



# City of Philadelphia

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

**BILL NO. 230743**

---

**Introduced October 26, 2023**

---

**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 Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to amend Section 14-524 of The Philadelphia Code, entitled “/FDO, Fourth District Overlay District,” and make related changes, all under certain terms and conditions.

*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 Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue from the existing zoning designations indicated on Map “A,” set forth below, to the zoning designations indicated on Map “B,” set forth below.

SECTION 2. Title 14 of The Philadelphia Code is hereby amended to read as follows:

\* \* \*

### TITLE 14. ZONING AND PLANNING

\* \* \*

### CHAPTER 14-500. OVERLAY ZONING DISTRICTS

\* \* \*

§ 14-524. /FDO, Fourth District Overlay District.

# City of Philadelphia

BILL NO. 230743 continued

(1) Applicability.

The Fourth District Overlay District applies to lots located within the following subareas set forth below:

\* \* \*

(c) *Queen Lane Reservoir Area.*

*All lots in the SP-CIV zoning district within the area bounded by Roosevelt Boulevard, Henry Avenue, Queen Lane, and the Chestnut Hill West Railroad Right-of-Way*

[Parking.

(.1) The provisions of subsection (b) of § 14-802(9) (Off-Site Parking) shall not apply.

(.2) The parking reductions provided in § 14-802(8)(b) and § 14-802(8) shall not apply.]

(2) Fourth District Area.

\* \* \*

(d) *Parking*

*(.1) The provisions of subsection (b) of § 14-802(9) (Off-Site Parking) shall not apply.*

*(.2) The parking reductions provided in § 14-802(8)(b) shall not be available.*

\* \* \*

(4) *Queen Lane Reservoir Area.*

(a) *Permitted Uses.*

*The use regulations of § 14-602(6) (Special Purpose Districts) shall not apply. The following uses are permitted uses within the Queen Lane Reservoir Area:*

*(.1) Water Treatment Facilities and accessory uses as permitted.*

*(.2) Wireless Services Facilities.*

(b) *Wireless Service Facilities.*

*Shall not exceed 100 ft. in height and shall be at least 100 ft. from any property line.*

SECTION 4. This Ordinance shall become effective immediately.

# City of Philadelphia

*BILL NO. 230743 continued*

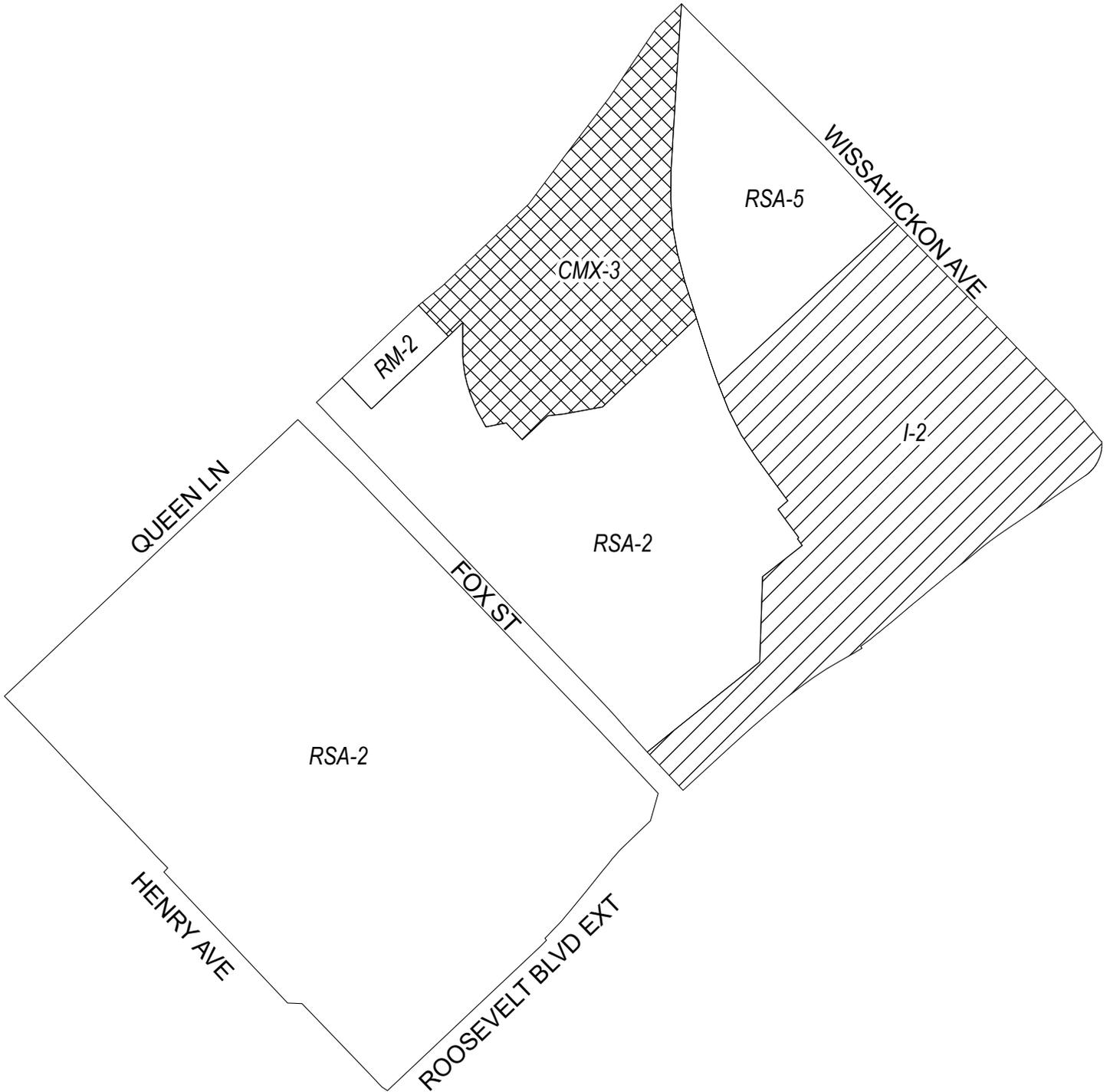
---

**Explanation:**

[Brackets] indicate matter deleted.

*Italics* indicate new matter added.

# Map A Existing Zoning



## Zoning Districts



CMX-3, Commercial Mixed-Use



I-2, Medium Industrial

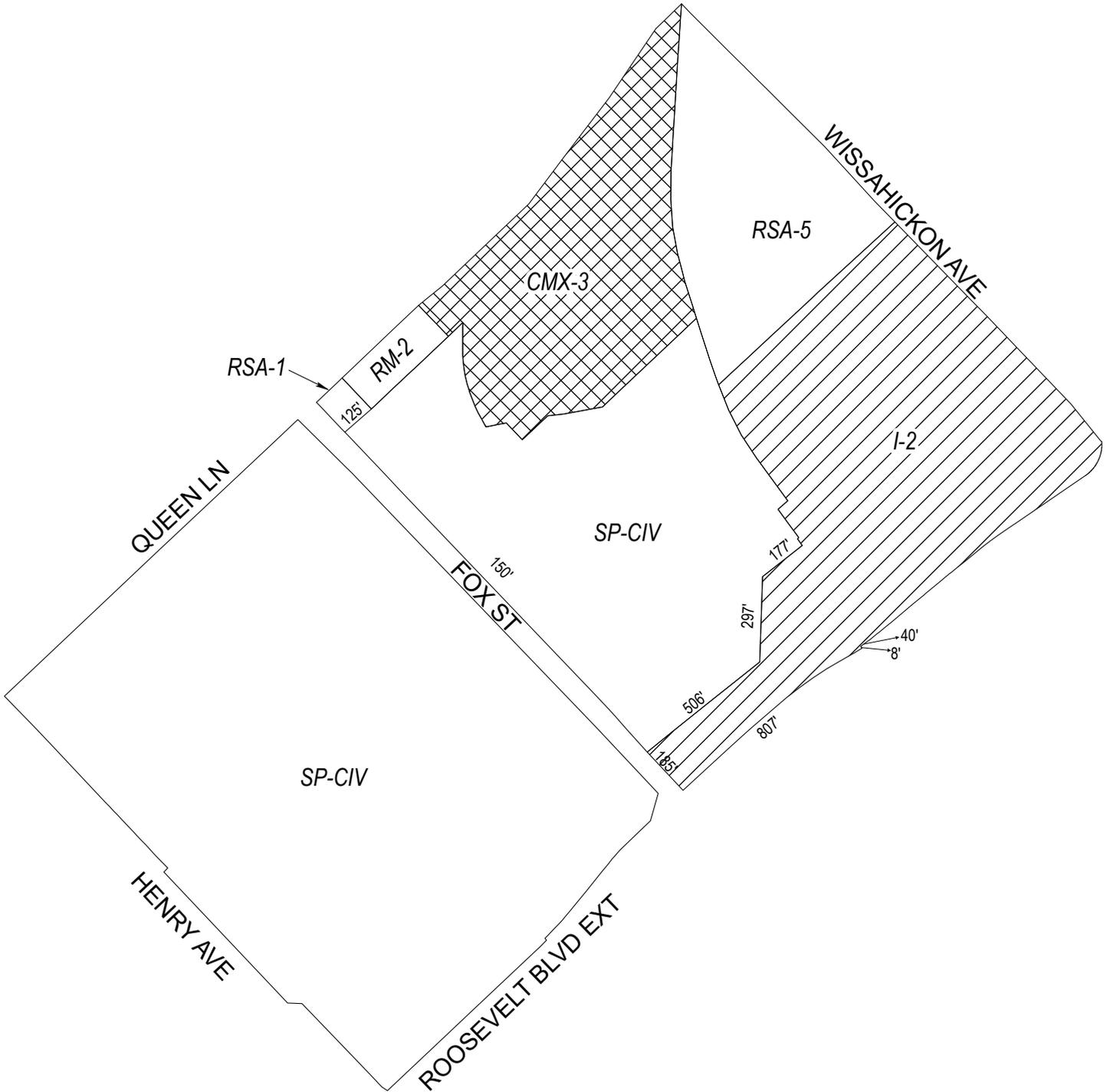


RM-2, Residential Multi-Family; RSA-2/RSA-5, Residential Single-Family Attached

City of Philadelphia



# Map B Proposed Zoning



## Zoning Districts

-  CMX-3, Commercial Mixed-Use
  -  I-2, Medium Industrial
  -  RM-2, Residential Multi-Family; RSA-1, Residential Single-Family Attached
  -  SP-CIV, Civic, Educational, and Medical
- City of Philadelphia



# City of Philadelphia

*BILL NO. 230743 continued*