# City of Philadelphia

(Bill No. 170019)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Clearfield Street, Kensington Avenue, Frankford Creek and Aramingo 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 Clearfield Street, Kensington Avenue, Frankford Creek and Aramingo Avenue from the existing zoning designations indicated on Maps "A1", "A2", "A3", "A4", "A5", "A6", "A7", "A8", "A9", "A10", "A11", "A12", "A13", "A14", "A15", "A16", "A17", "A18" and "A19" set forth below to the zoning designations indicated on Maps "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", "B10", "B11", "B12", "B13", "B14", "B15", "B16", "B17", "B18" and "B19" set forth below.

SECTION 2. This Ordinance shall become effective immediately.
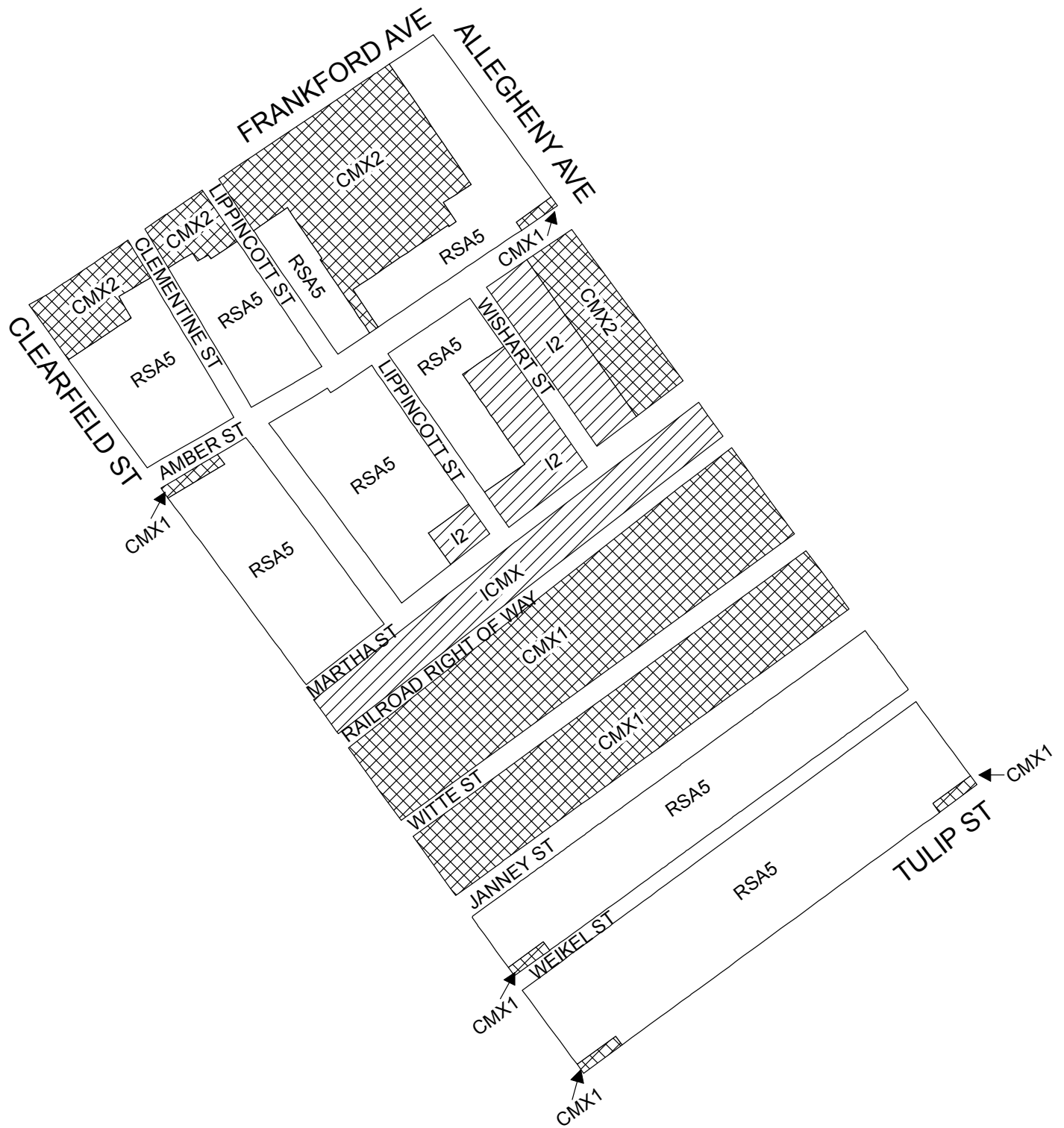
Map A1 Existing Zoning
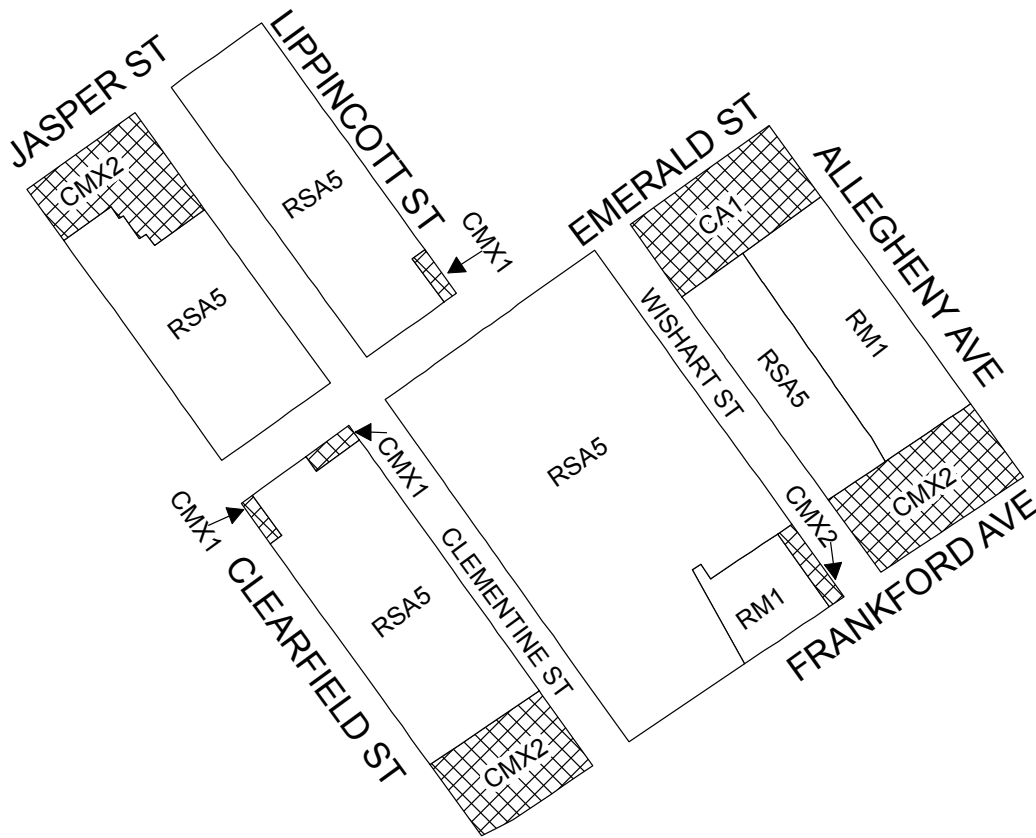
Zoning Districts

CA-1 Auto-Oriented Commercial, CMX-1 / CMX-2 Commercial Mixed-Use

RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
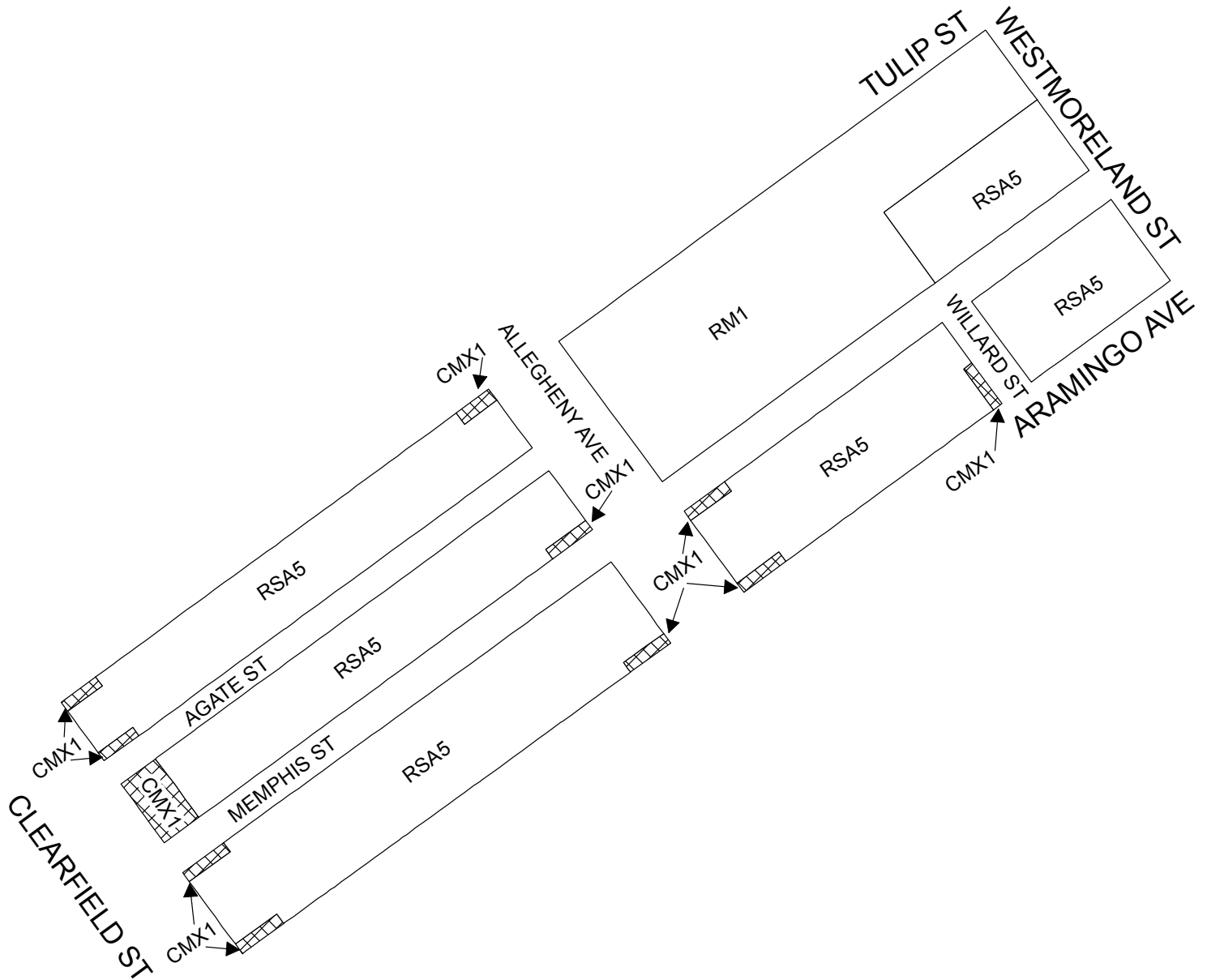
Map A2 Existing Zoning

Zoning Districts

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

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Map A3 Existing Zoning

TULIP ST

WESTMORELAND ST

RSA5

RM1

RSA5

RSA5

ARAMINGO AVE

ALLEGHENY AVE

CMX1

CMX1

WILLARD ST

CMX1

RSA5

CMX1

RSA5

AGATE ST

RSA5

MEMPHIS ST

RSA5

CMX1

CMX1

CMX1

CLEARFIELD ST

CMX1

Zoning Districts

CMX-1 Commercial Mixed-Use

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

N

Map A4 Existing Zoning
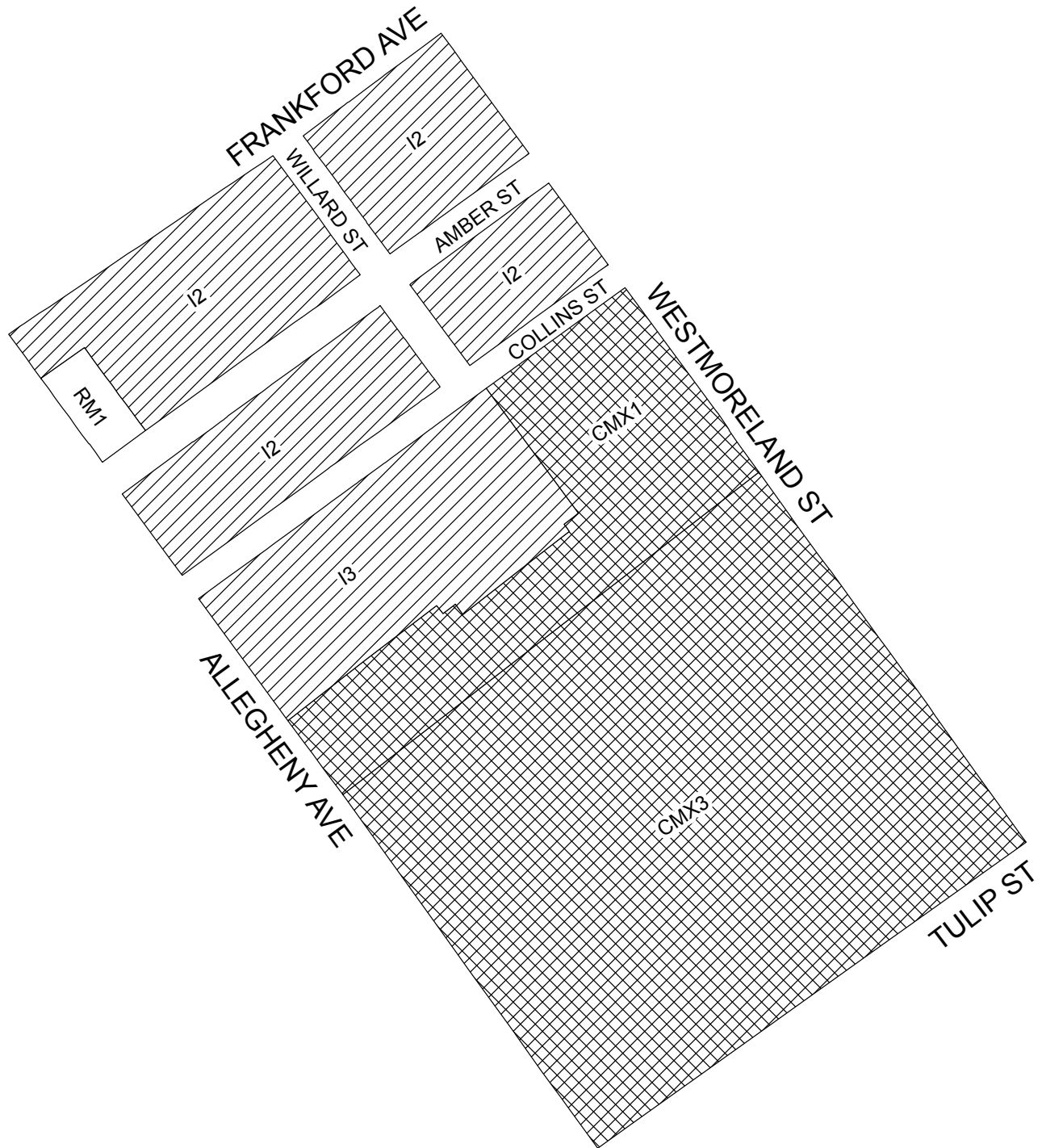
Zoning Districts

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

Map A5 Existing Zoning
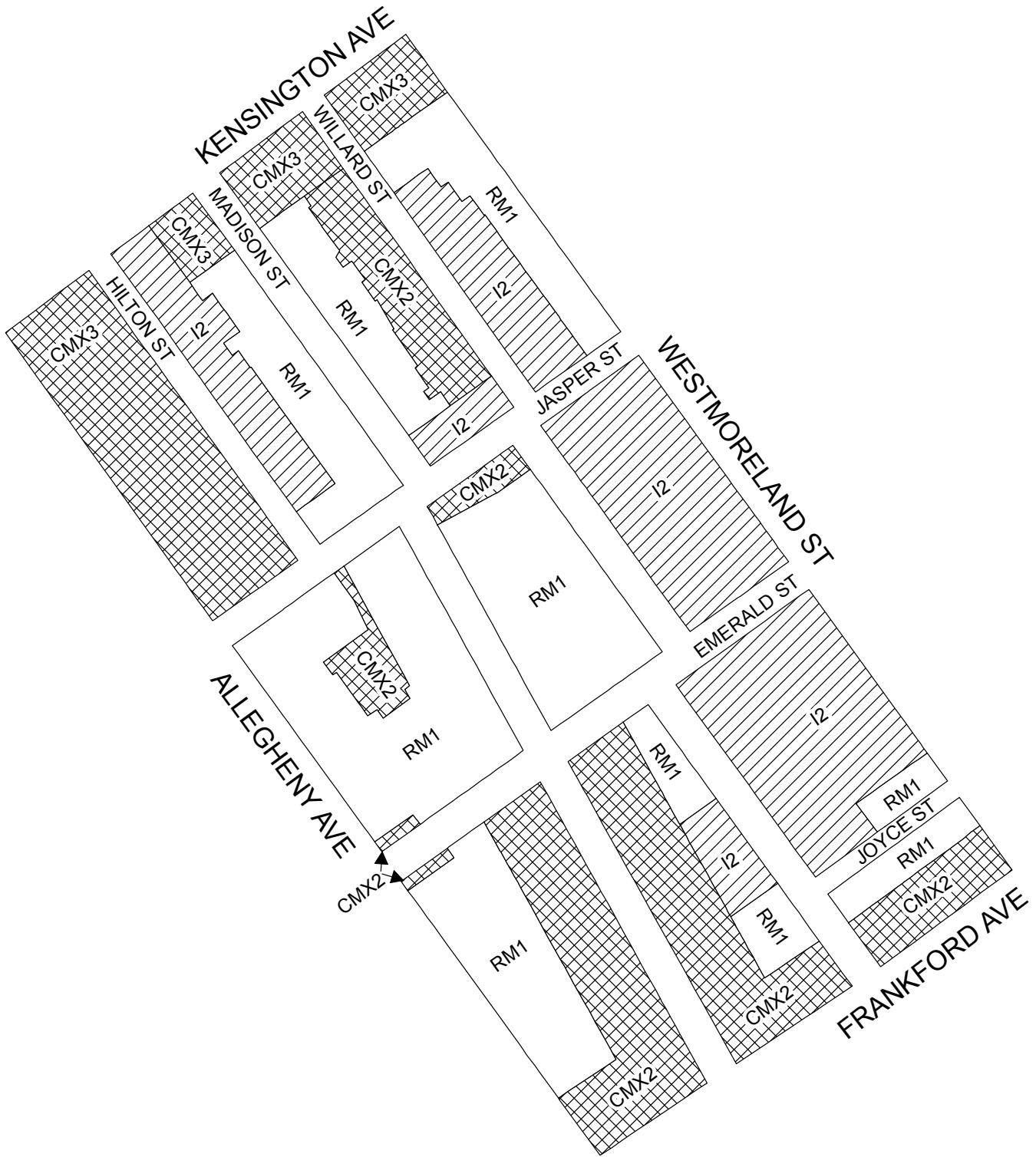
Zoning Districts

CMX-2 / CMX-3 Commercial Mixed-Use

I-2 Medium Industrial

RM-1 Residential Multi-Family
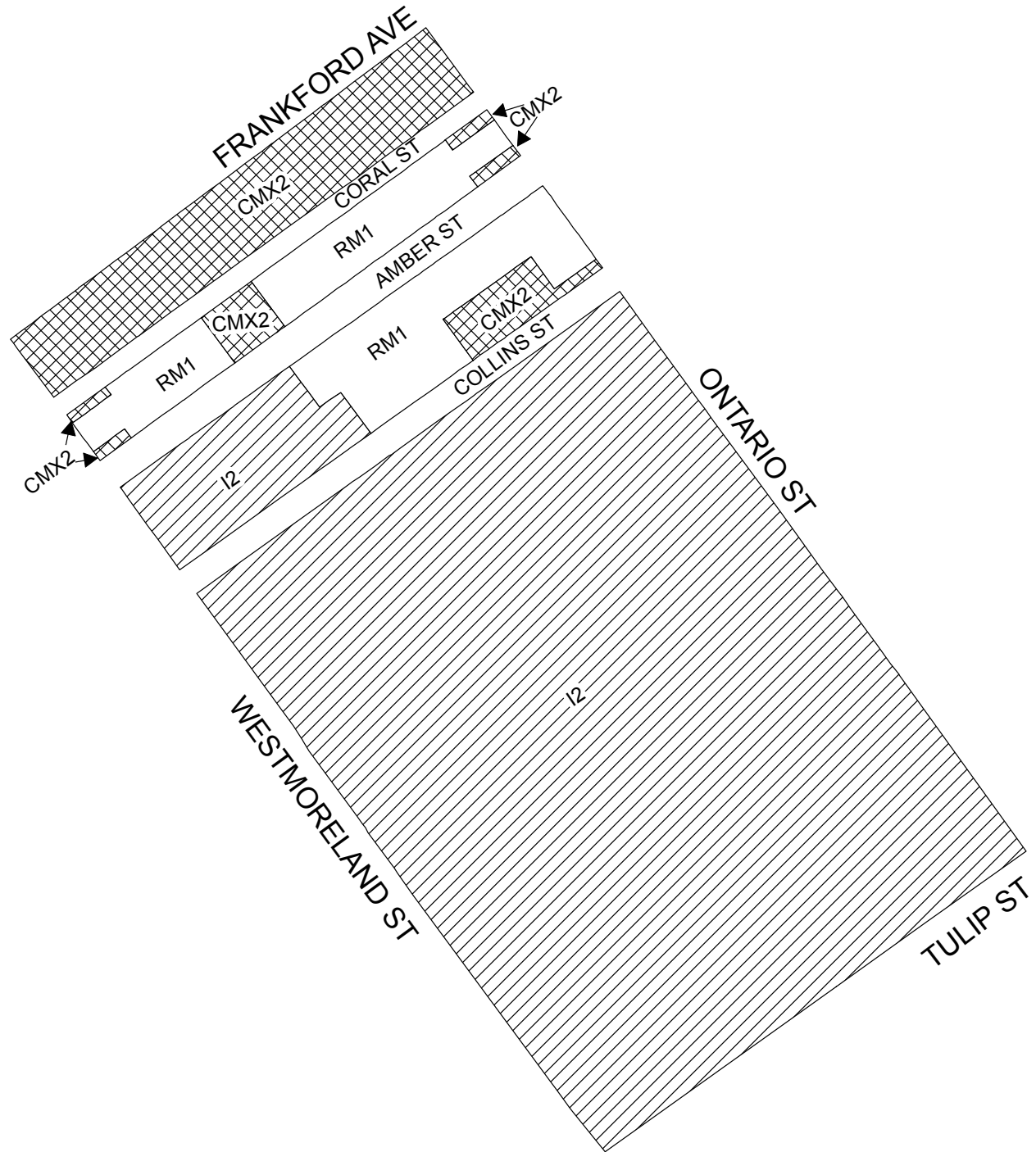
City of Philadelphia

Map A6 Existing Zoning
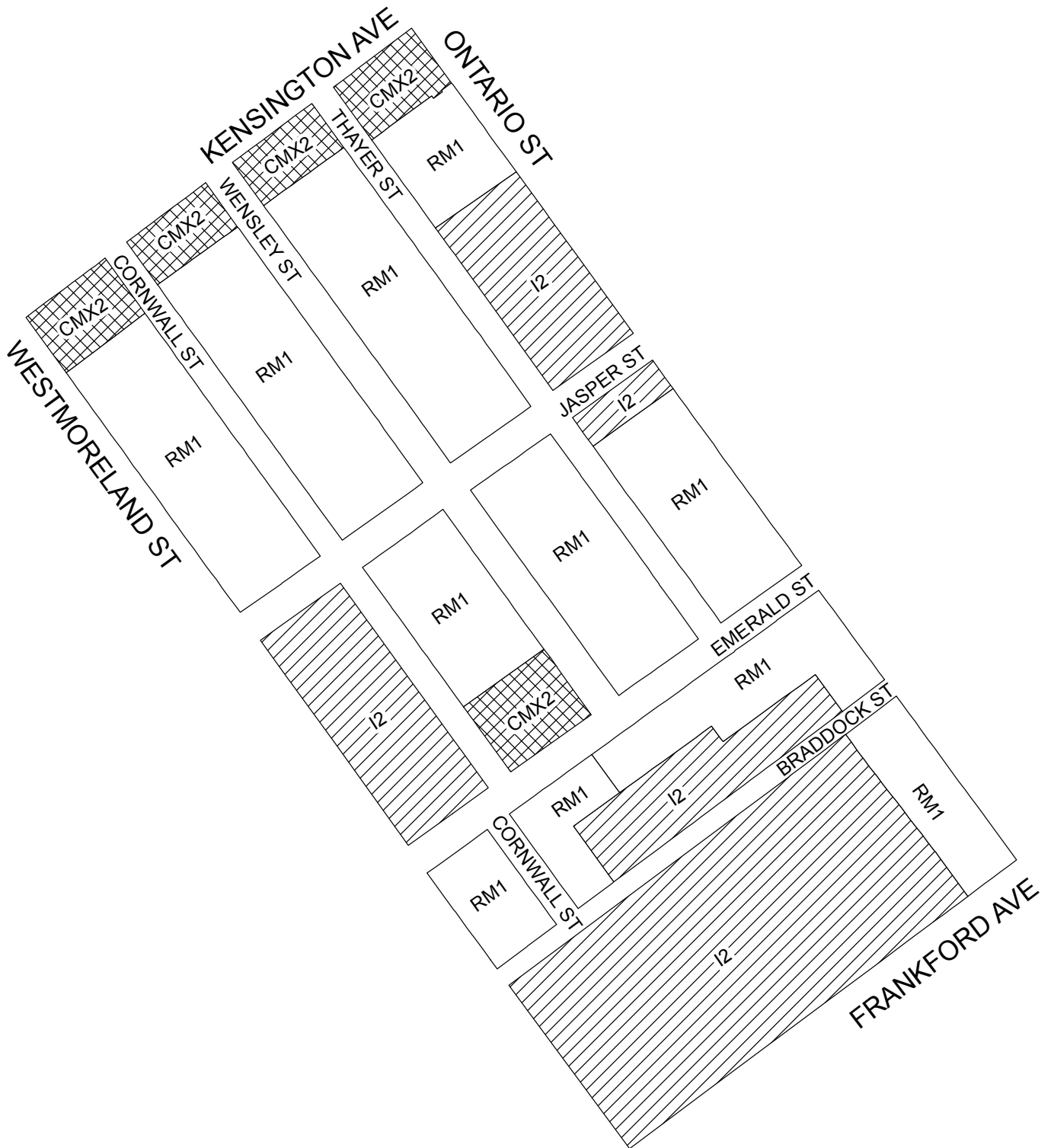
Zoning Districts

▨ CMX-2 Commercial Mixed-Use

▩ I-2 Medium Industrial

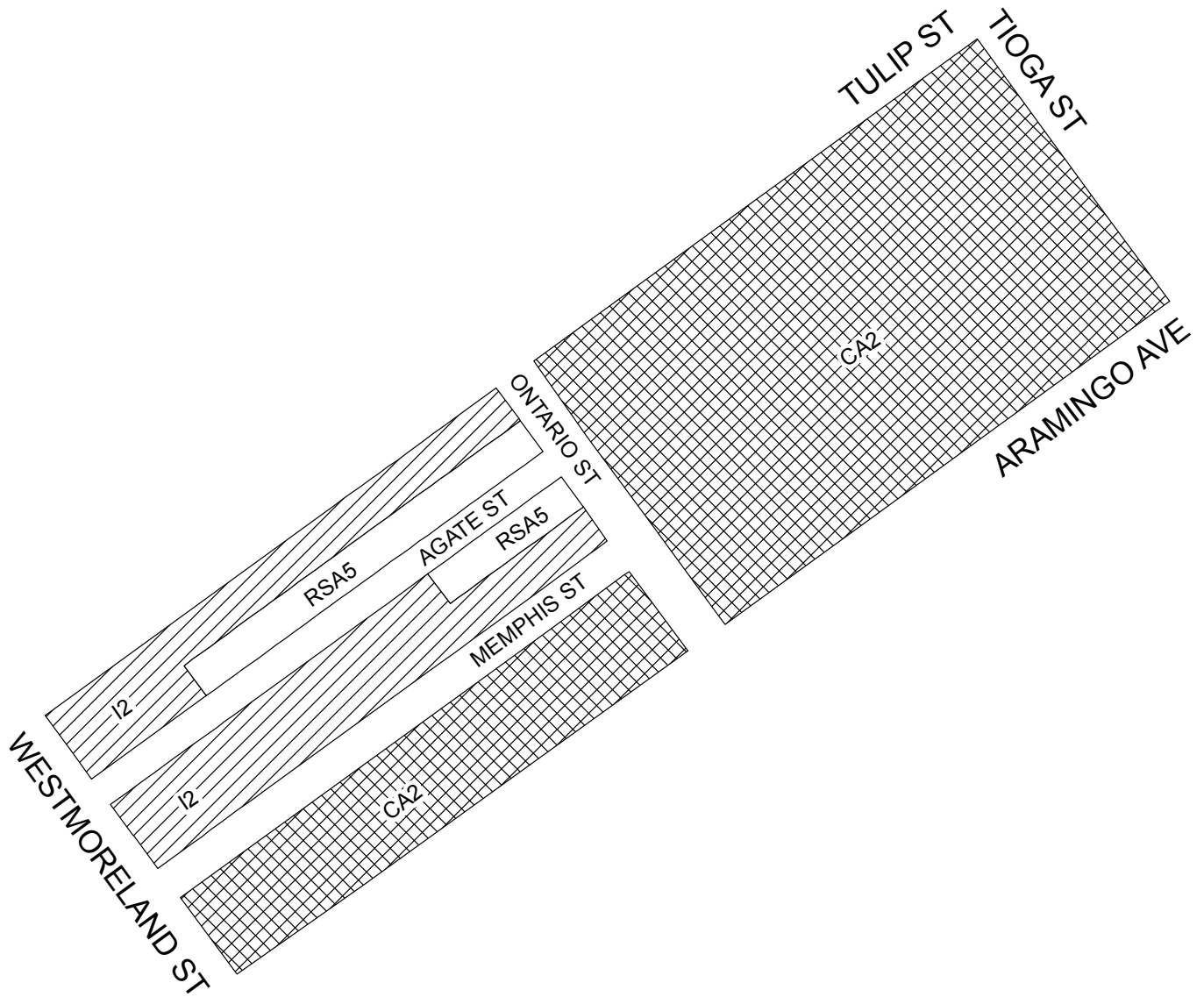☐ RM-1 Residential Multi-Family

Map A7 Existing Zoning


Zoning Districts

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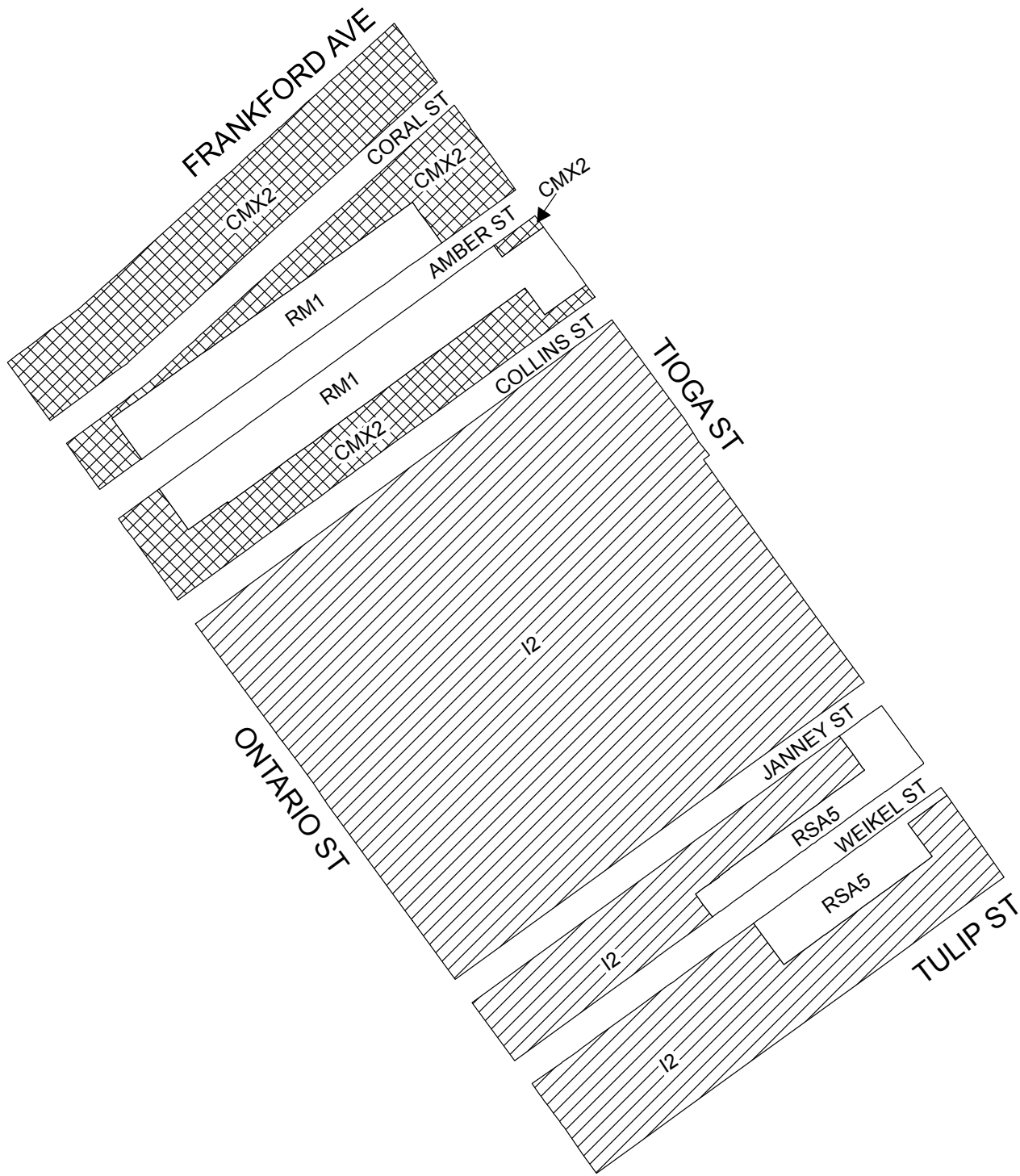- RM-1 Residential Multi-Family

# Map A8 Existing Zoning

Zoning Districts

▨ CA-2 Auto-Oriented Commercial

▧ I-2 Medium Industrial

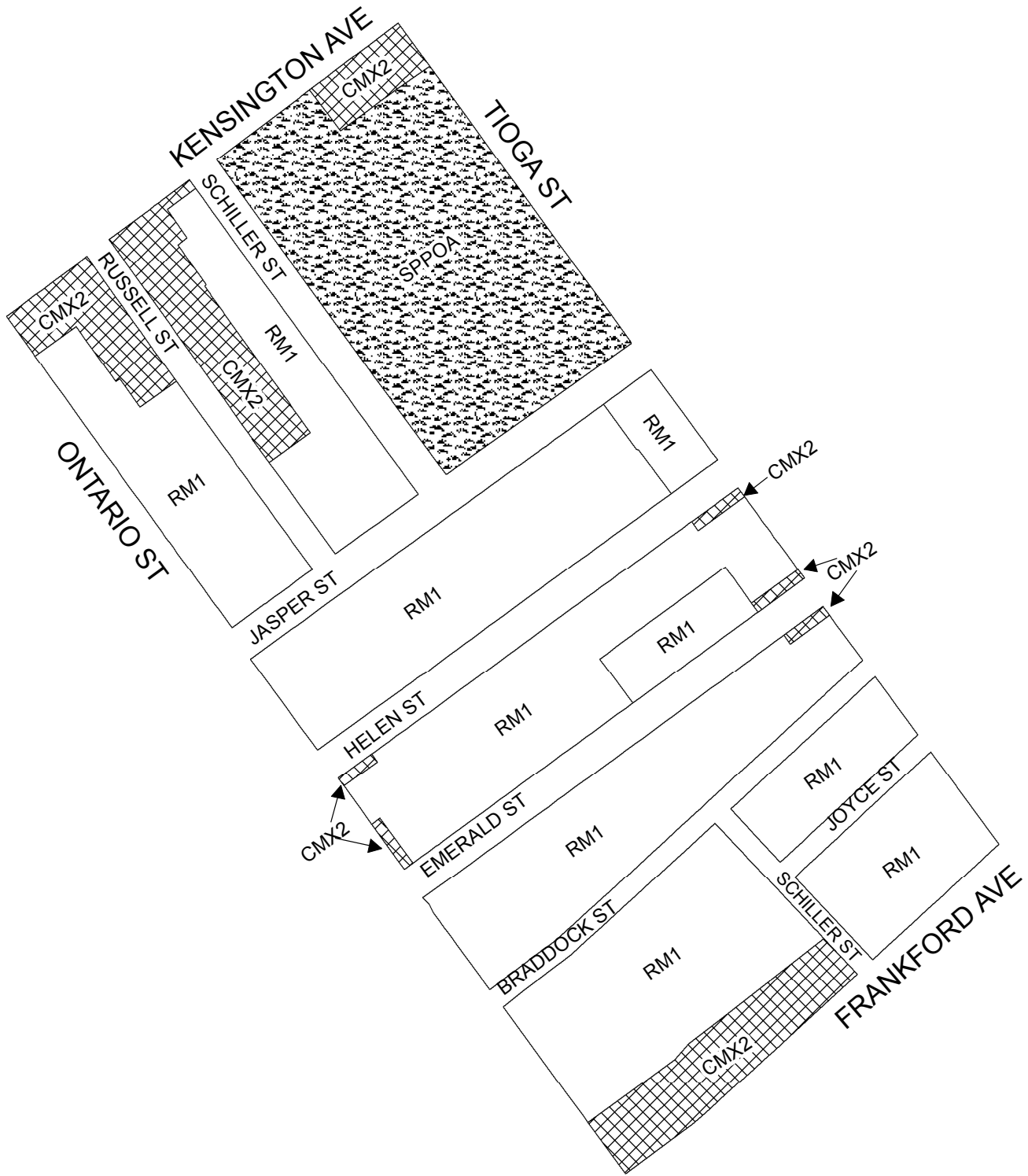☐ RSA-5 Residential Single-Family Attached

Map A9 Existing Zoning

Zoning Districts

⊠ CMX-2 Commercial Mixed-Use

▨ I-2 Medium Industrial

☐ RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
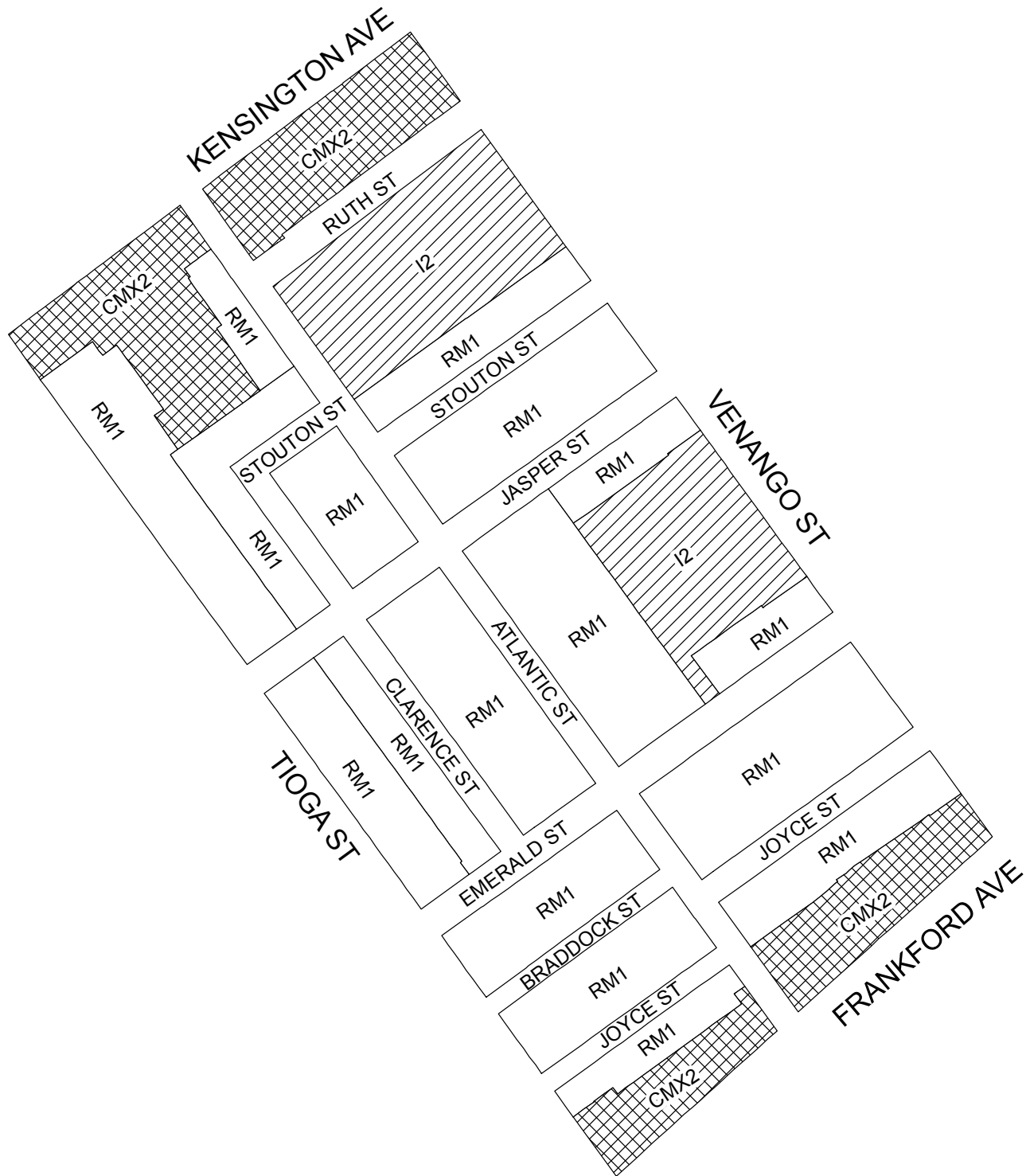
Map A10 Existing Zoning

Zoning Districts

- CMX-2 Commercial Mixed-Use
- RM-1 Residential Multi-Family
- SP-PO-A Parks and Open Space

Map A11 Existing Zoning

KENSINGTON AVE

CMX2

RUTH ST

CMX2

I2

RM1

STOUTON ST

RM1

STOUTON ST

RM1

RM1

STOUTON ST

VENANGO ST

RM1

RM1

JASPER ST

RM1

RM1

I2

RM1

ATLANTIC ST

RM1

RM1

RM1

CLARENCE ST

RM1

RM1

TIOGA ST

RM1

JOYCE ST

RM1

EMERALD ST

RM1

CMX2

FRANKFORD AVE
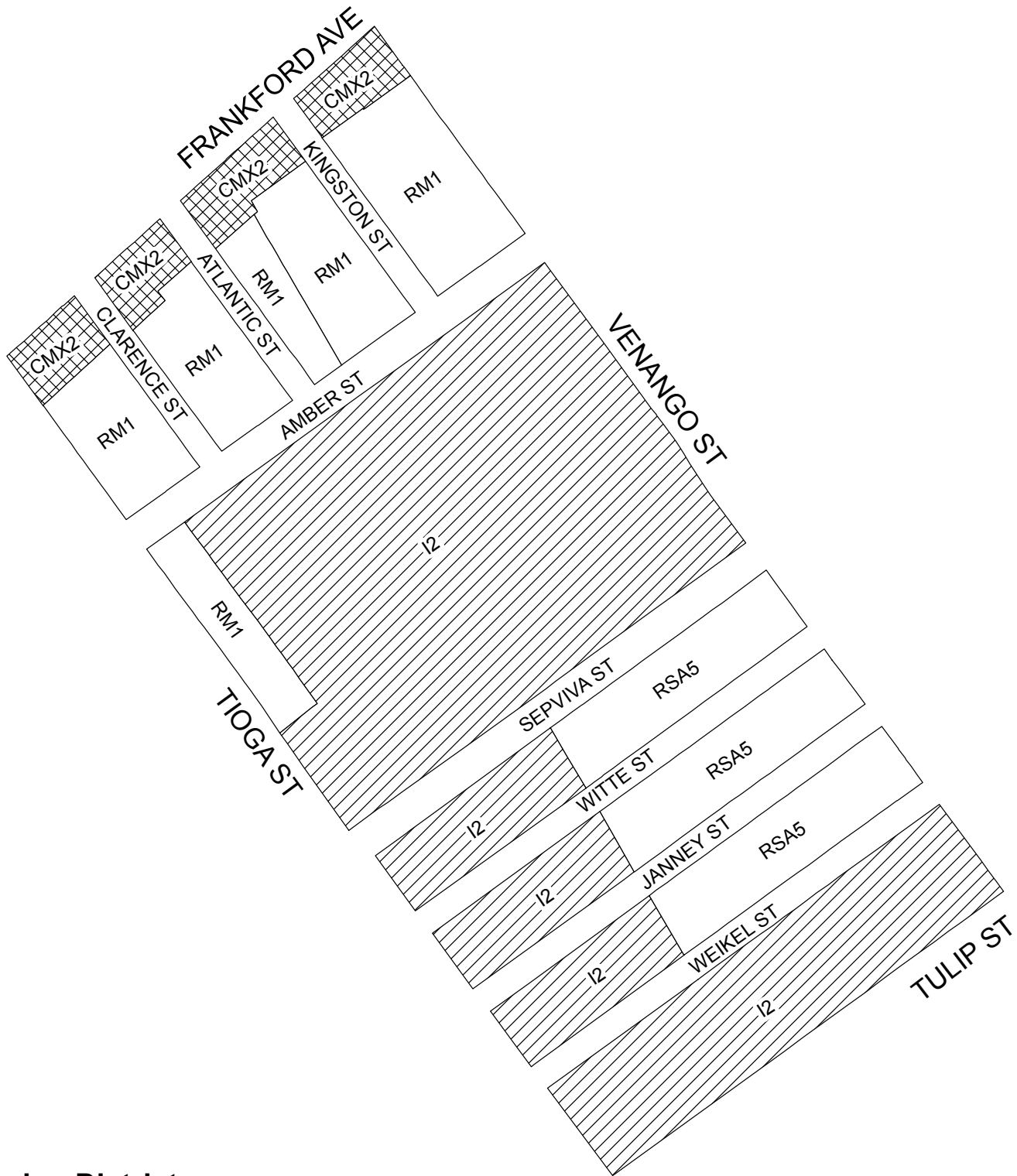
BRADDOCK ST

RM1

JOYCE ST
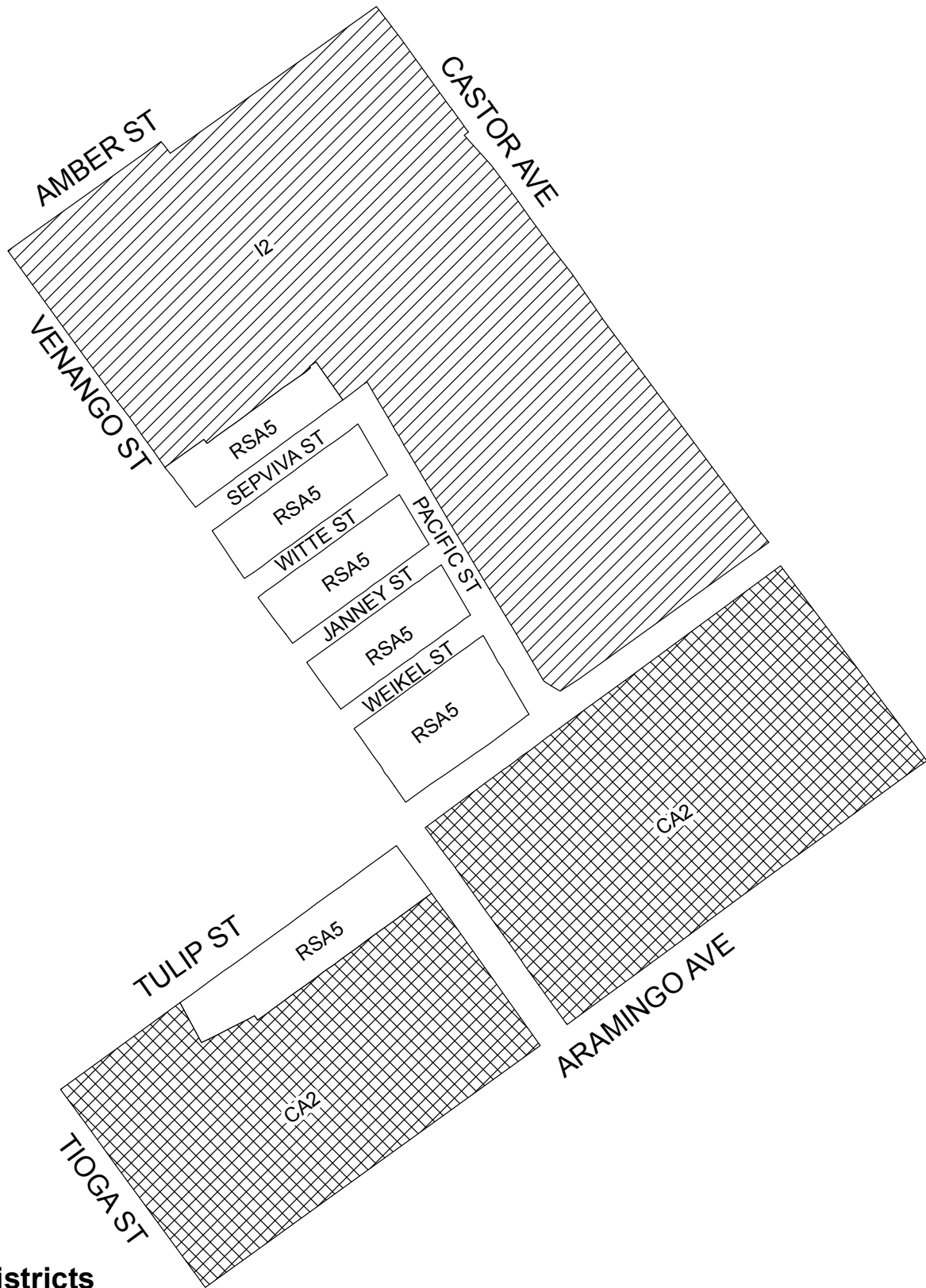
RM1

CMX2

Zoning Districts

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

N

Map A12 Existing Zoning


Zoning Districts

▨ CMX-2 Commercial Mixed-Use

▨ I-2 Medium Industrial

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

Map A13 Existing Zoning

AMBER ST

CASTOR AVE

I2

VENANGO ST

RSA5

SEPVIVA ST

RSA5

WITTE ST

RSA5

JANNEY ST

RSA5

WEIKEL ST

RSA5

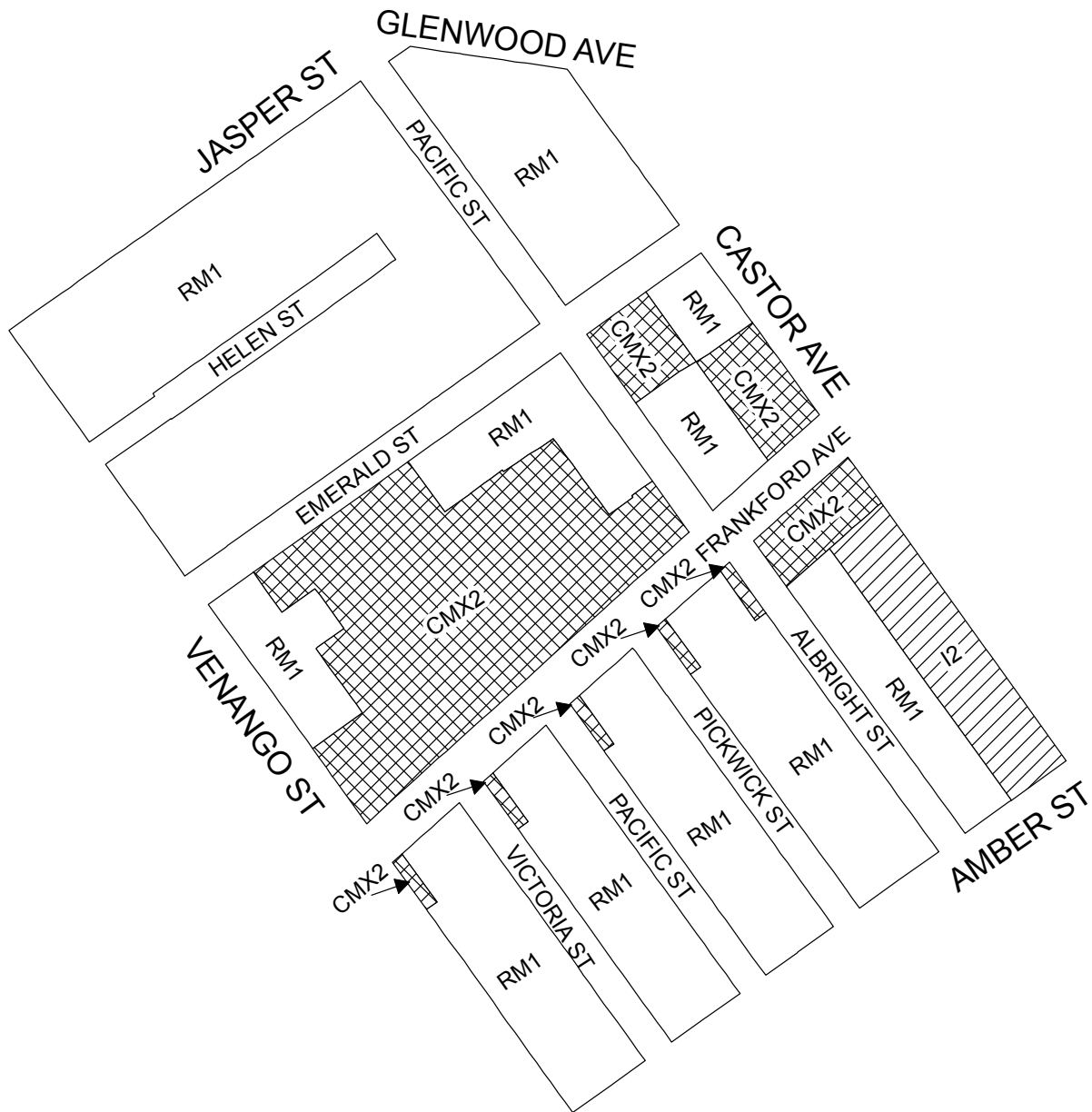PACIFIC ST

CA2

TULIP ST

RSA5

ARAMINGO AVE

CA2

TIOGA ST

Zoning Districts

- CA-2 Auto-Oriented Commercial
- I-2 Medium Industrial
- RSA-5 Residential Single-Family Attached

N

City of Philadelphia

Map A14 Existing Zoning

Zoning Districts

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

City of Philadelphia

City of Philadelphia

Map A15 Existing Zoning
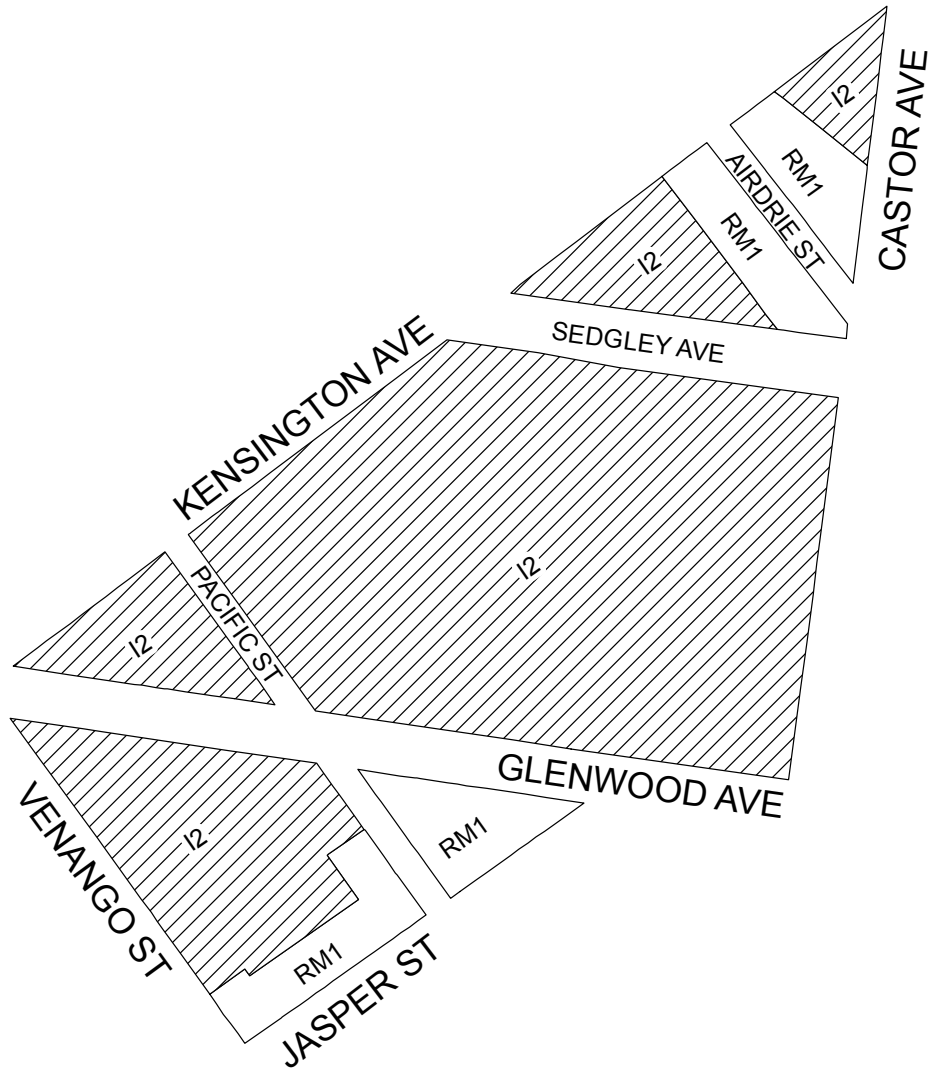
Zoning Districts

I-2 Medium Industrial

RM-1 Residential Multi-Family

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Map A16 Existing Zoning
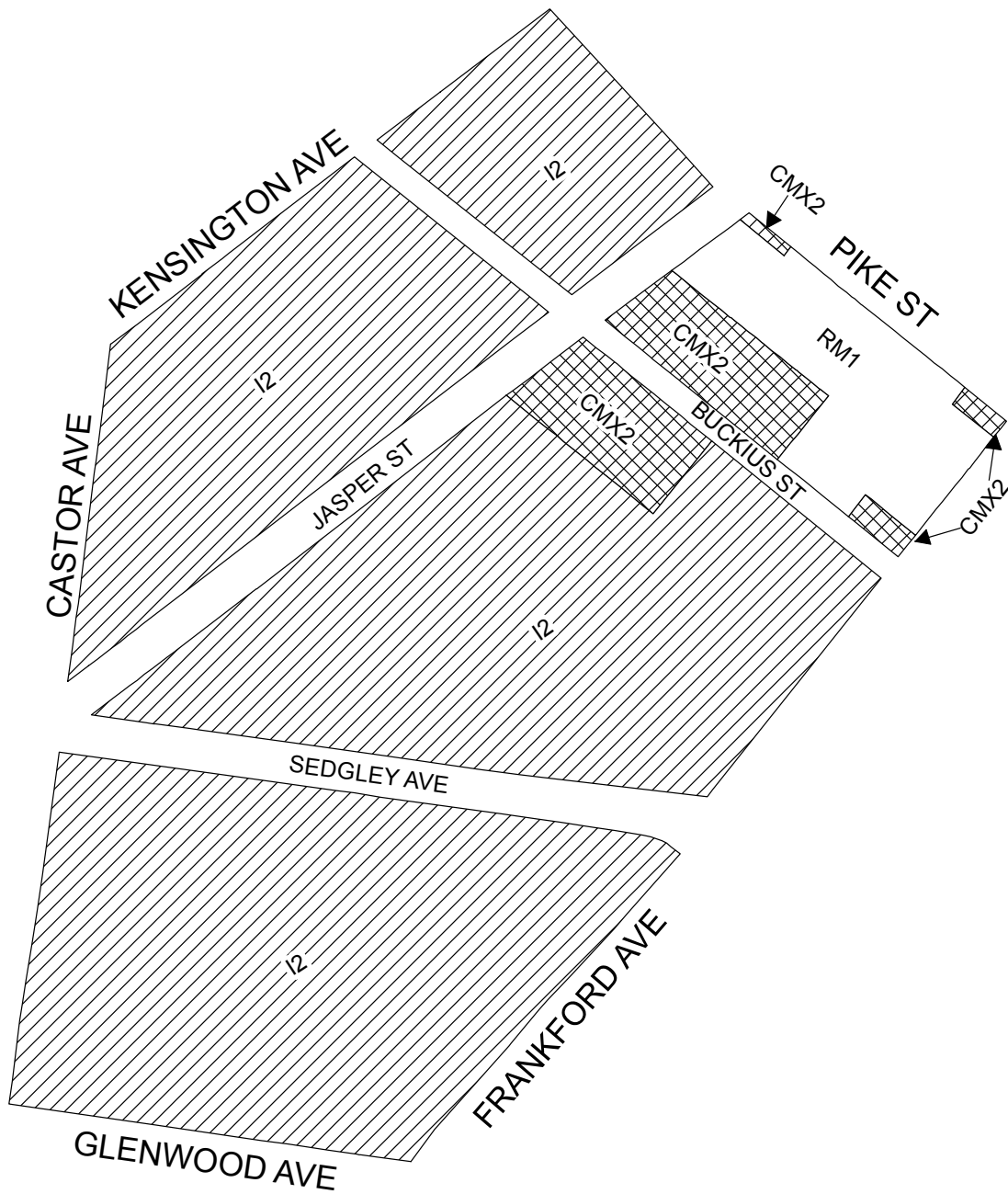

Zoning Districts
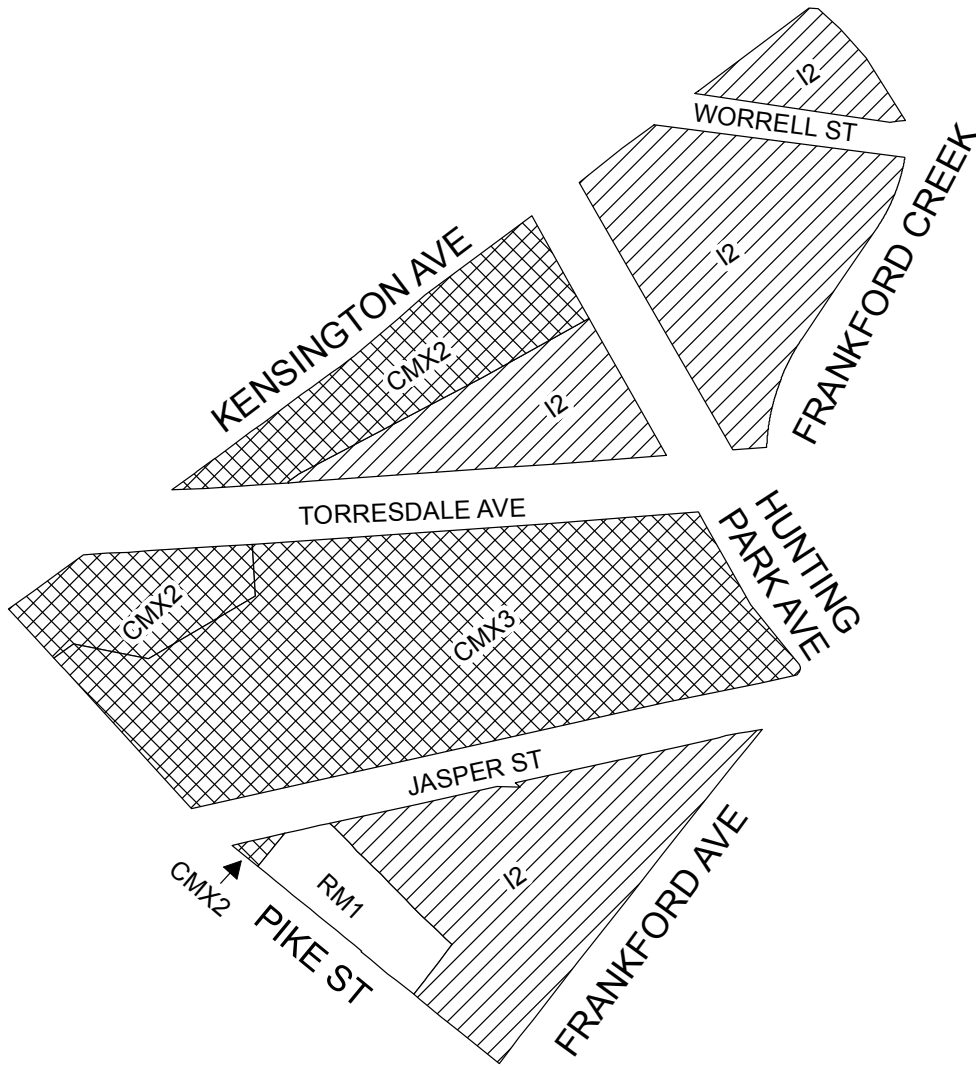
- CMX-2 Commercial Mixed-Use
- I-2 Medium Industrial
- RM-1 Residential Multi-Family
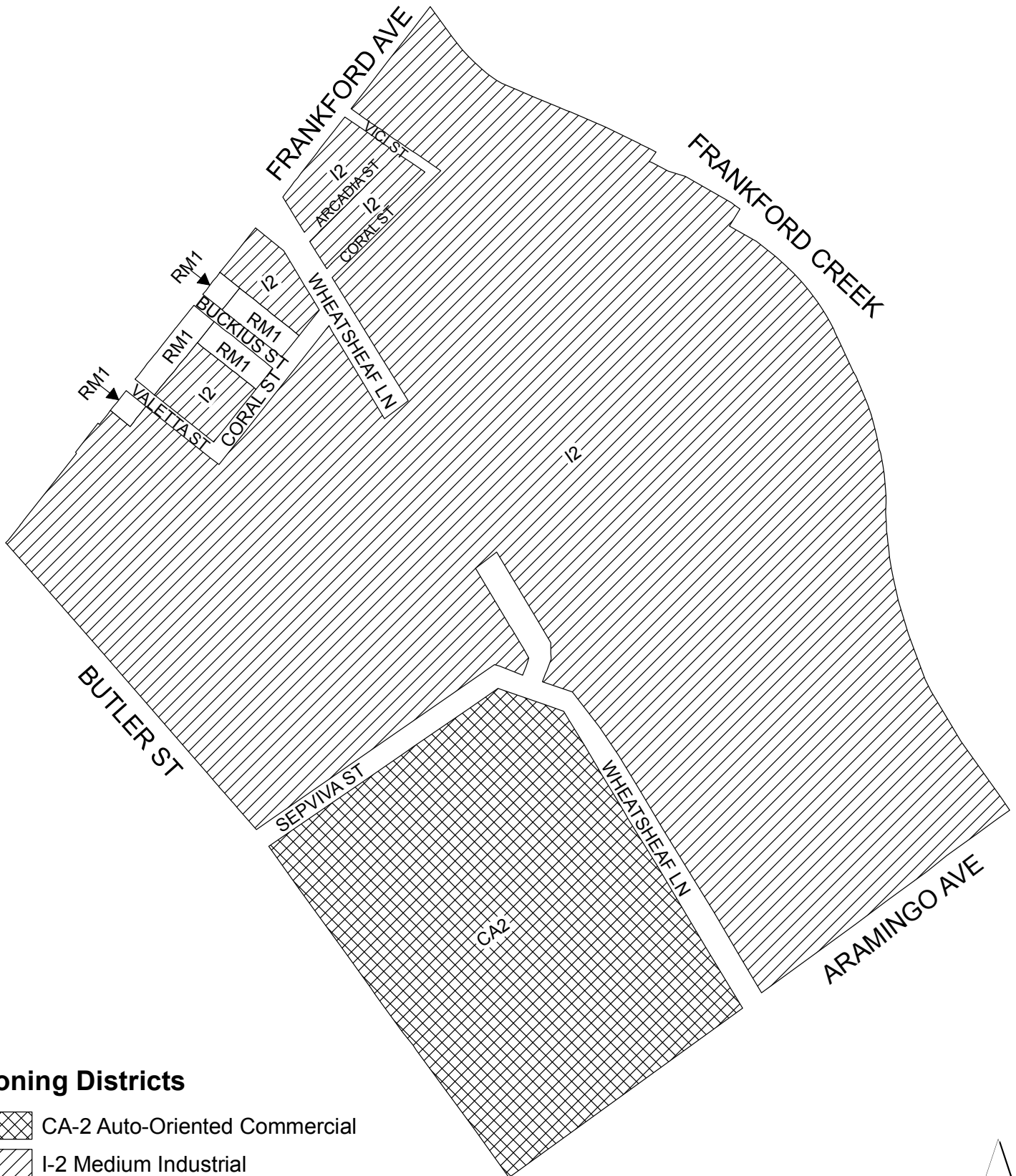
Map A17 Existing Zoning

Zoning Districts

⊠ CMX-2 / CMX-3 Commercial Mixed-Use

▨ I-2 Medium Industrial

☐ RM-1 Residential Multi-Family

Map A18 Existing Zoning

FRANKFORD AVE

FRANKFORD CREEK

VIOLA ST

ARCADIA ST

I2

CORAL ST

I2

RM1

I2

WHEATSHEAF LN

BUCKIUS ST

RM1

RM1

RM1

RM1

I2

RM1

VALETTA ST
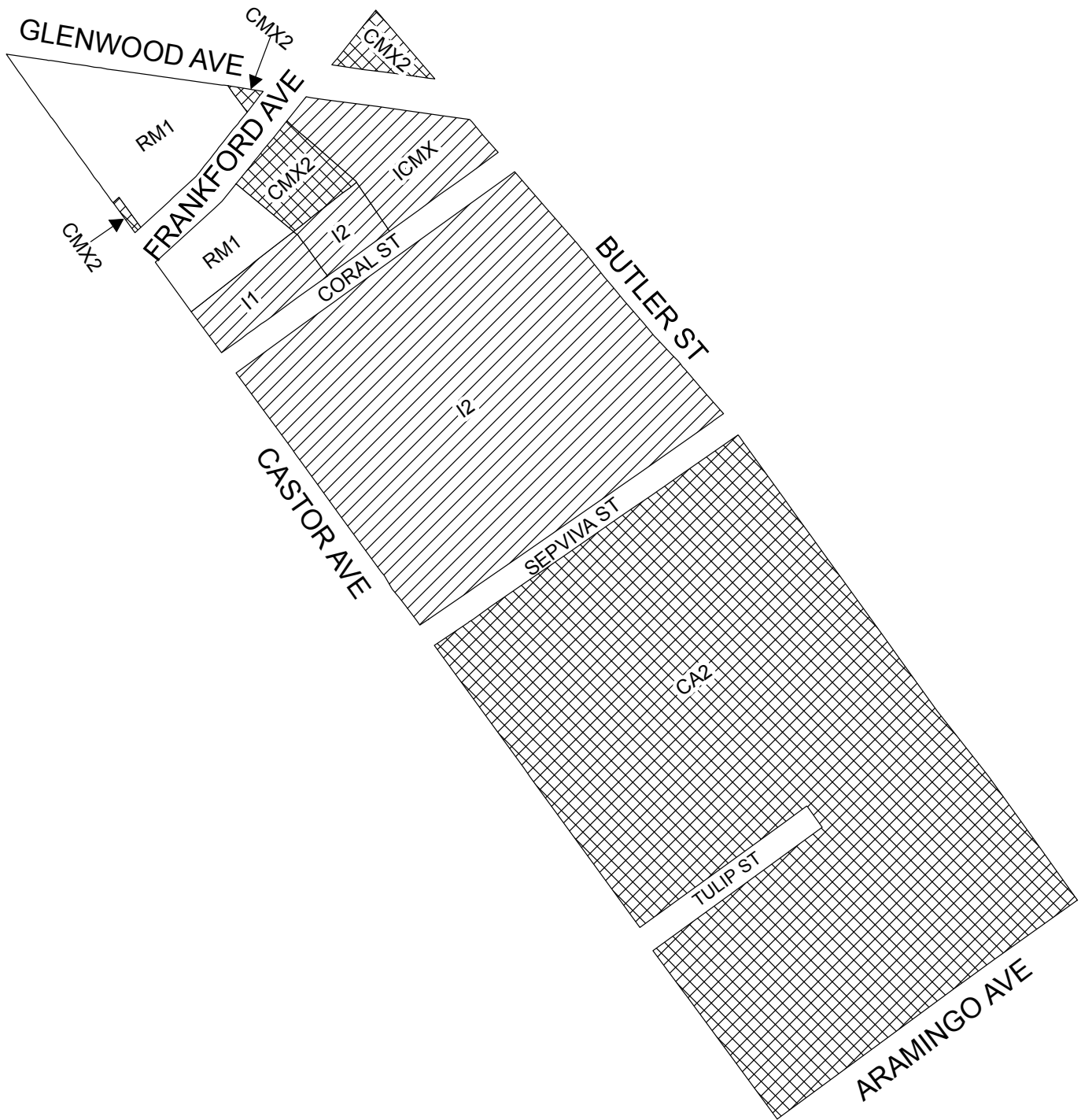
CORAL ST

I2

BUTLER ST

SEPVIVA ST

WHEATSHEAF LN

CA2

ARAMINGO AVE

Zoning Districts

CA-2 Auto-Oriented Commercial

I-2 Medium Industrial

RM-1 Residential Multi-Family

N

Map A19 Existing Zoning

GLENWOOD AVE

CMX2

CMX2

RM1

FRANKFORD AVE

CMX2

CMX2

RM1

ICMX

I2

I1

CORAL ST

BUTLER ST
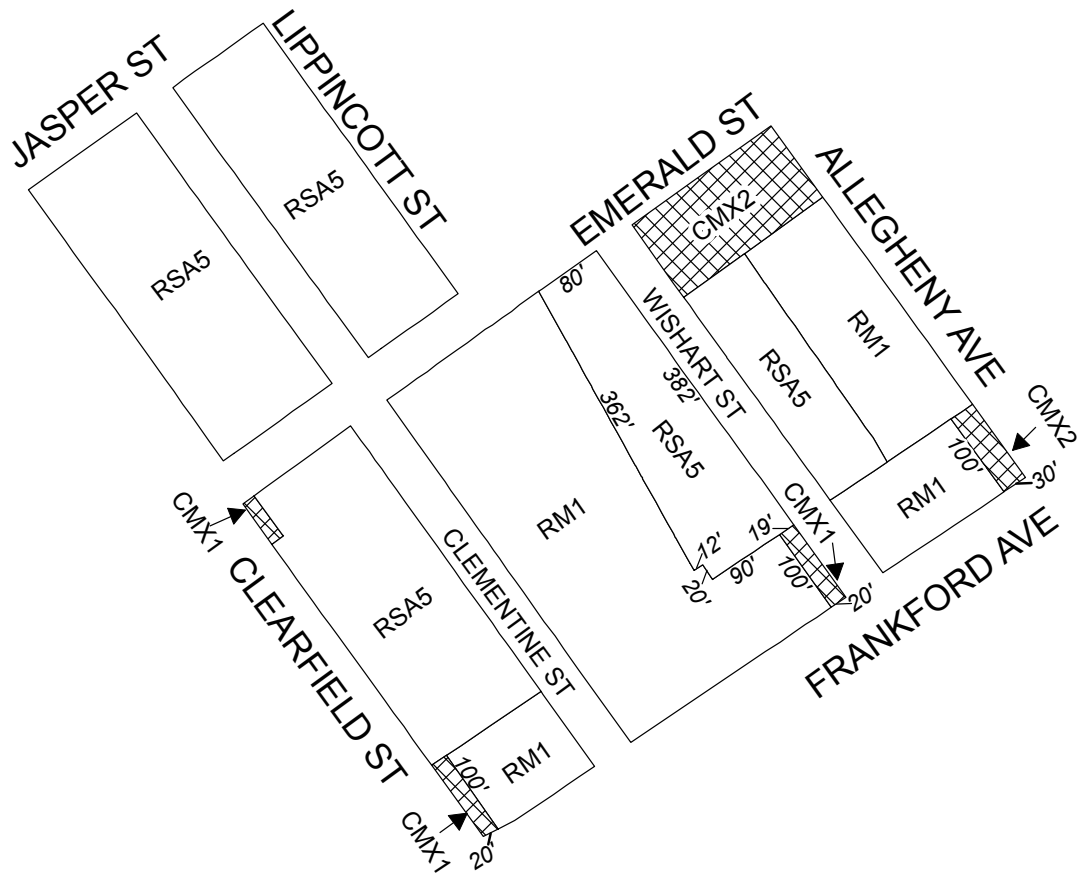
I2

CASTOR AVE

SEPVIVA ST

CA2

TULIP ST

ARAMINGO AVE

Zoning Districts

CA-2 Auto-Oriented Commercial, CMX-2 Commercial Mixed-Use

I-1 Light Industrial, I-2 Medium Industrial, ICMX Industrial Commercial Mixed-Use

RM-1 Residential Multi-Family

N

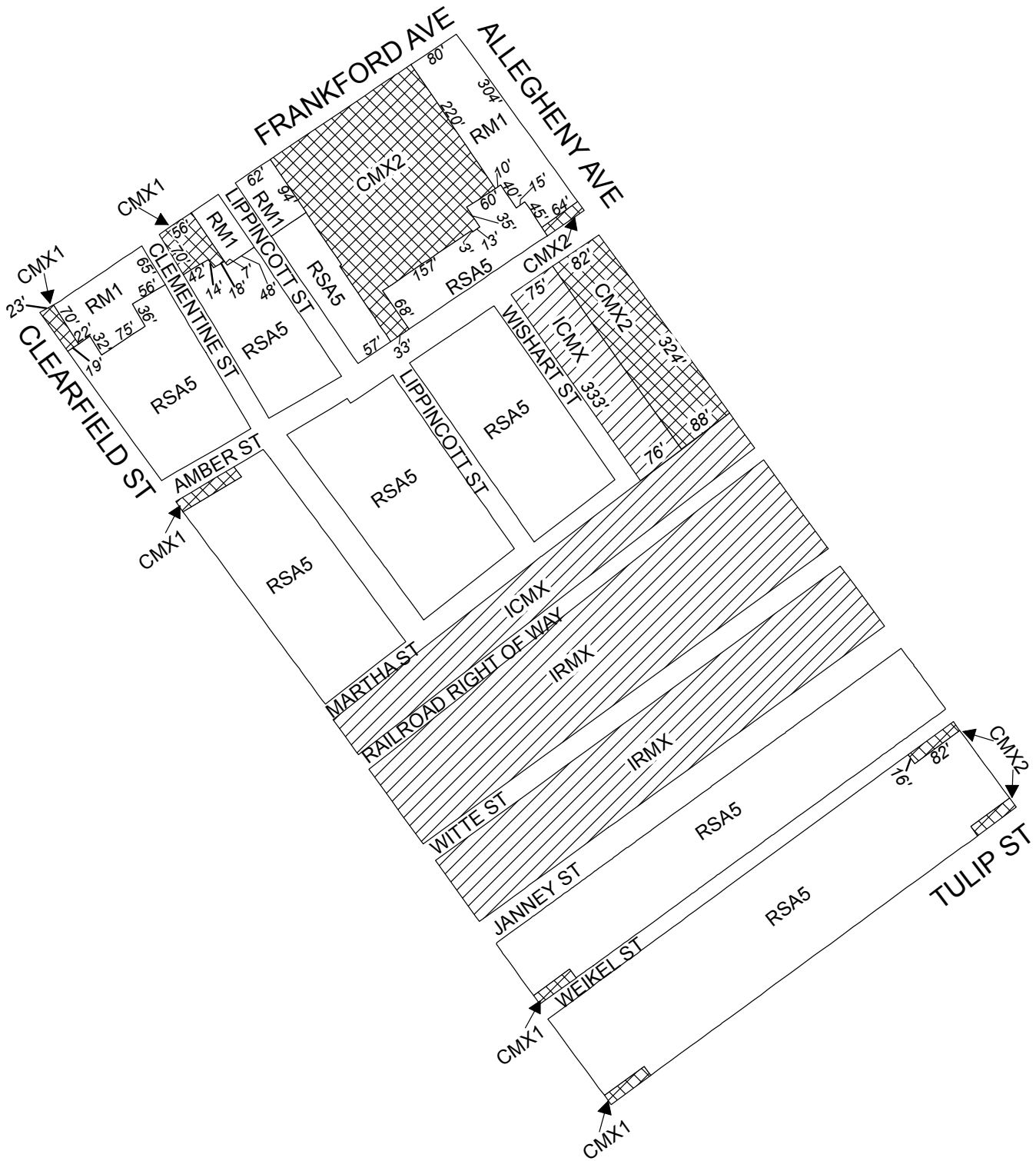# Map B1 Proposed Zoning

Zoning Districts

CMX-1 / CMX-2 Commercial Mixed-Use

RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
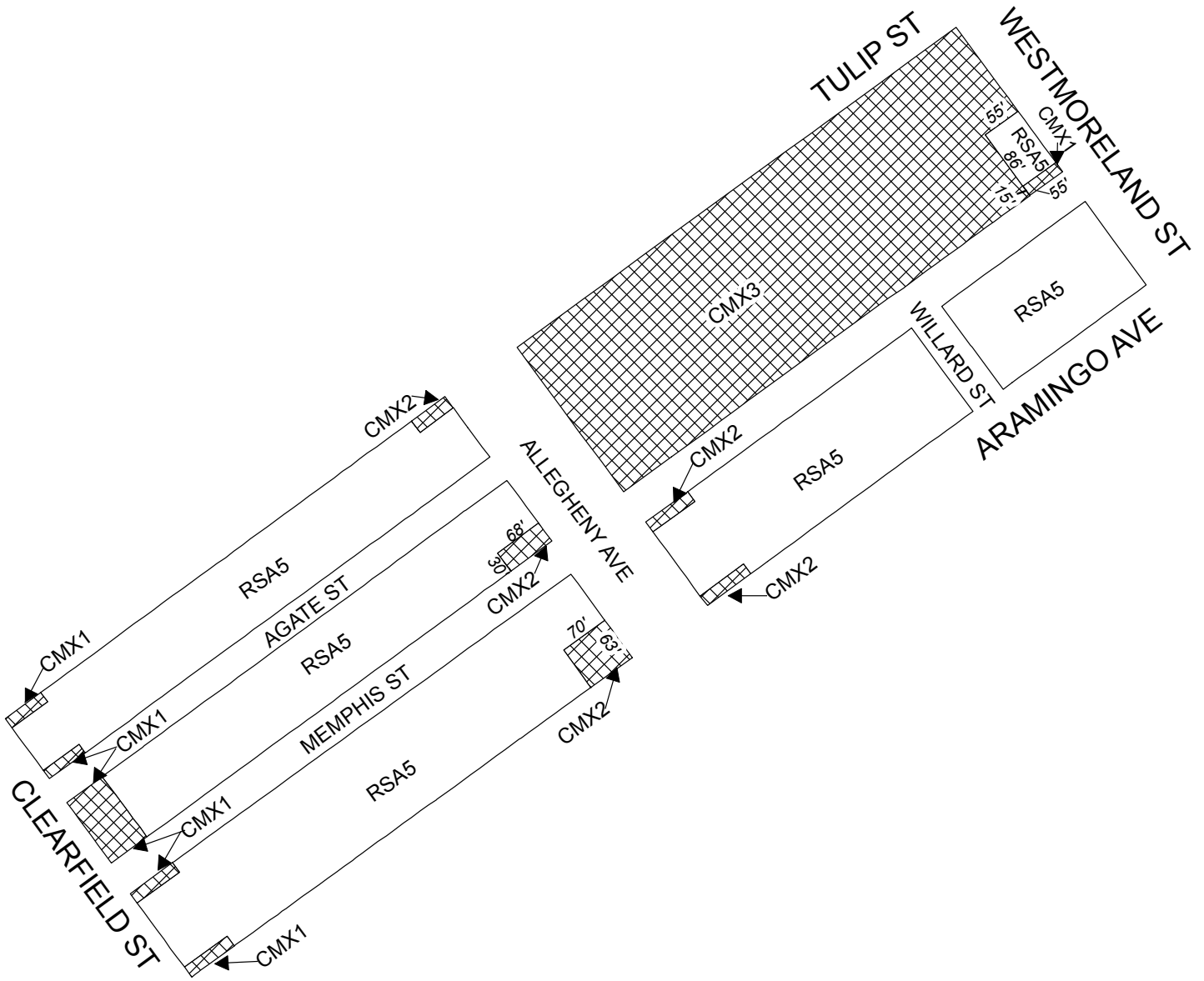
Map B2 Proposed Zoning

Zoning Districts

CMX-1 / CMX-2 Commercial Mixed-Use

ICMX Industrial Commercial Mixed-Use, IRMX Industrial Residential Mixed-Use

RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
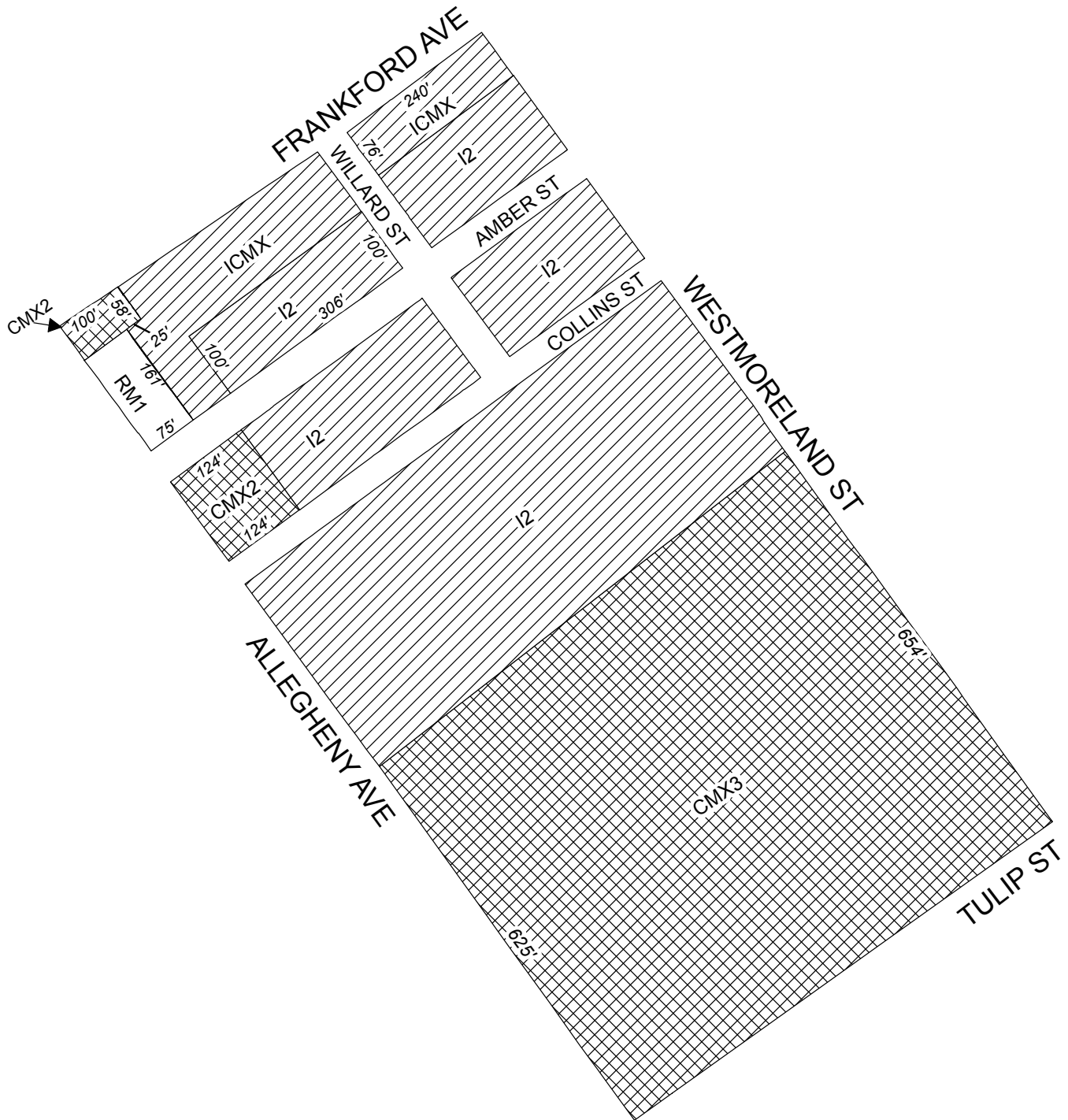
Map B3 Proposed Zoning

CMX3

TULIP ST

WESTMORELAND ST

55'

CMX1

RSA5

86'

15'

55'

RSA5

WILLARD ST

ARAMINGO AVE

ALLEGHENY AVE

CMX2

CMX2

RSA5

CMX2

CMX2

RSA5

AGATE ST

68'

30'

CMX2

CMX1

RSA5

MEMPHIS ST

70'

63'

CMX1

CMX2

CMX1

RSA5

CMX1

CLEARFIELD ST

CMX1

Zoning Districts

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

RSA-5 Residential Single-Family Attached
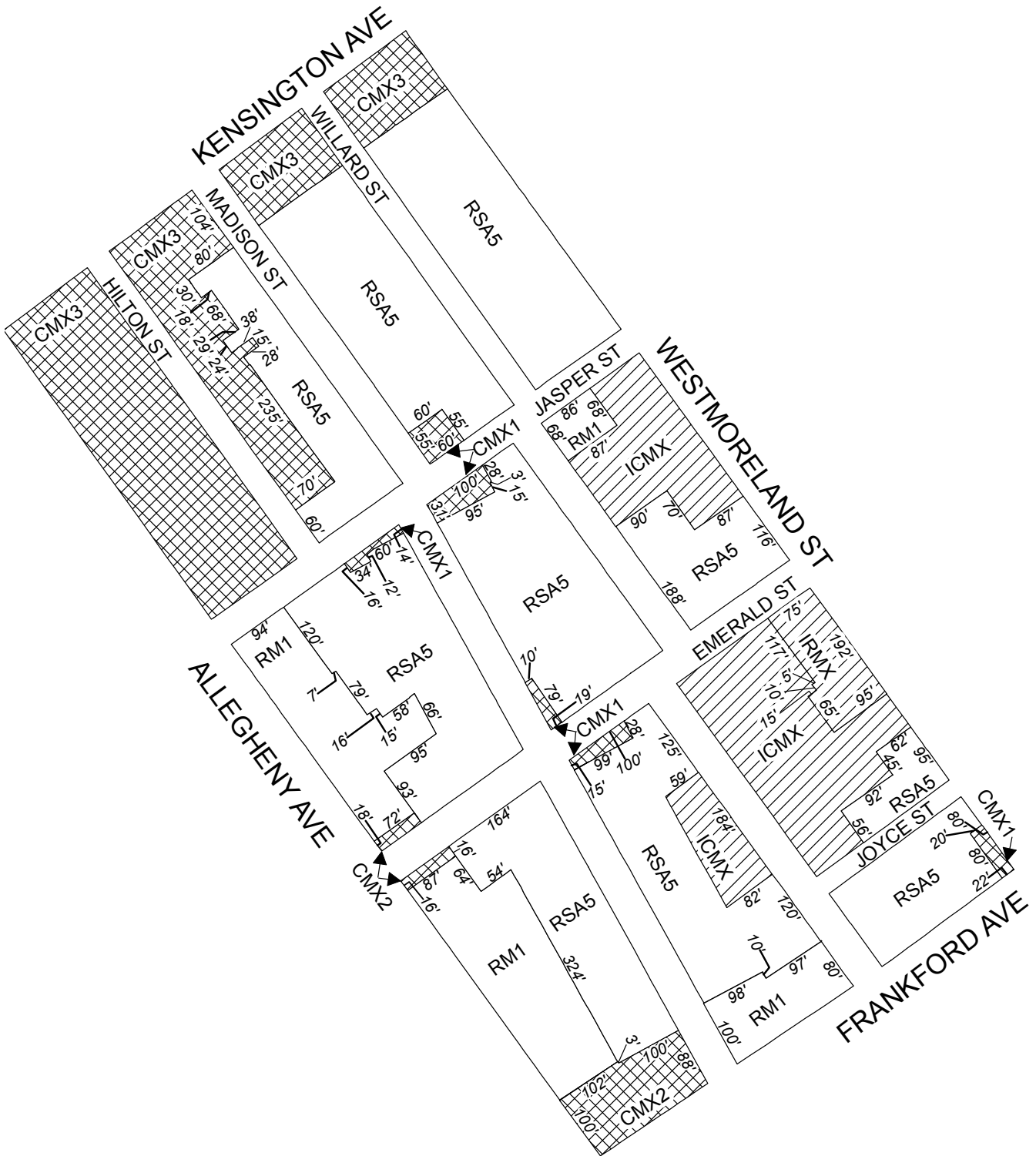
N

City of Philadelphia

Map B4 Proposed Zoning

Zoning Districts

CMX-2 / CMX-3 Commercial Mixed-Use

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

RM-1 Residential Multi-Family

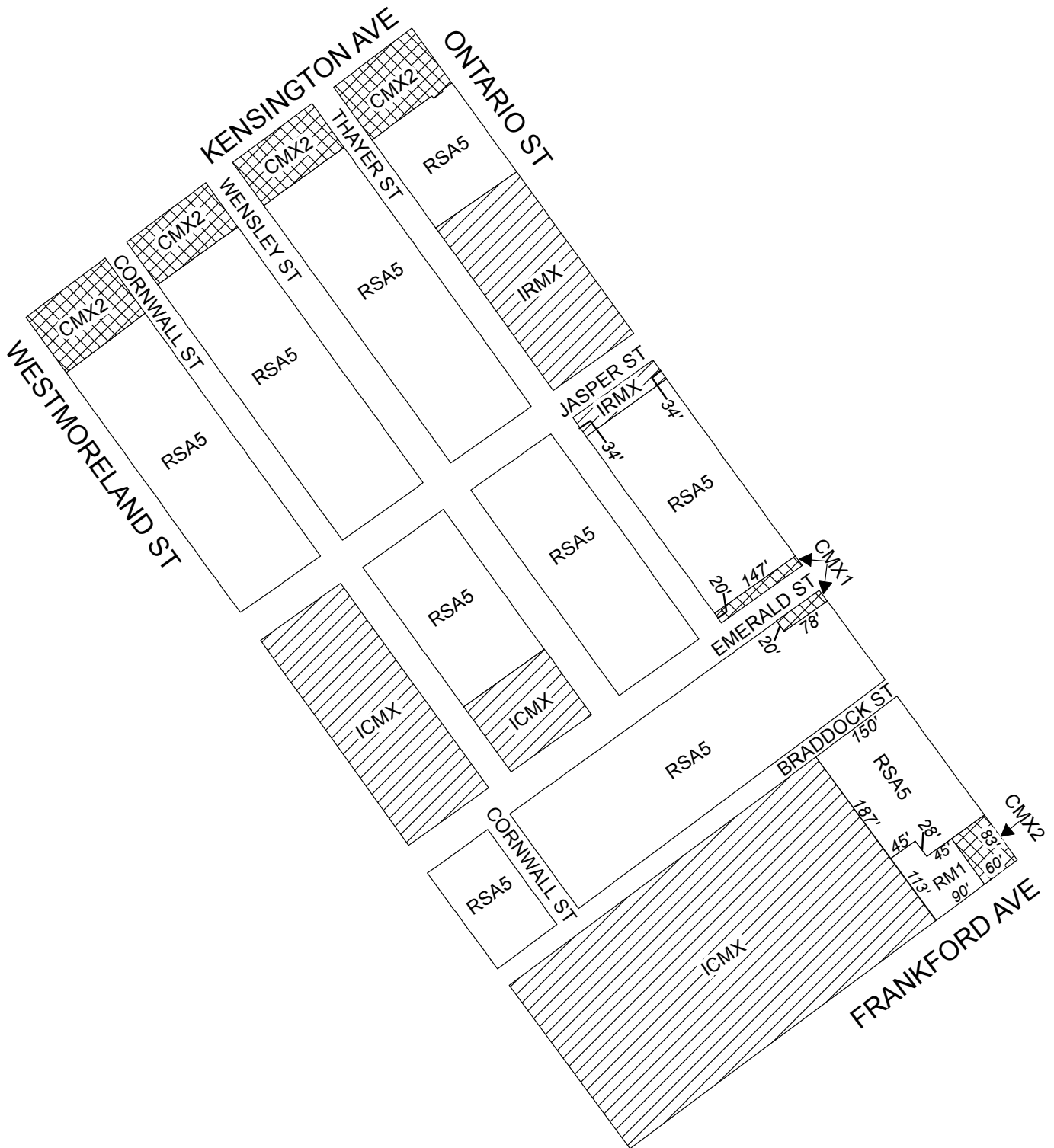City of Philadelphia   - 24 -

Map B5 Proposed Zoning

Zoning Districts

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

ICMX Industrial Commercial Mixed-Use, IRMX Industrial Residential Mixed-Use

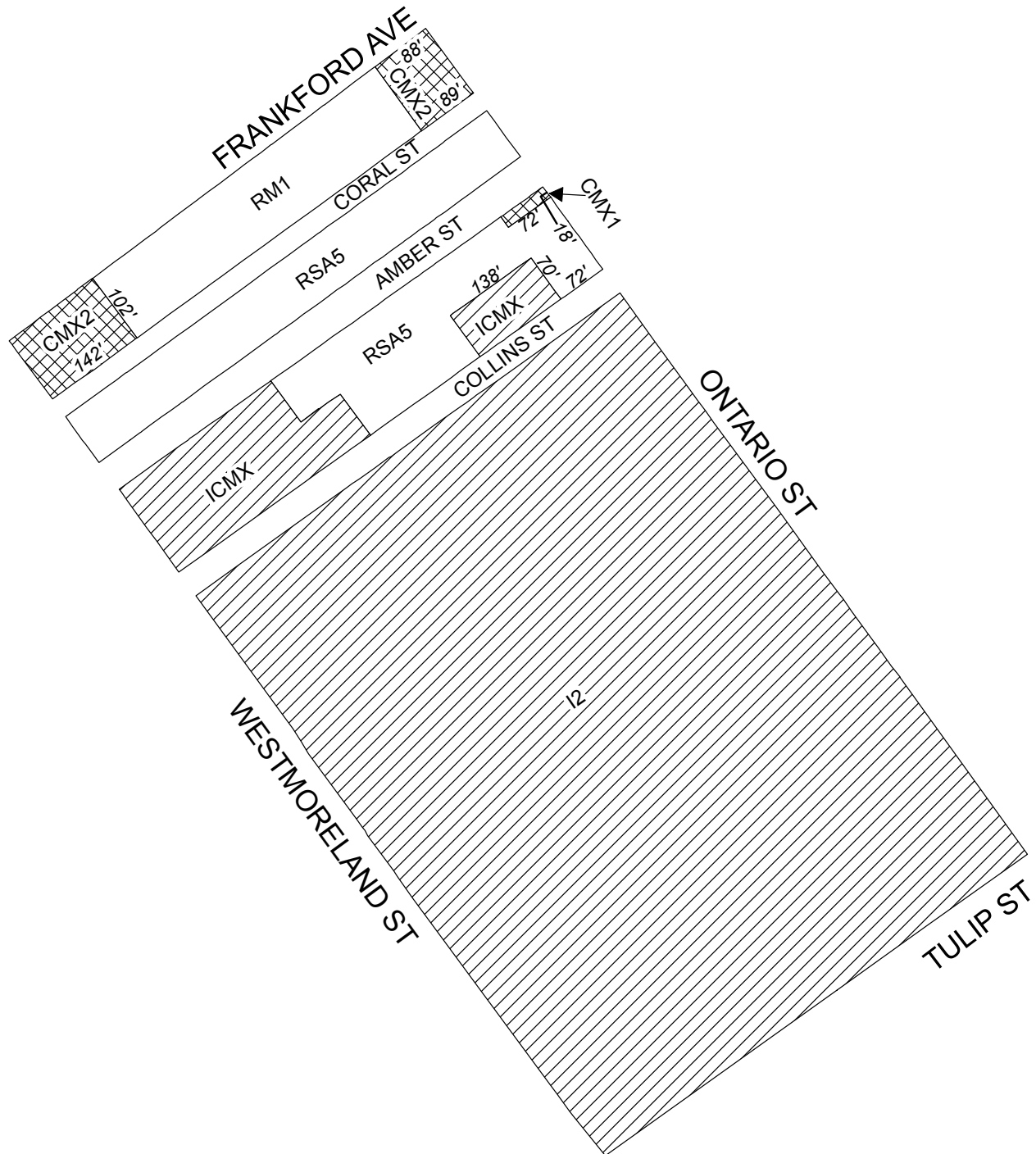RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached

Map B6 Proposed Zoning

Zoning Districts

- CMX-1, CMX-2 Commercial Mixed-Use
- ICMX Industrial Commercial Mixed-Use, IRMX Industrial Residential Mixed-Use
- RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
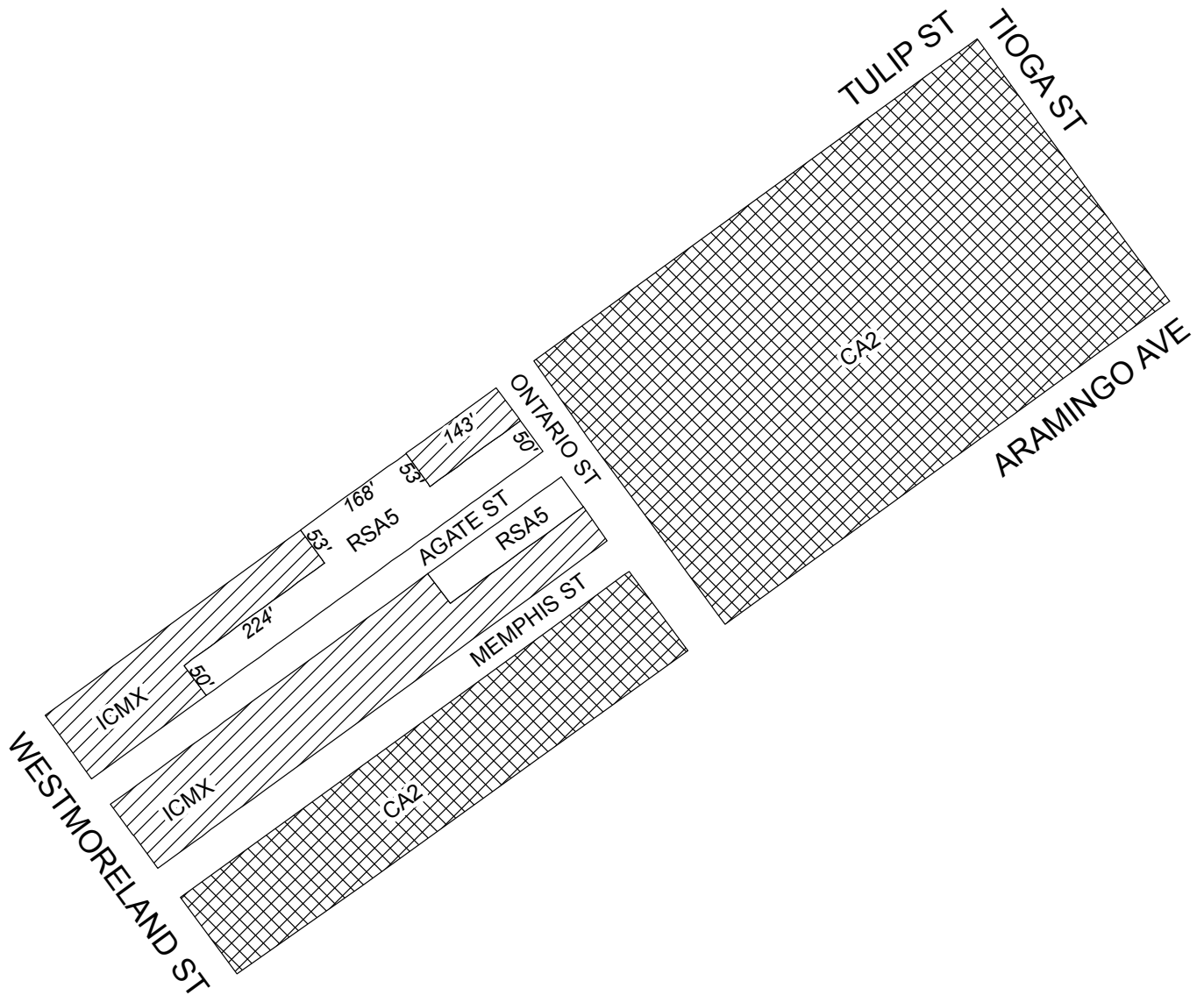
Map B7 Proposed Zoning

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 B8 Proposed Zoning

Zoning Districts

⊠ CA-2 Auto-Oriented Commercial

▨ ICMX Industrial Commercial Mixed-Use

☐ RSA-5 Residential Single-Family Attached
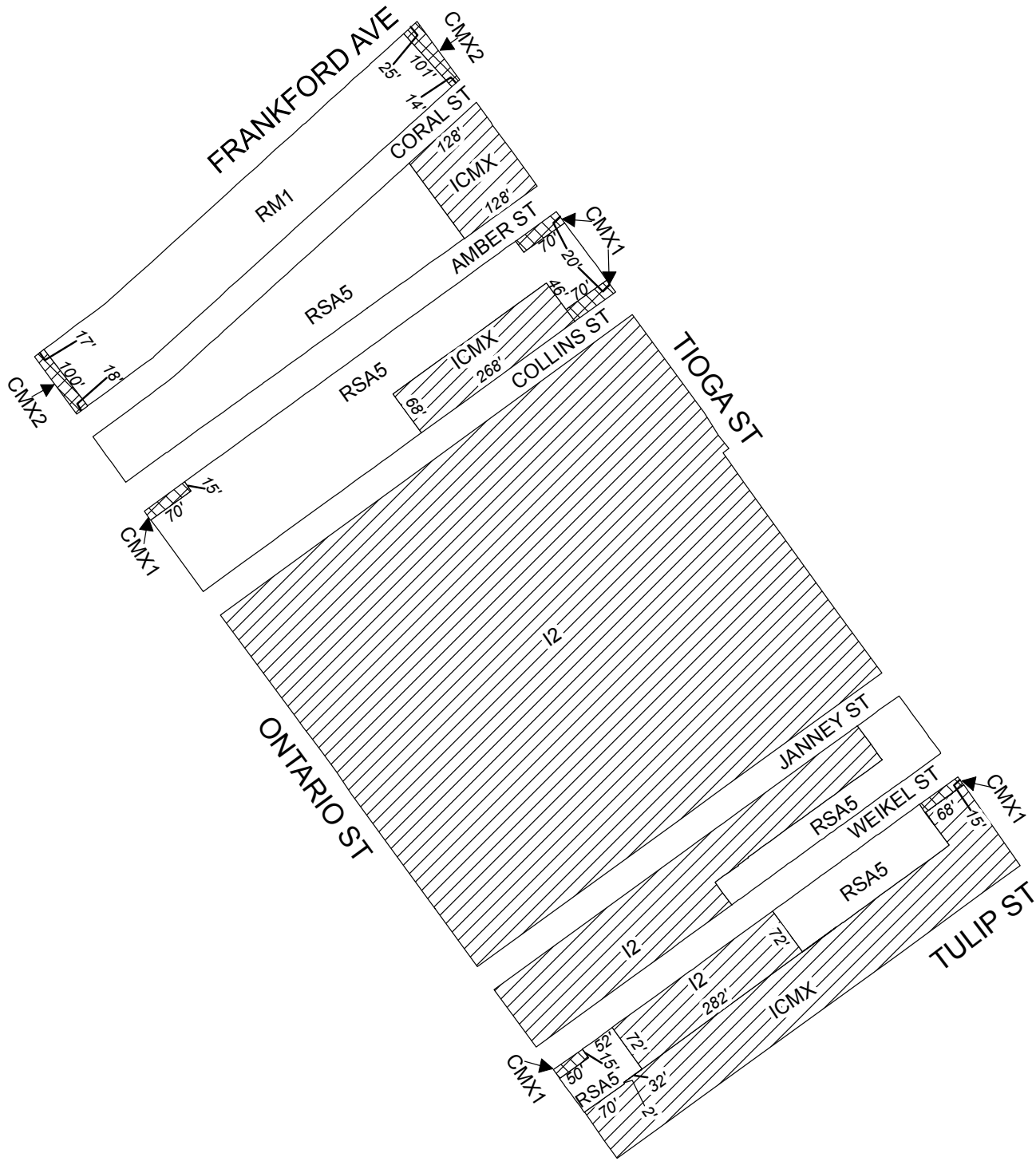
Map B9 Proposed Zoning

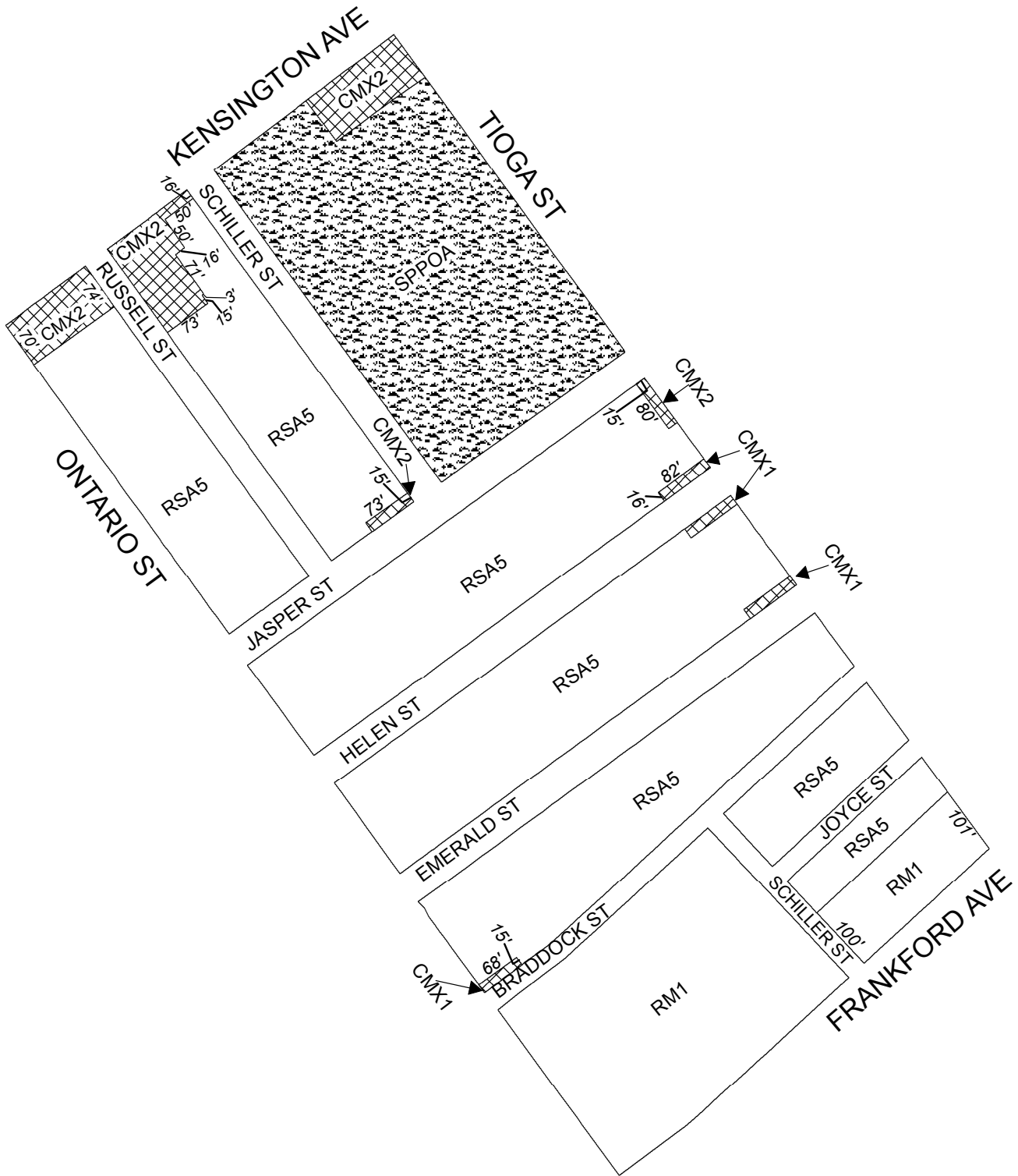## Zoning Districts

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
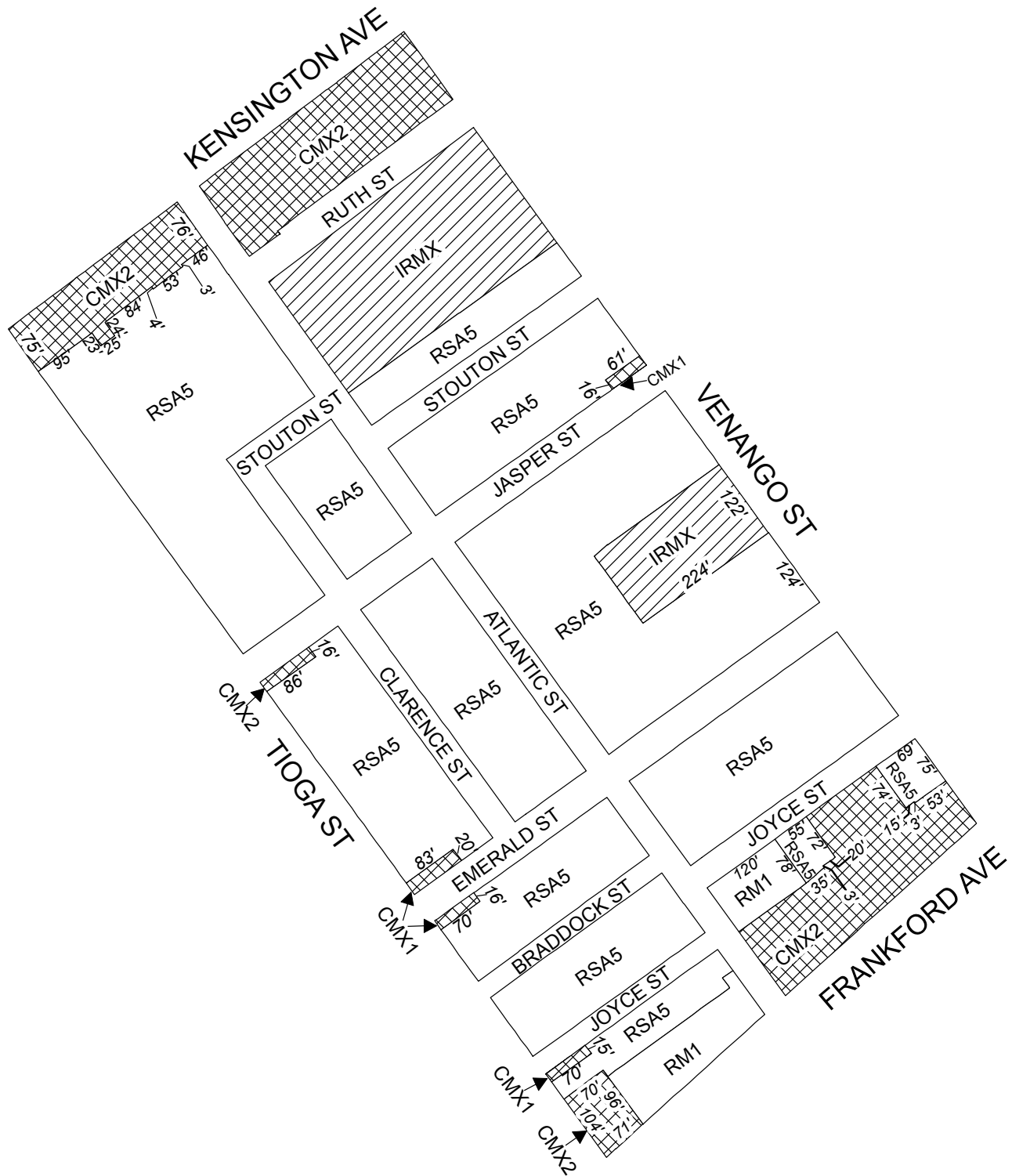
Map B10 Proposed Zoning

Zoning Districts

- CMX-1 / CMX-2 Commercial Mixed-Use
- RM-1 Residential Multi-Family, RSA-5 Residential Single-Family Attached
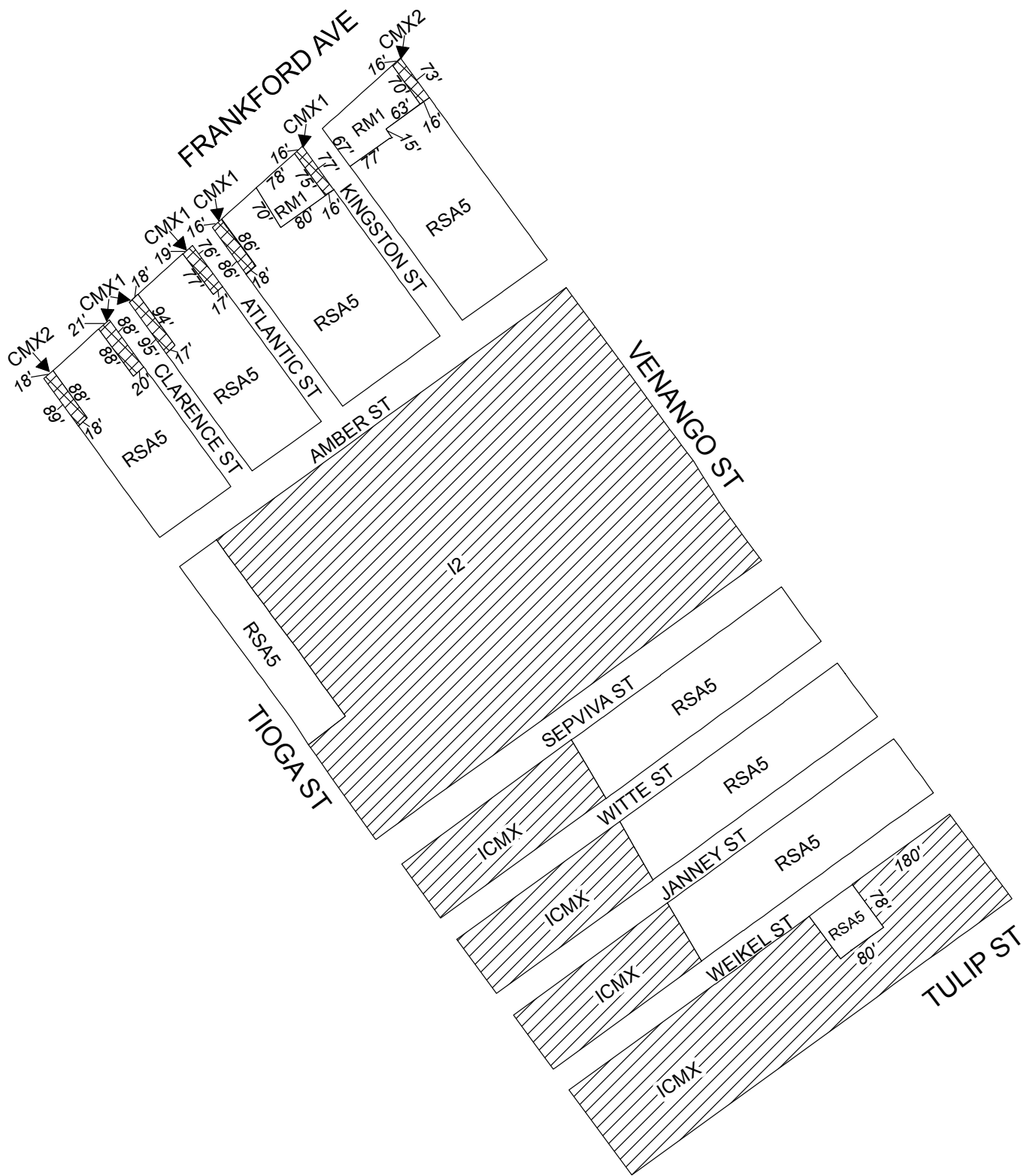- SP-PO-A Parks and Open Space

Map B11 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
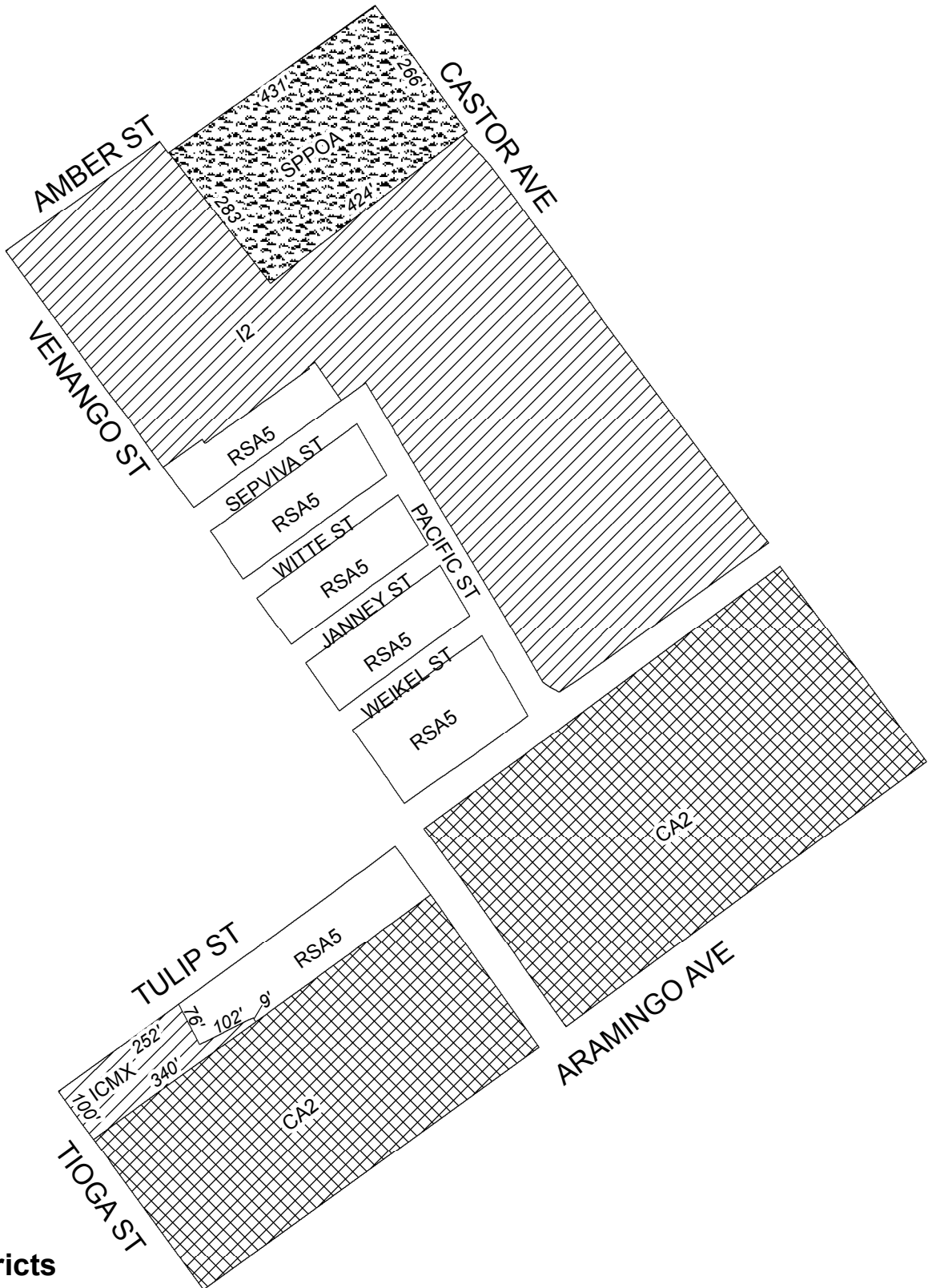
Map B12 Existing Zoning

Zoning Districts

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

Map B13 Proposed Zoning

AMBER ST

CASTOR AVE

431'

266'

SPPOA

283'

424'

VENANGO ST

I2

RSA5

SEPVIVA ST

RSA5

WITTE ST

PACIFIC ST

RSA5

JANNEY ST

RSA5

WEIKEL ST

RSA5

CA2

TULIP ST

RSA5

76'

102'

9'

ICMX

252'

340'

100'

CA2

ARAMINGO AVE

TIOGA ST

Zoning Districts

CA-2 Auto-Oriented Commercial

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

RSA-5 Residential Single-Family Attached

SP-PO-A Parks and Open Space

N

Map B14 Proposed Zoning

Zoning Districts

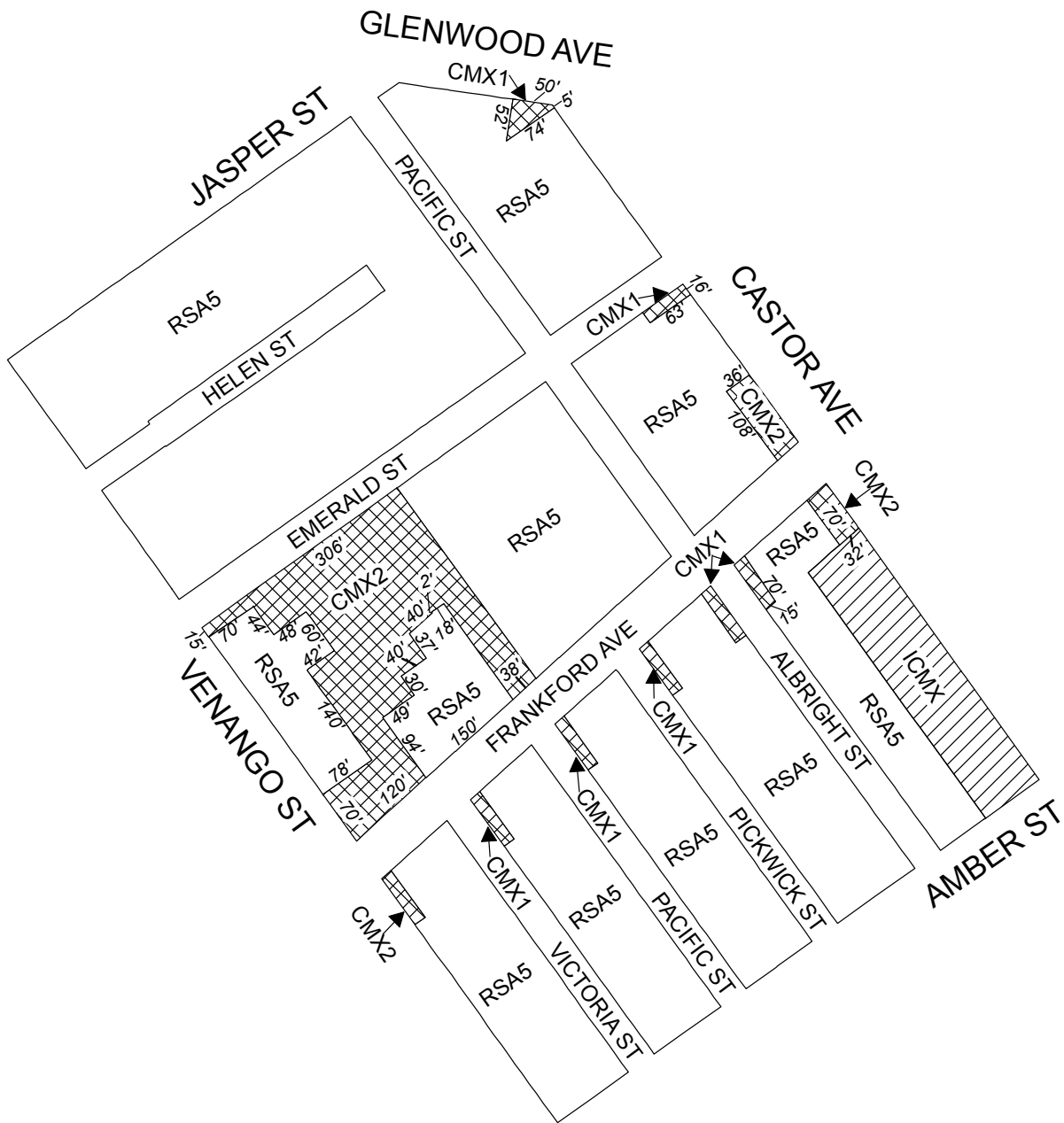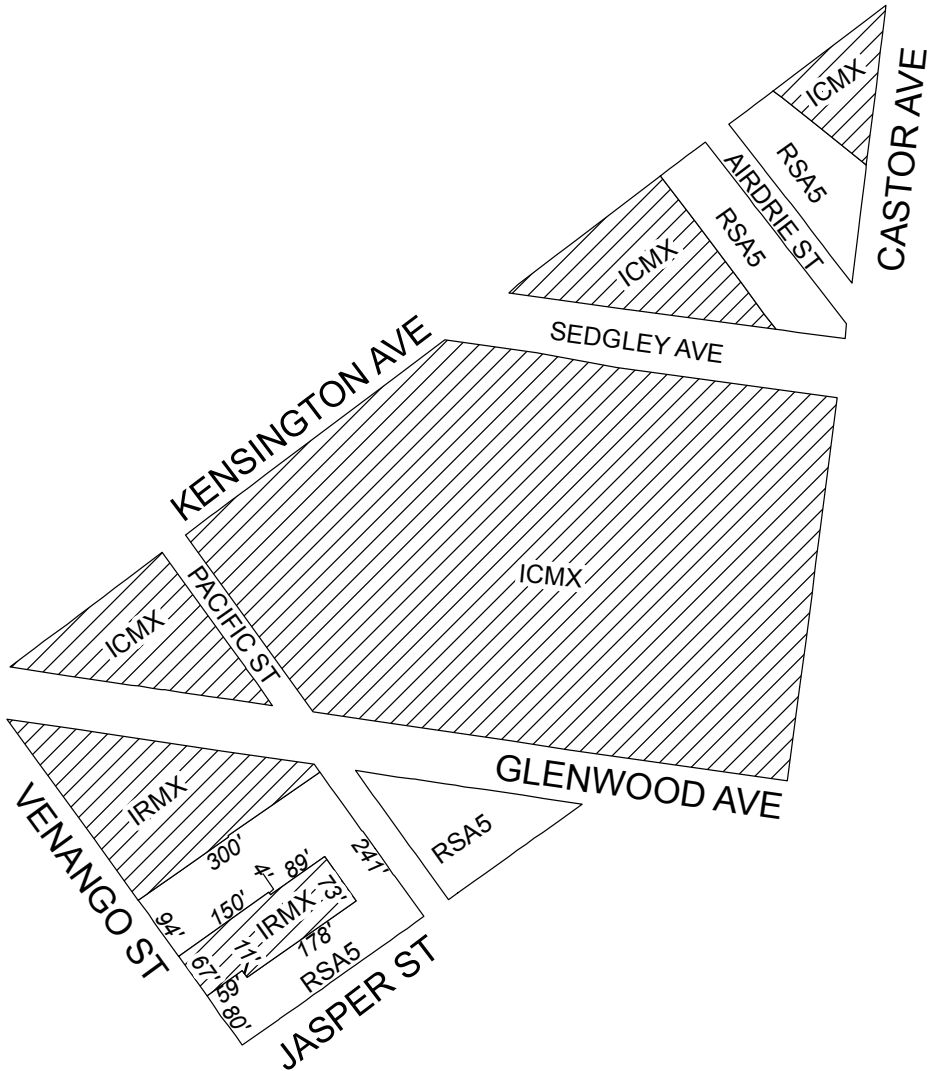⊠ CMX-1 / CMX-2 Commercial Mixed-Use

▨ ICMX Industrial Commercial Mixed-Use

☐ RSA-5 Residential Single-Family Attached
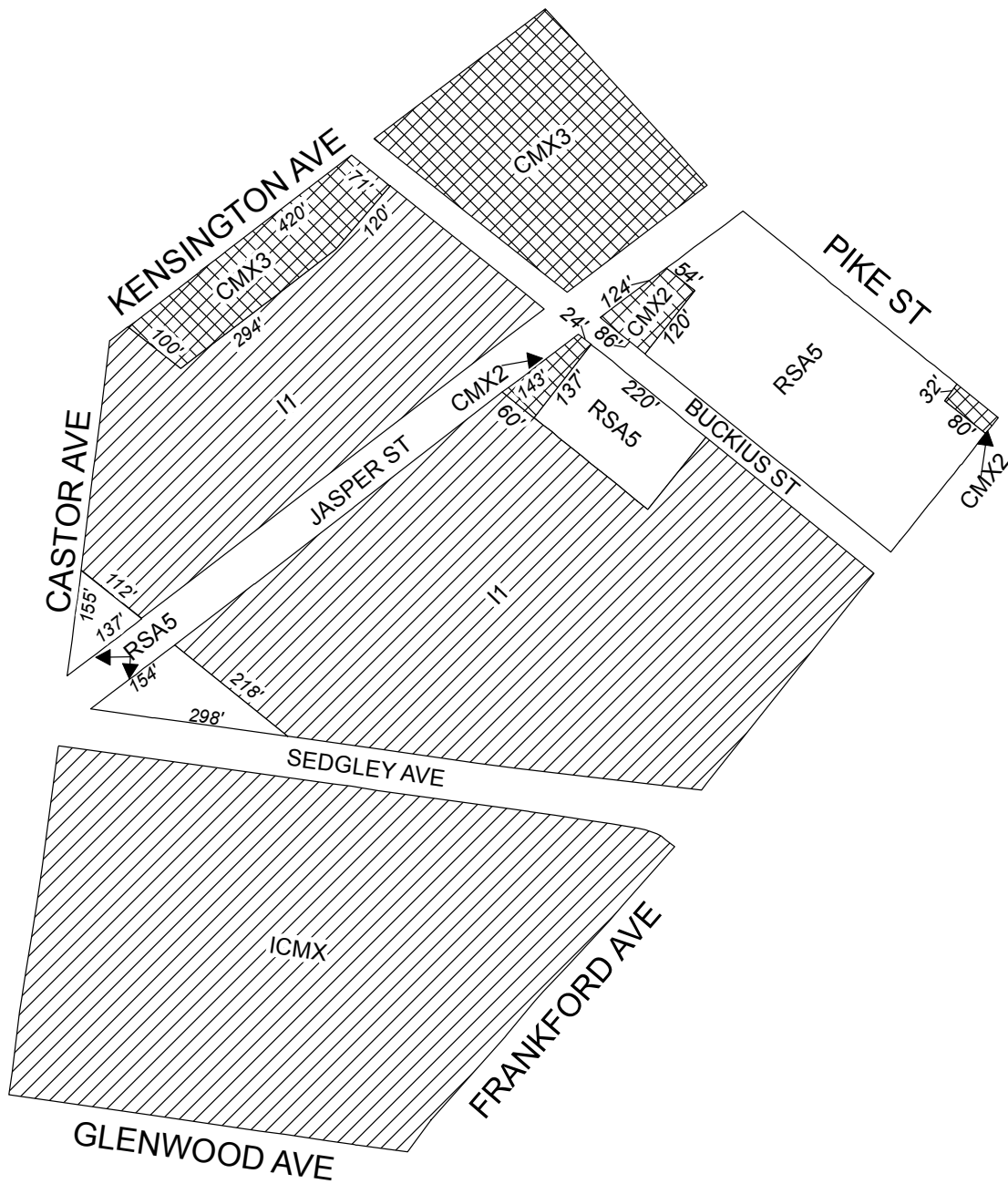
Map B15 Proposed Zoning

Zoning Districts

ICMX Industrial Commercial Mixed-Use, IRMX Industrial Residential Mixed-Use

RSA-5 Residential Single-Family Attached

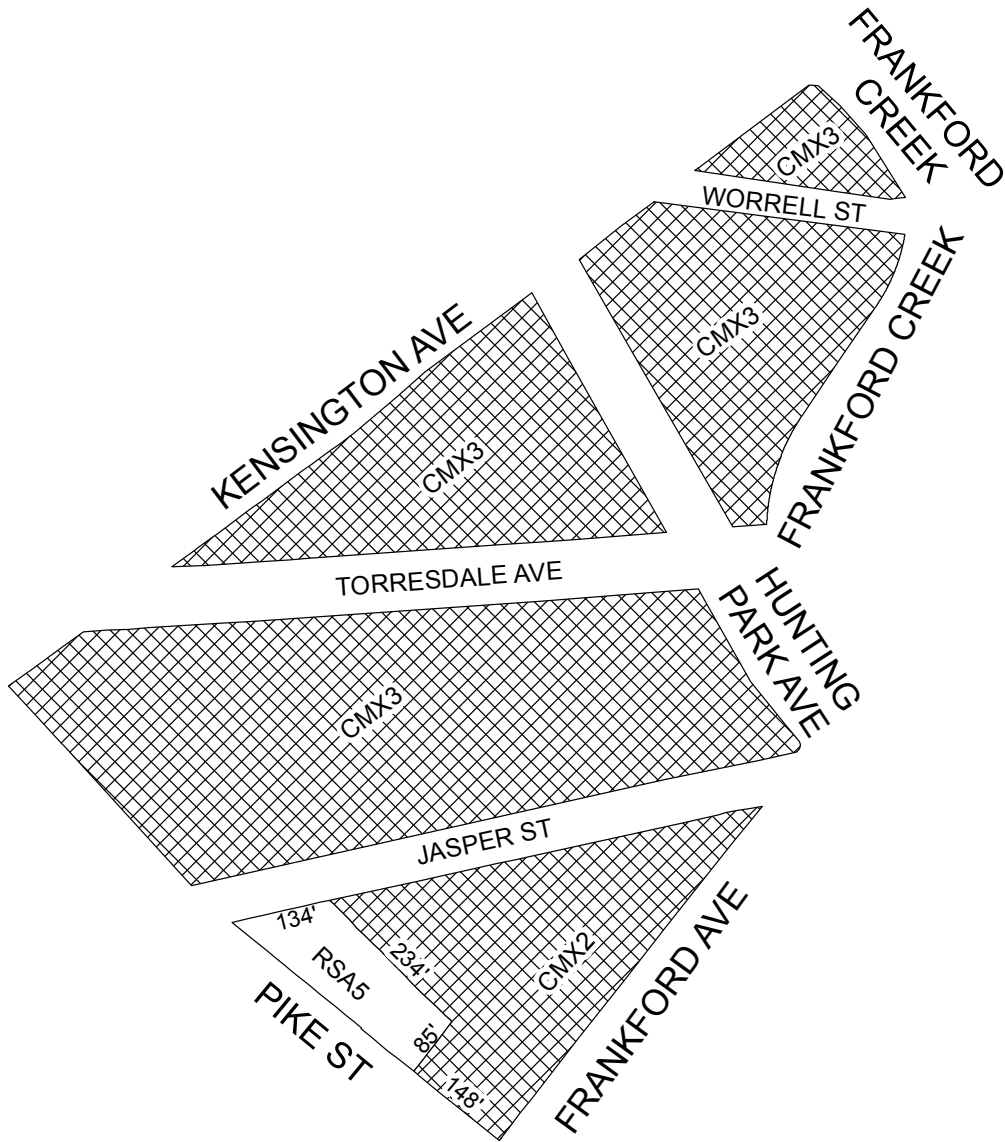# Map B16 Proposed Zoning

Zoning Districts

⬚ CMX-2 / CMX-3 Commercial Mixed-Use

⬚ I-1 Light Industrial, ICMX Industrial Commercial Mixed-Use

⬚ RSA-5 Residential Single-Family Attached

Map B17 Proposed Zoning

FRANKFORD CREEK

CMX3

WORRELL ST

CMX3

FRANKFORD CREEK

KENSINGTON AVE

CMX3

TORRESDALE AVE

CMX3

HUNTING PARK AVE

JASPER ST

134'

RSA5

234'

85'

CMX2

148'

PIKE ST

FRANKFORD AVE

Zoning Districts

CMX-2 / CMX-3 Commercial Mixed-Use

RSA-5 Residential Single-Family Attached

N

City of Philadelphia

Map B18 Proposed Zoning

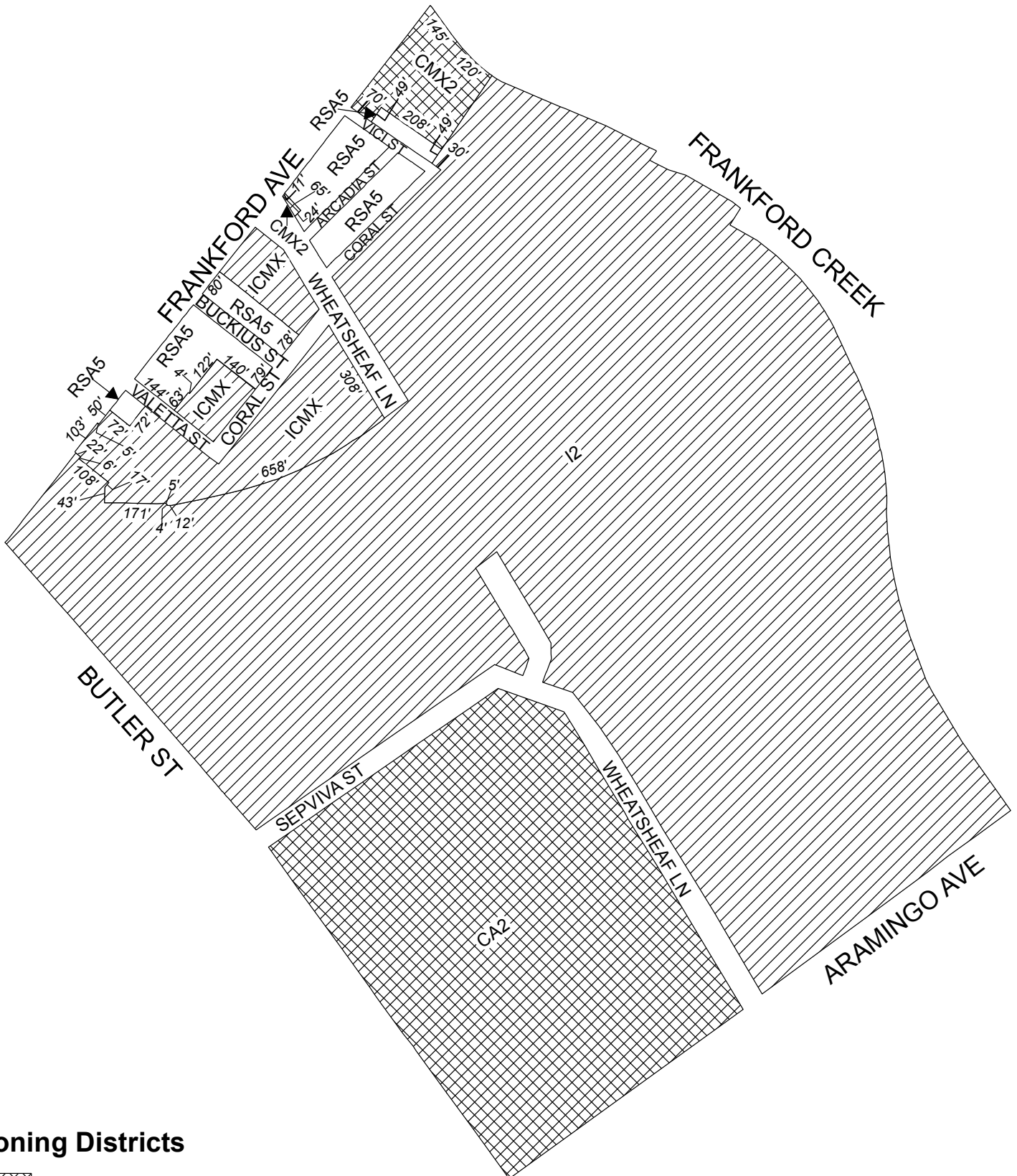

Zoning Districts

CA-2 Auto-Oriented Commercial, CMX-2 Neighborhood Commercial Mixed-Use

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

RSA-5 Residential Single-Family Attached

Map B19 Proposed Zoning

GLENWOOD AVE
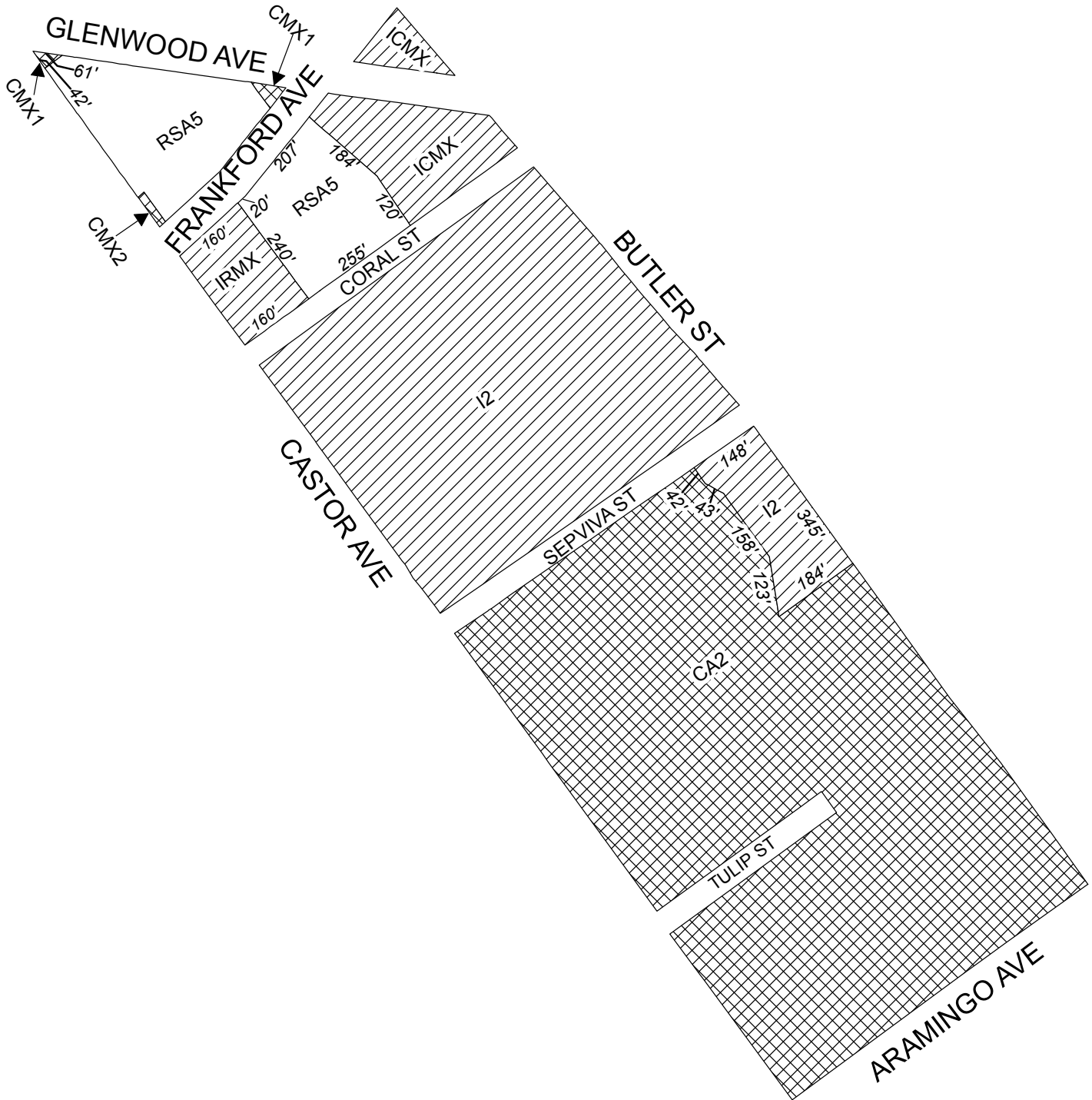
CMX1

61'

CMX1

42'

RSA5

FRANKFORD AVE

CMX2

ICMX

207'

184'

ICMX

120'

160'

20'

RSA5

240'

IRMX

255'

CORAL ST

160'

I2

BUTLER ST

CASTOR AVE

148'

42' 43'

I2

345'

158'

123'

184'

SEPVIVA ST

CA2

TULIP ST

ARAMINGO AVE

Zoning Districts

CA-2 Auto-Oriented Commercial, CMX-1 / CMX-2 Commercial Mixed-Use

I-2 Medium Industrial, ICMX Industrial Commercial Mixed-Use, IRMX Industrial Residential Mixed-Use
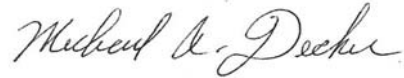
RSA-5 Residential Single-Family Attached

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on April 20, 2017. The Bill was Signed by the Mayor on May 1, 2017.

Michael A. Decker
Chief Clerk of the City Council