

City of Philadelphia



(Bill No. 250984)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Eva Street, Dearnley Street, Flamingo Street, Hillside Avenue, Shaw Street, Wigard Avenue Extension, Umbria Street, Minerva Street, and Shawmont 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 Eva Street, Dearnley Street, Flamingo Street, Hillside Avenue, Shaw Street, Wigard Avenue Extension, Umbria Street, Minerva Street, and Shawmont Avenue from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below.

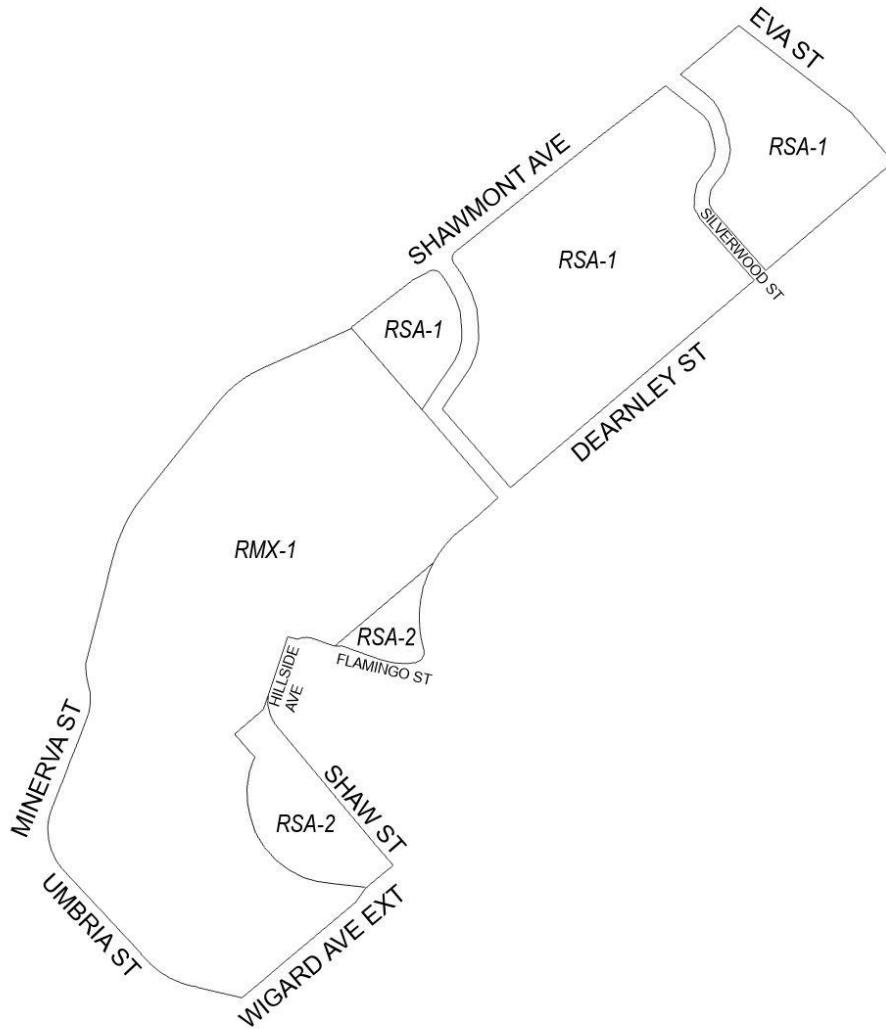
SECTION 2. This Ordinance shall become effective immediately.

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Map A Existing Zoning



Zoning Districts

RMX-1, Residential Mixed-Use; RSA-1/RSA-2, Residential Single-Family Attached

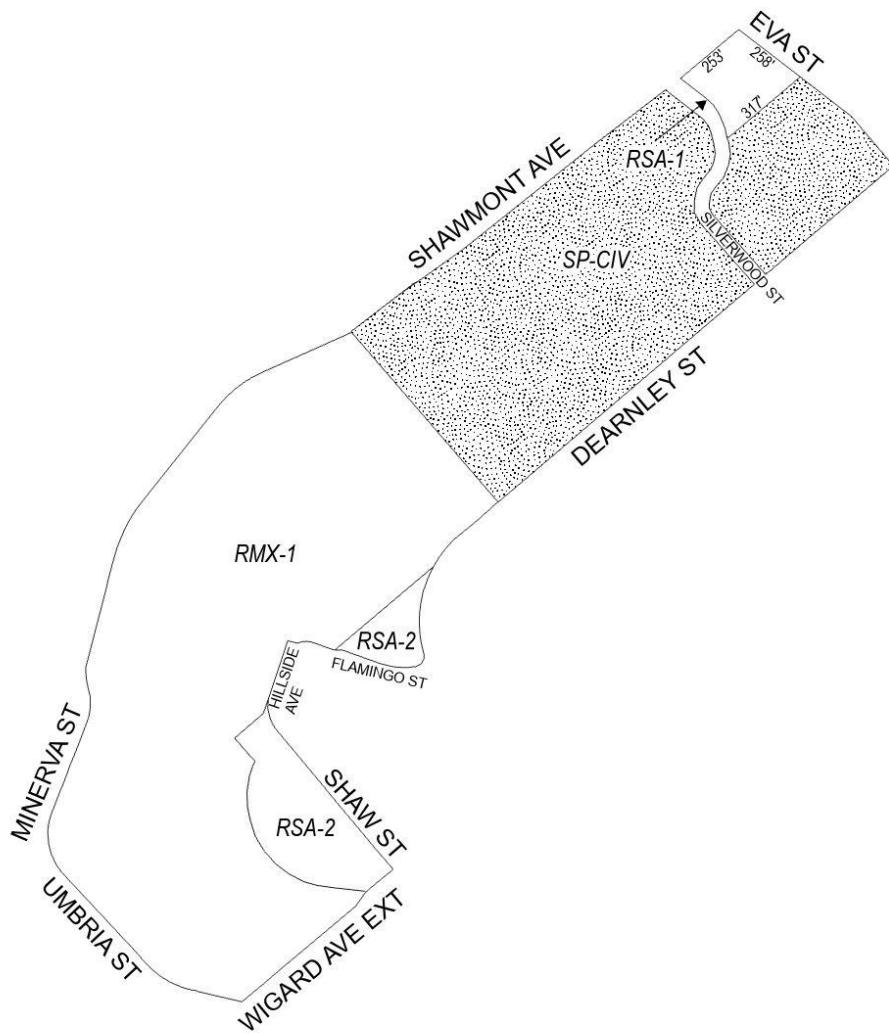


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Map B Proposed Zoning



Zoning Districts

- RMX-1, Residential Mixed-Use; RSA-1/RSA-2, Residential Single-Family Attached
- SP-CIV, Civic, Educational, and Medical



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 11, 2025. The Bill was Signed by the Mayor on January 7, 2026.



Elizabeth McCollum

Chief Clerk of the City Council