



# City of Philadelphia

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

**BILL NO. 260211**

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**Introduced March 12, 2026**

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**Councilmember Lozada**

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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, Front Street, Lippincott Street, and 2nd Street.

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

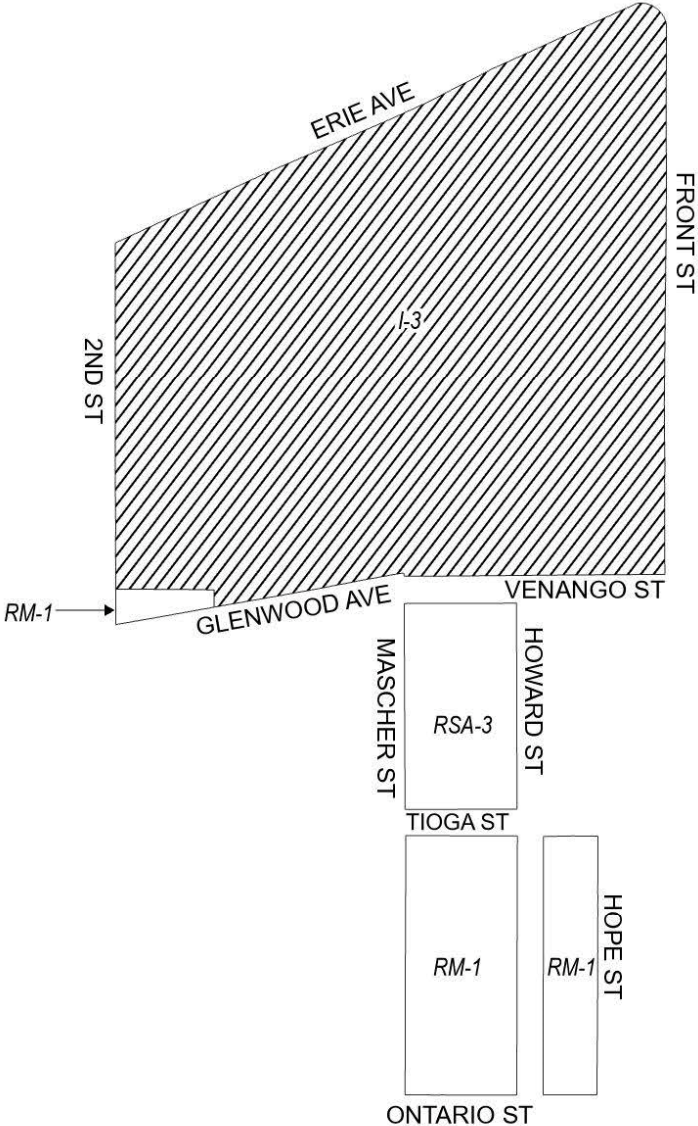
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Erie Avenue, Front Street, Lippincott Street, and 2nd Street from the existing zoning designations indicated on Maps "A1," and "A2," set forth below, to the zoning designations indicated on Maps "B1," and "B2," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

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## Map A1 Existing Zoning



### Zoning Districts

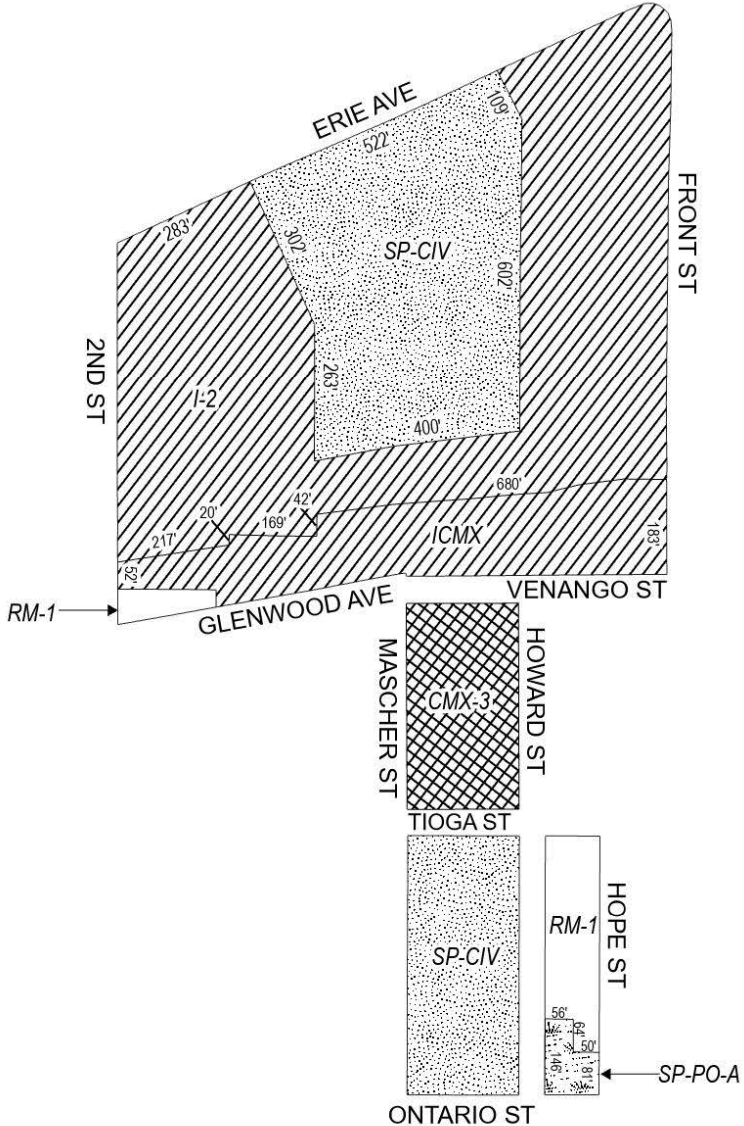
-  I-3, Heavy Industrial
-  RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached



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## Map B1 Proposed Zoning



### Zoning Districts

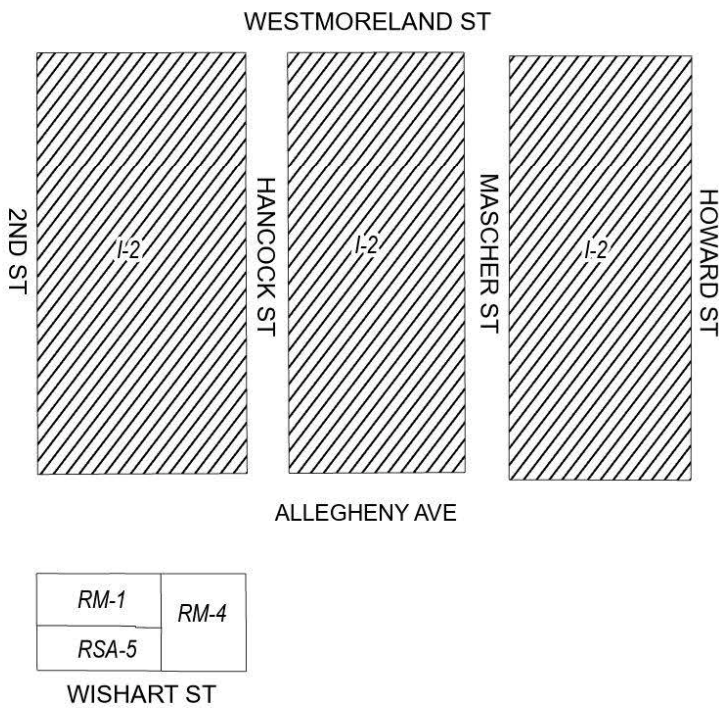
-  CMX-3, Commercial Mixed-Use
-  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family
-  SP-CIV, Civic, Educational, and Medical
-  SP-PO-A, Parks and Open Space



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## Map A2 Existing Zoning



### Zoning Districts

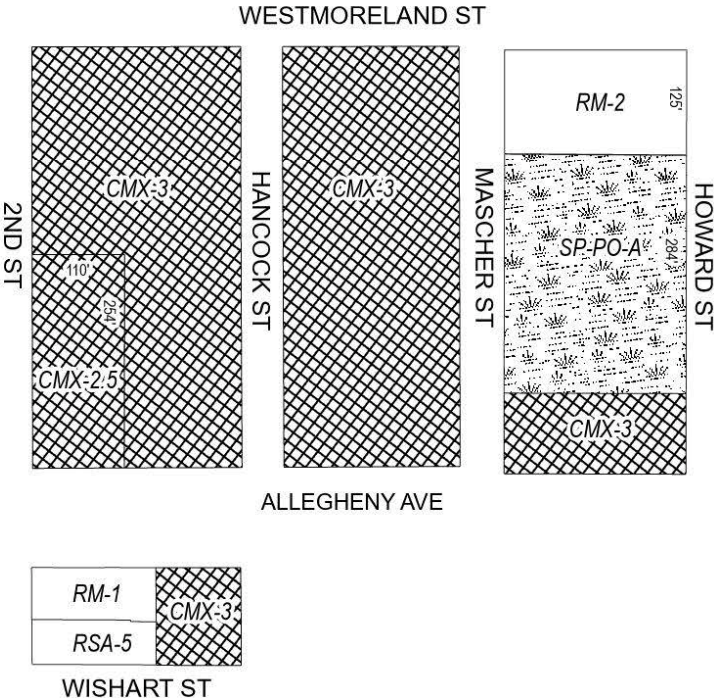
-  I-2, Medium Industrial
-  RM-1/RM-4, Residential Multi-Family; RSA-5, Residential Single-Family Attached






# City of Philadelphia

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## Map B2 Proposed Zoning



### Zoning Districts

-  CMX-2.5/CMX-3, Commercial Mixed-Use
-  RM-1/RM-2, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space

