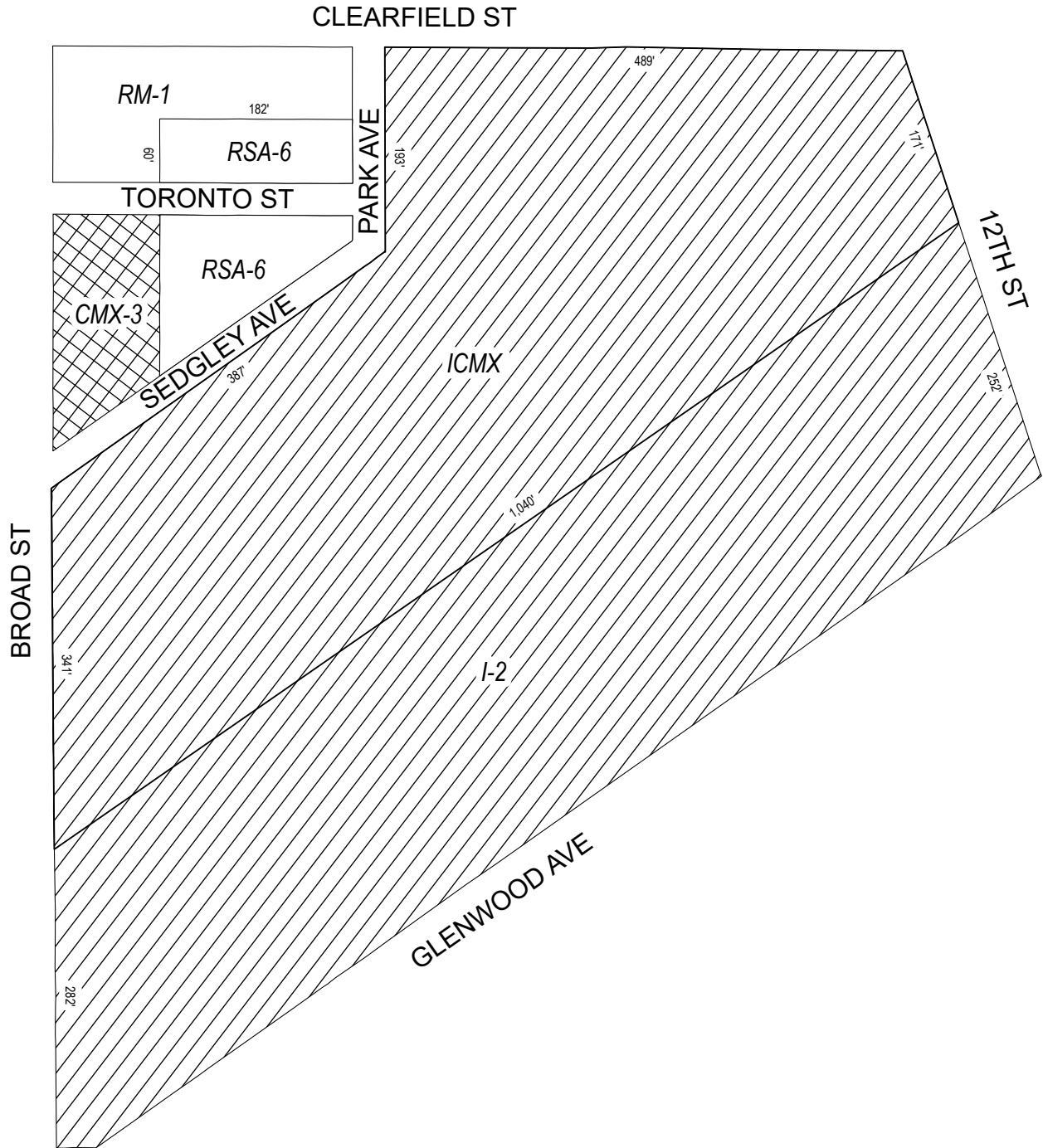


## Zoning Districts




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



# Map B12 Proposed Zoning



## Zoning Districts

-  CMX-3, Commercial Mixed-Use
-  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-6, Residential Single-Family Attached

