



# City of Philadelphia

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

**BILL NO. 230034-A**  
**(As Amended on Floor 3/30/2023)**

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**Introduced January 26, 2023**

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**Councilmember Gauthier**

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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 Haverford Avenue, 44th Street, Belmont Avenue, Girard Avenue, and 40th Street.

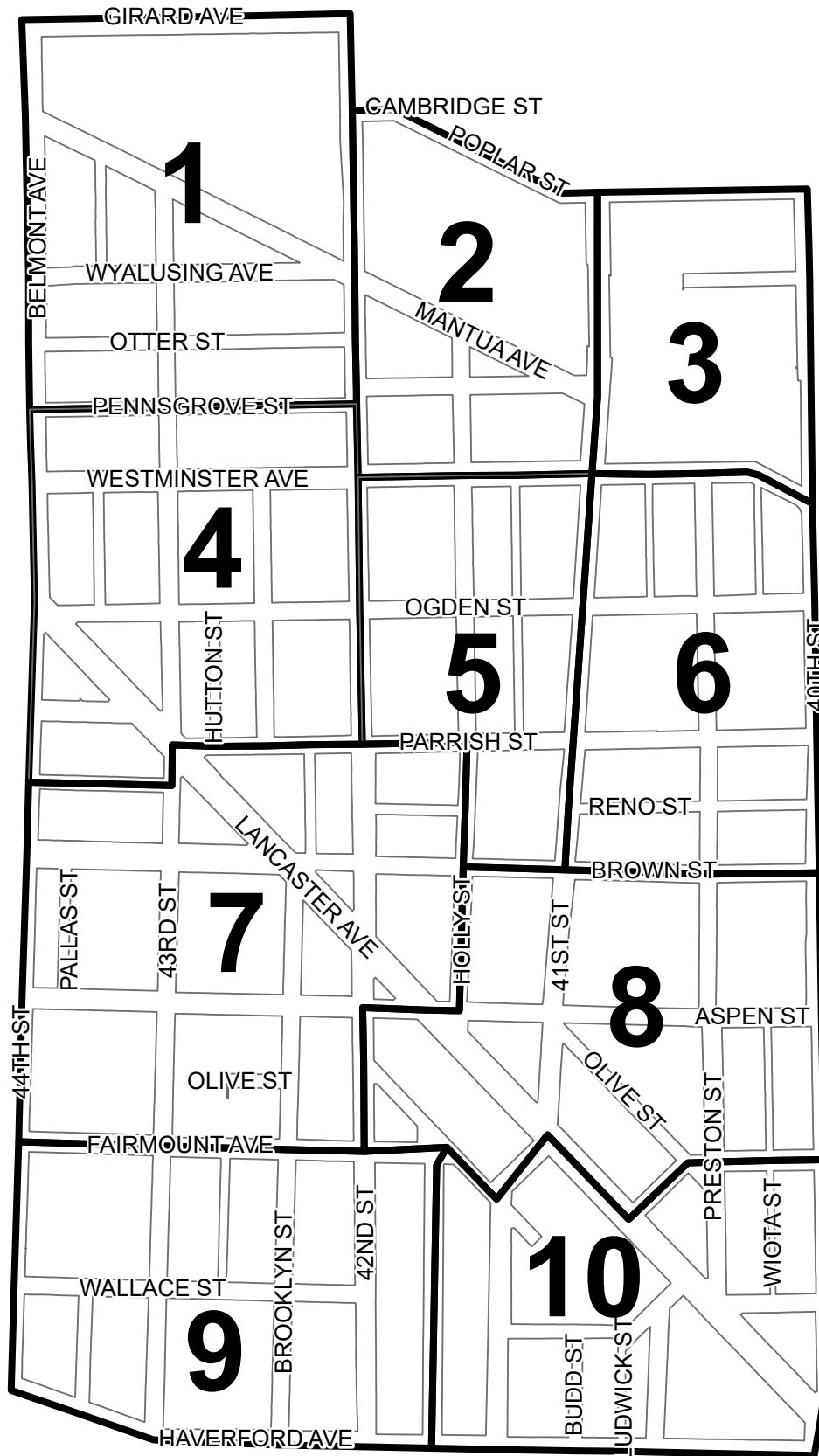
*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

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 Haverford Avenue, 44th Street, Belmont Avenue, Girard Avenue, and 40th Street from the existing zoning designations indicated on Maps "A1" through "A10," set forth below, to the zoning designations indicated on Maps "B1" through "B10," set forth below.

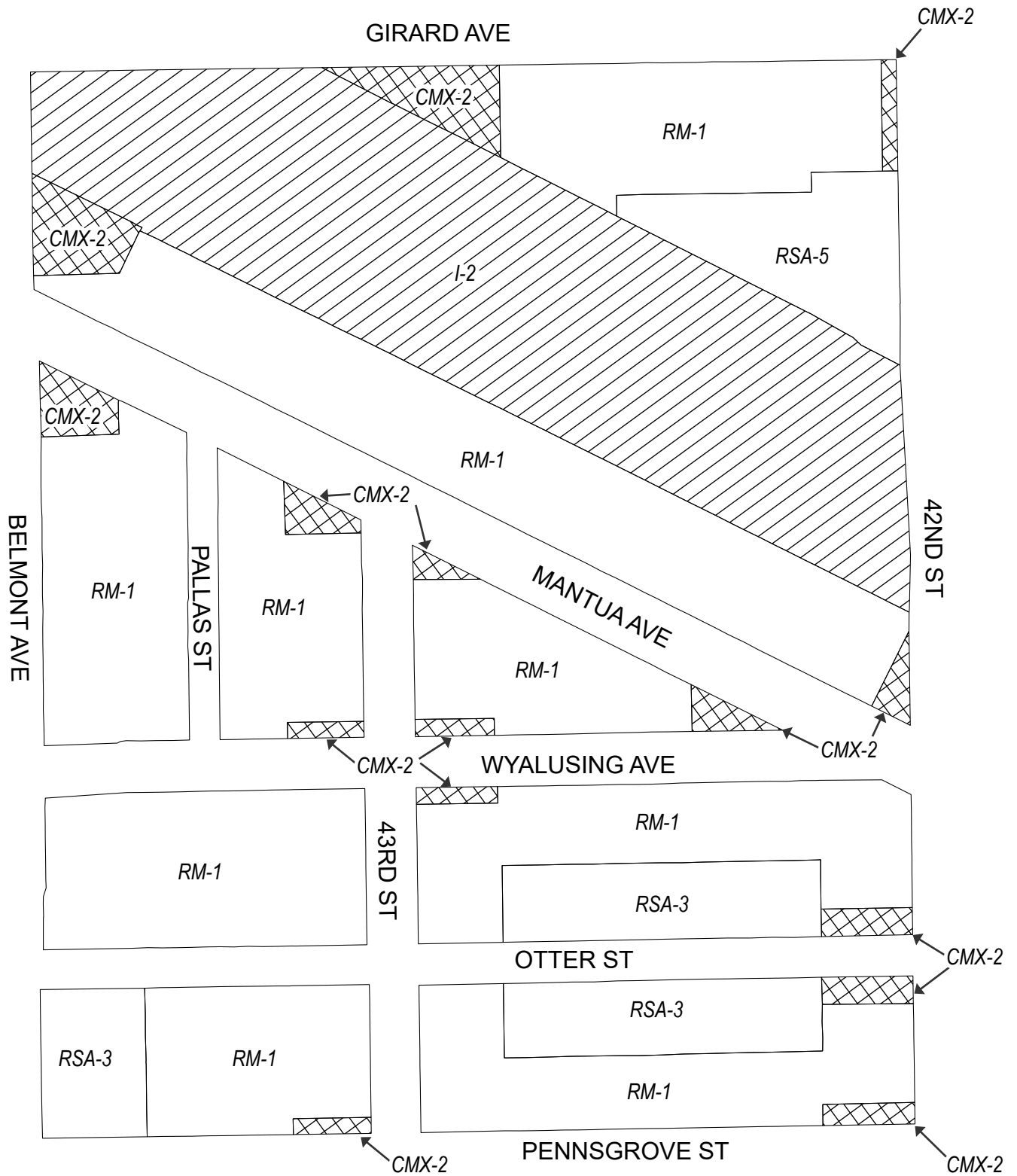
SECTION 2. This Ordinance shall become effective immediately.

# City of Philadelphia

## Key Map



# Map A1 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use



I-2, Medium Industrial

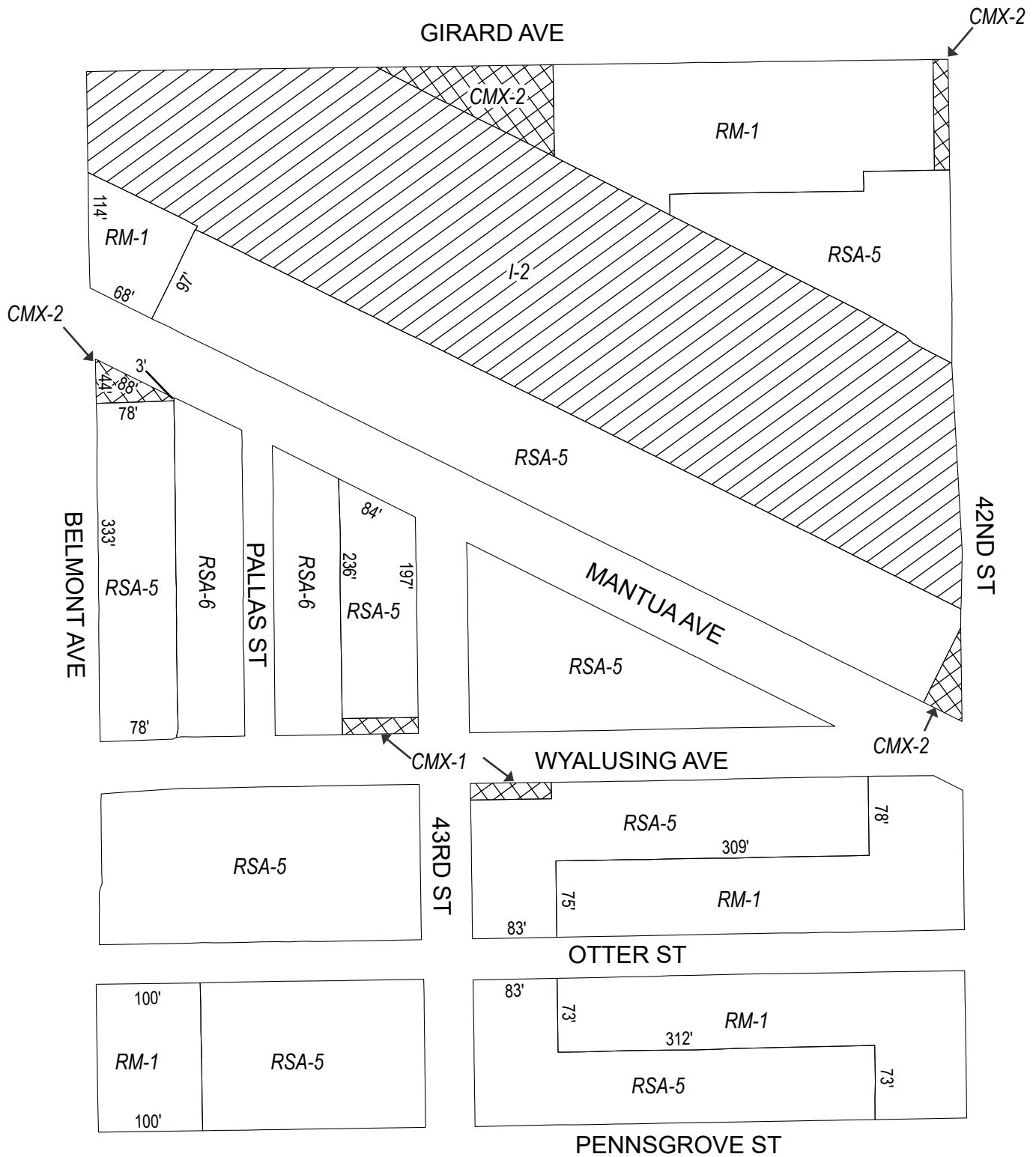


RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached

City of Philadelphia



# Map B1 Proposed Zoning



## Zoning Districts



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



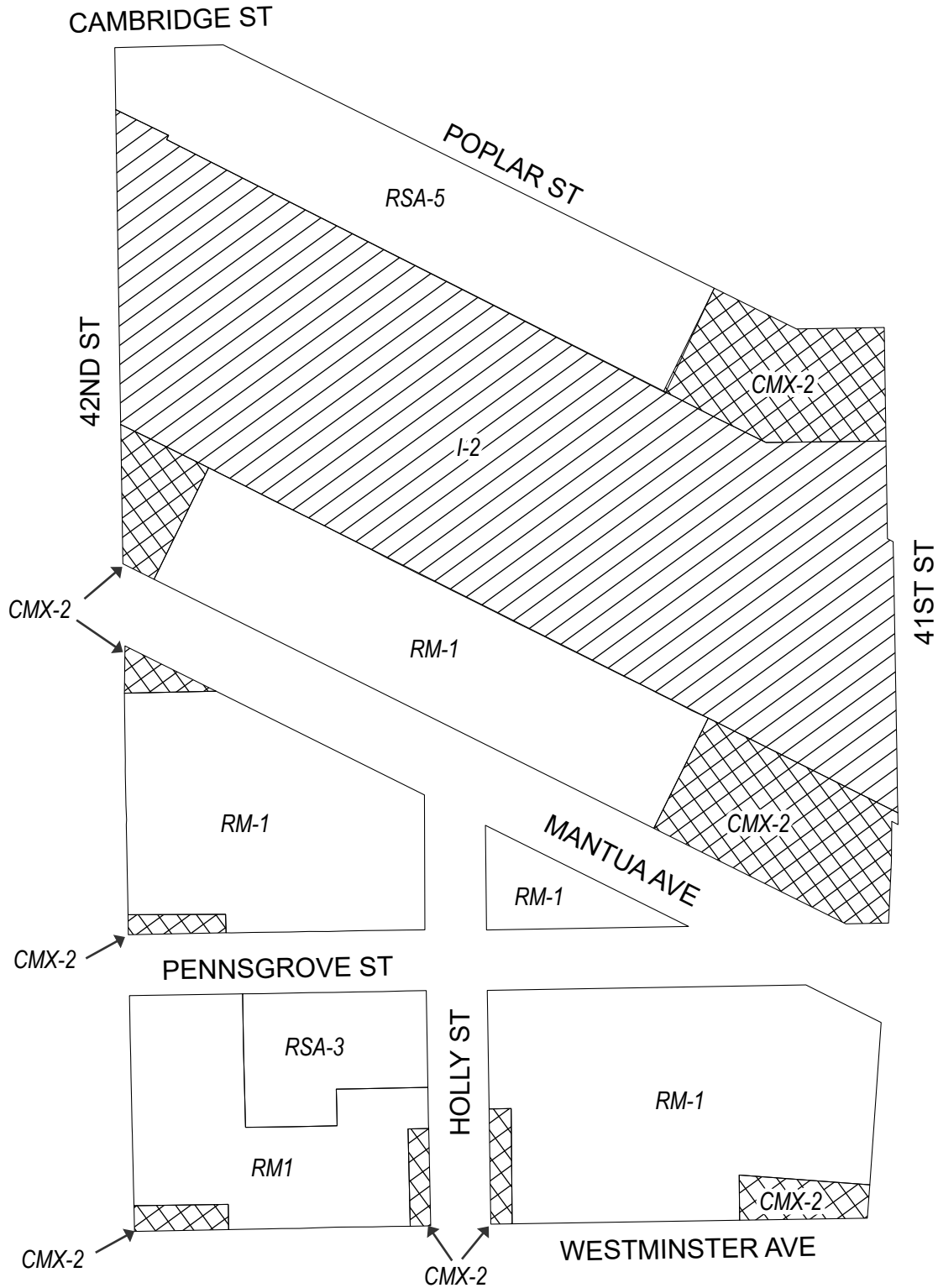
I-2, Medium Industrial



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



# Map A2 Existing Zoning

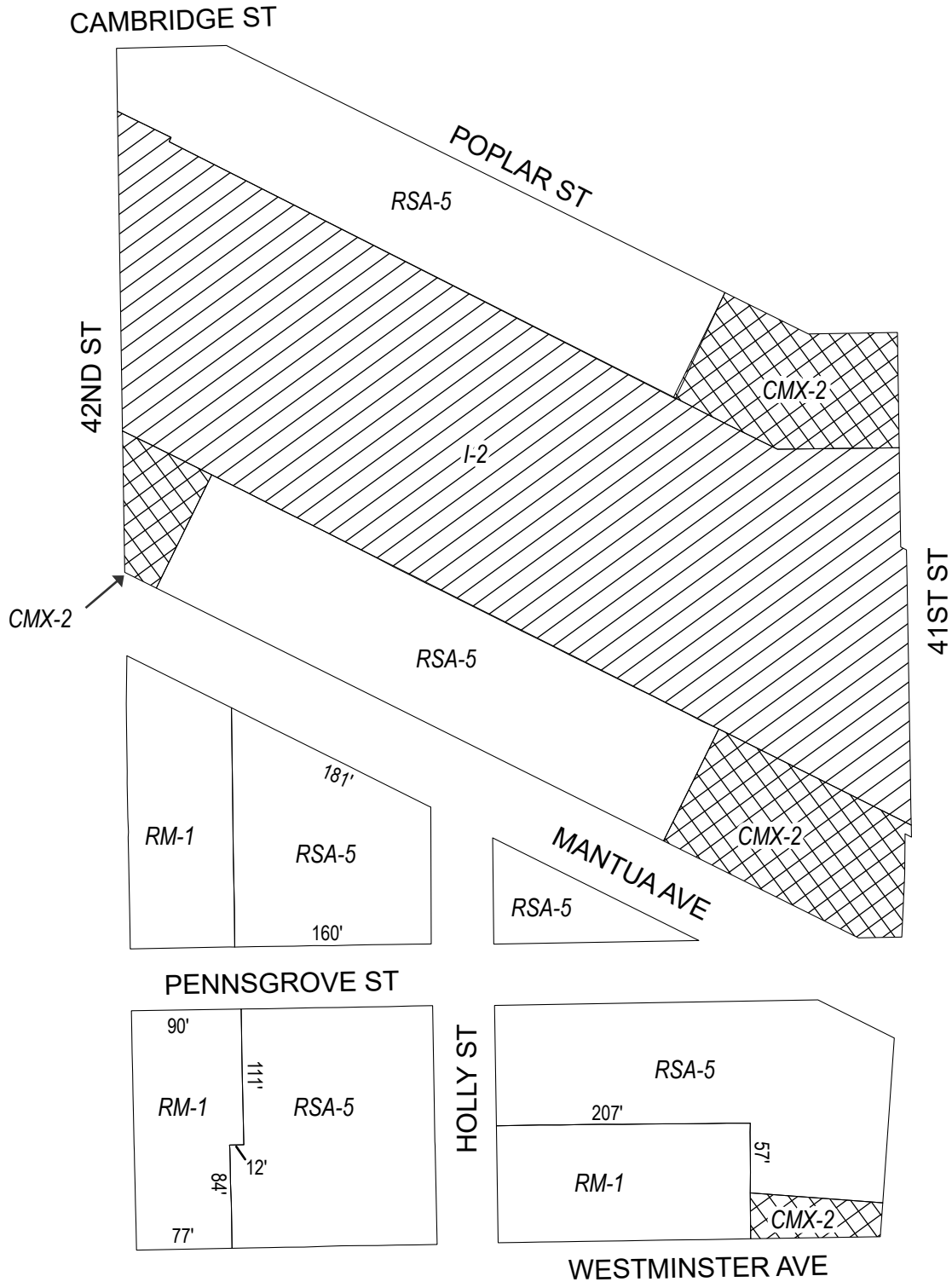


## Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map B2 Proposed Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use



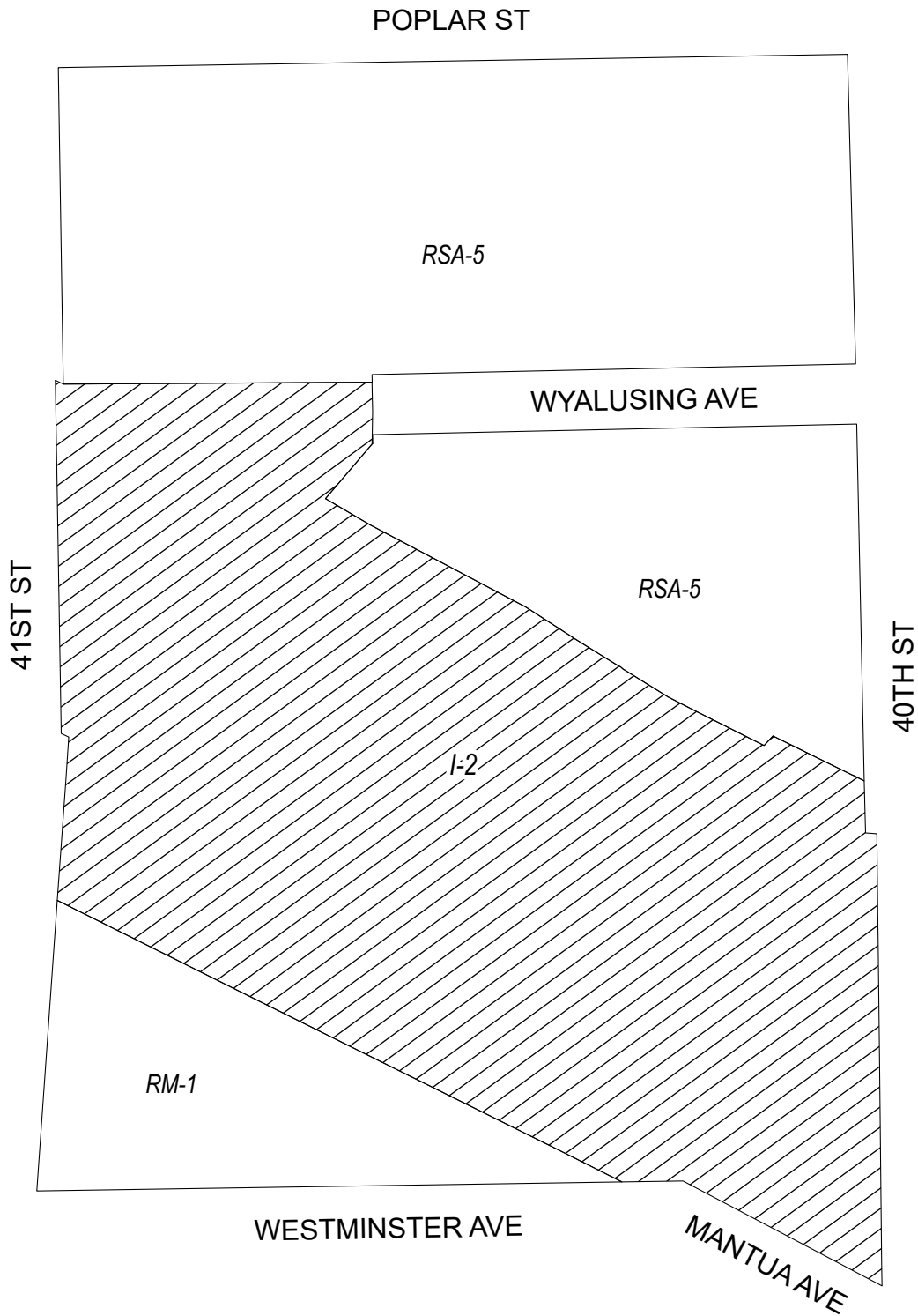
I-2, Medium Industrial



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



# Map A3 Existing Zoning



## Zoning Districts



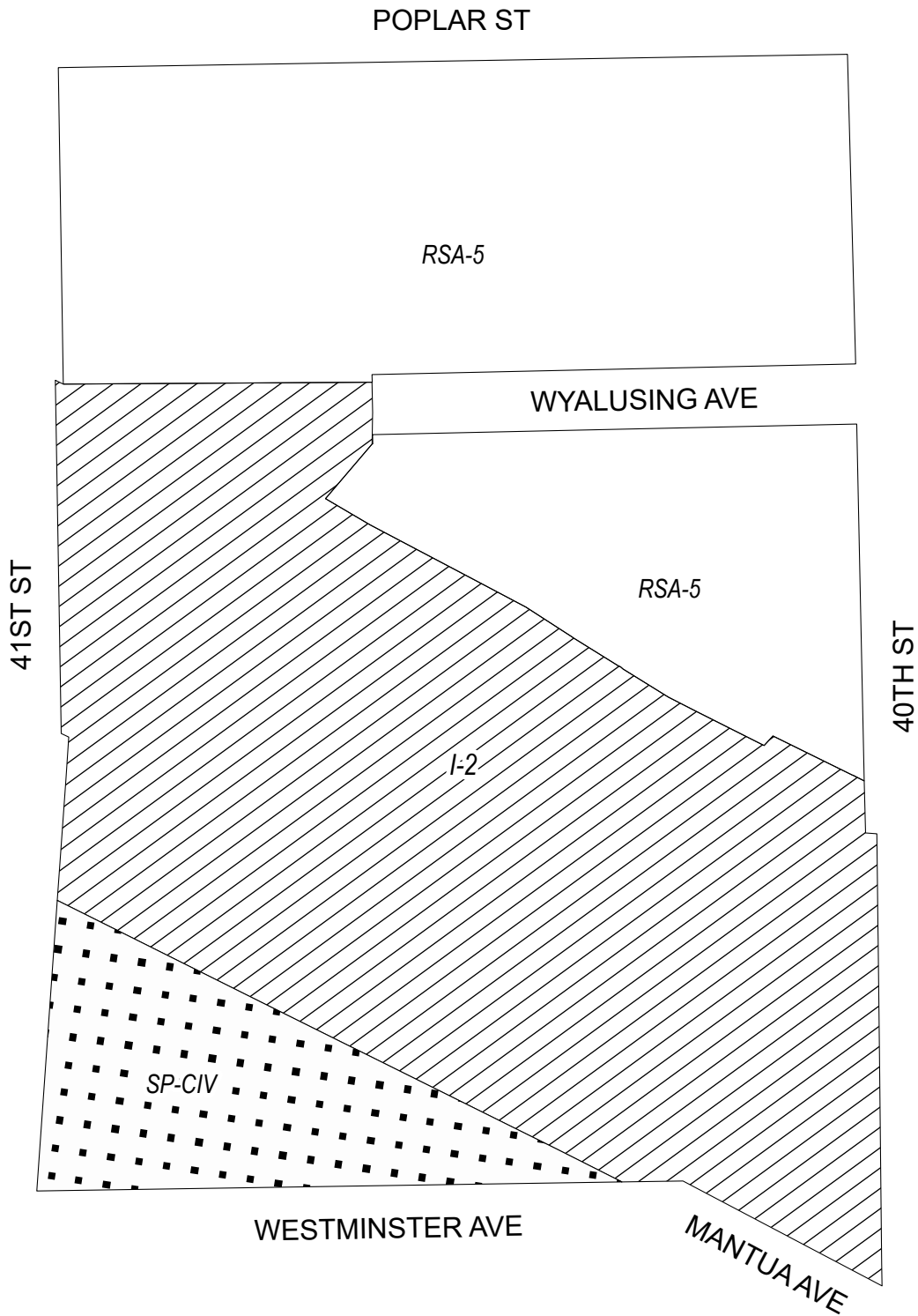
I-2, Medium Industrial






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



# Map B3 Proposed Zoning



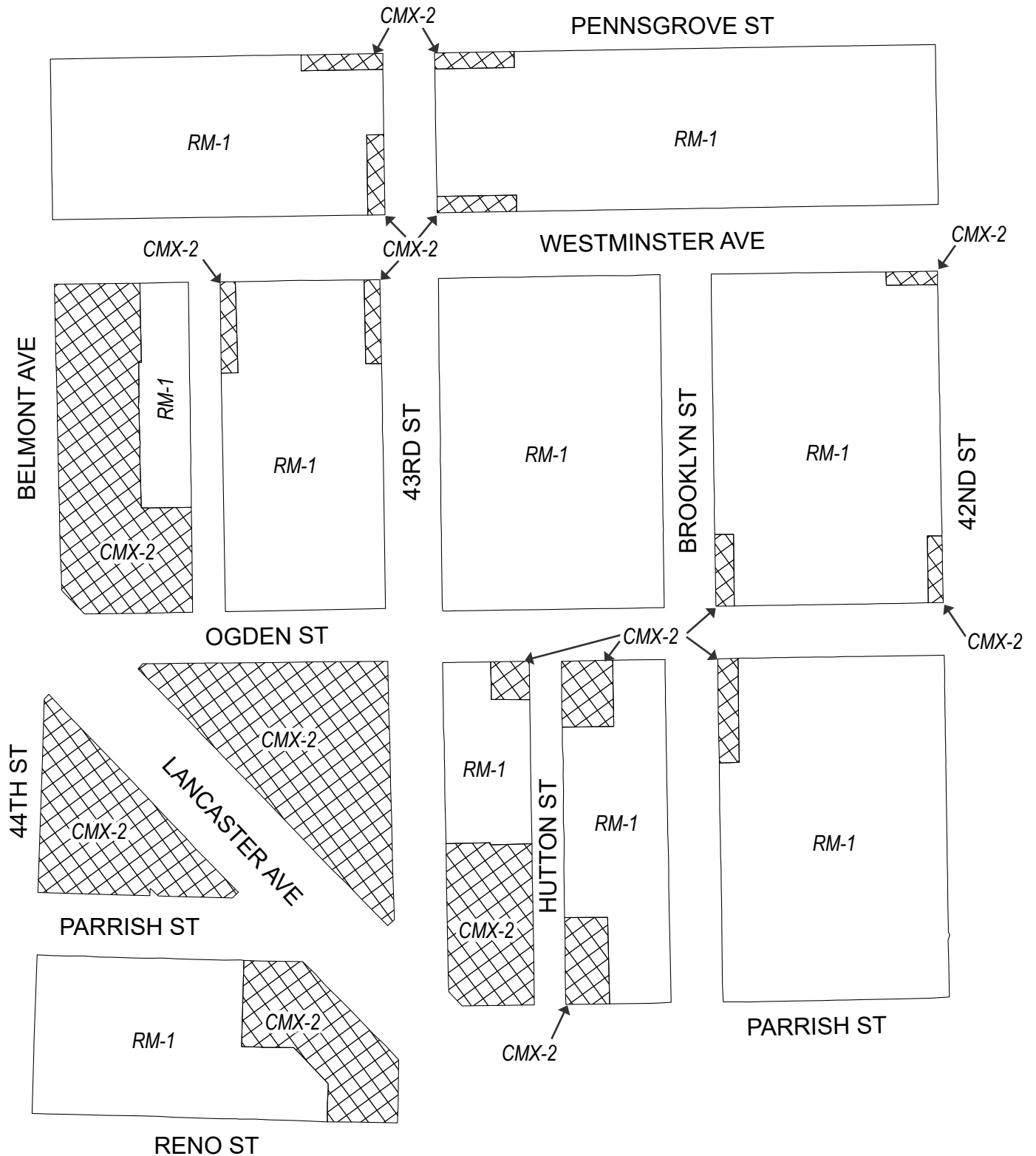
## Zoning Districts

-  I-2, Medium Industrial
-  RSA-5, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical





# Map A4 Existing Zoning



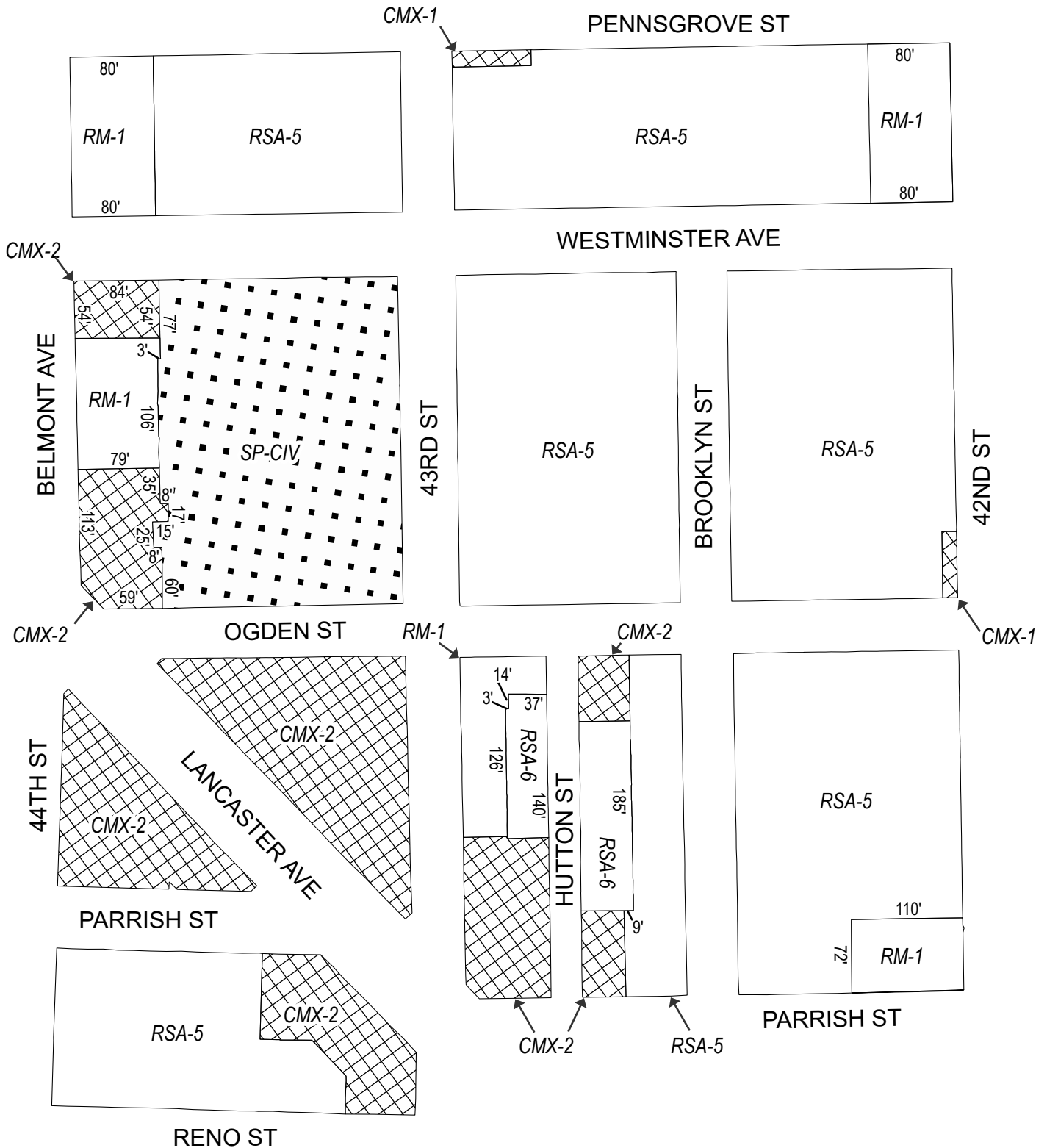
## Zoning Districts

 CMX-2, Commercial Mixed-Use




 RM-1, Residential Multi-Family



# Map B4 Proposed Zoning

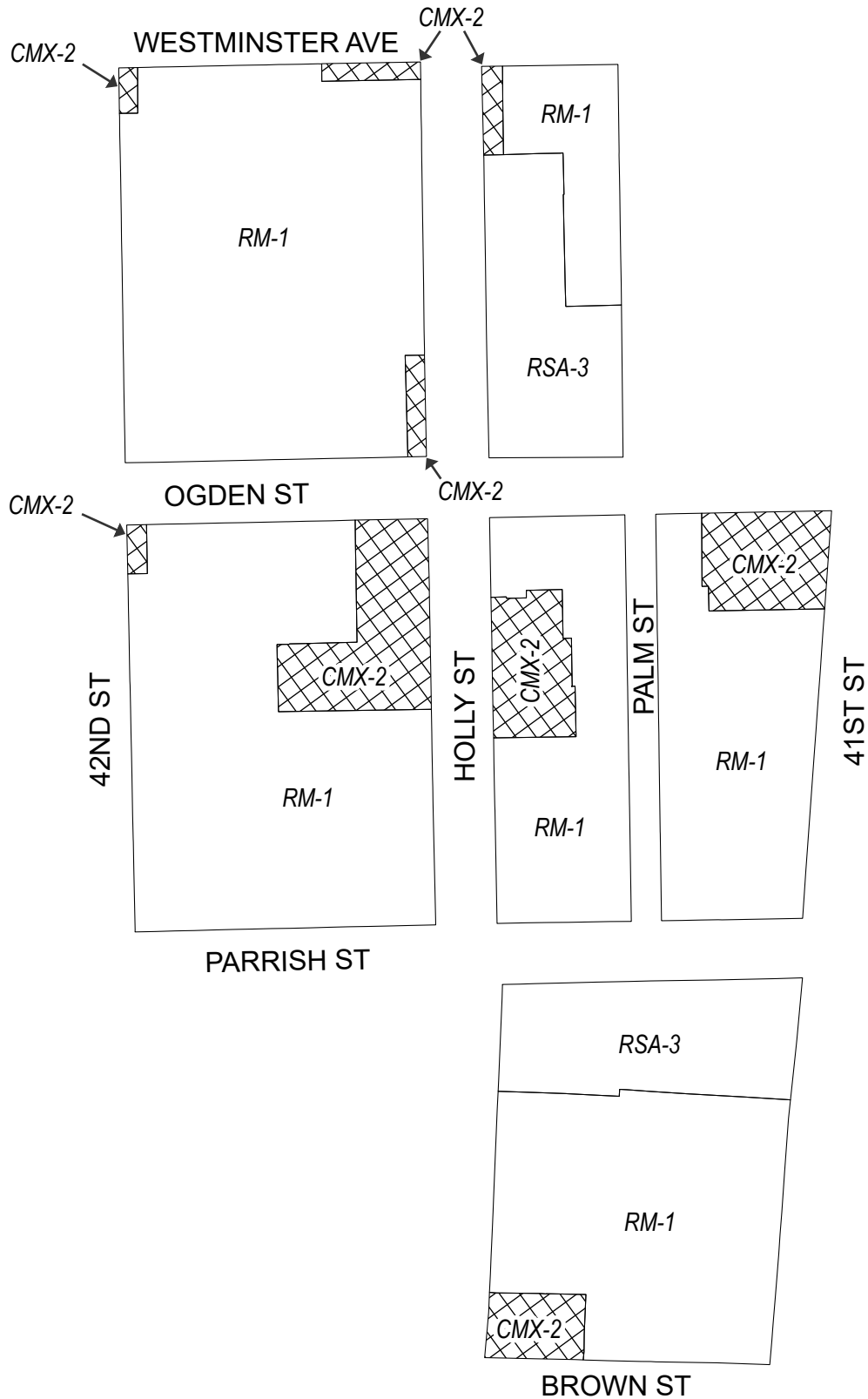


## Zoning Districts

-  CMX-1/CMX-2, Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5/RSA-6, Residential Single-Family Attached
-  SP-CIV, Civic, Educational, and Medical



# Map A5 Existing Zoning



## Zoning Districts



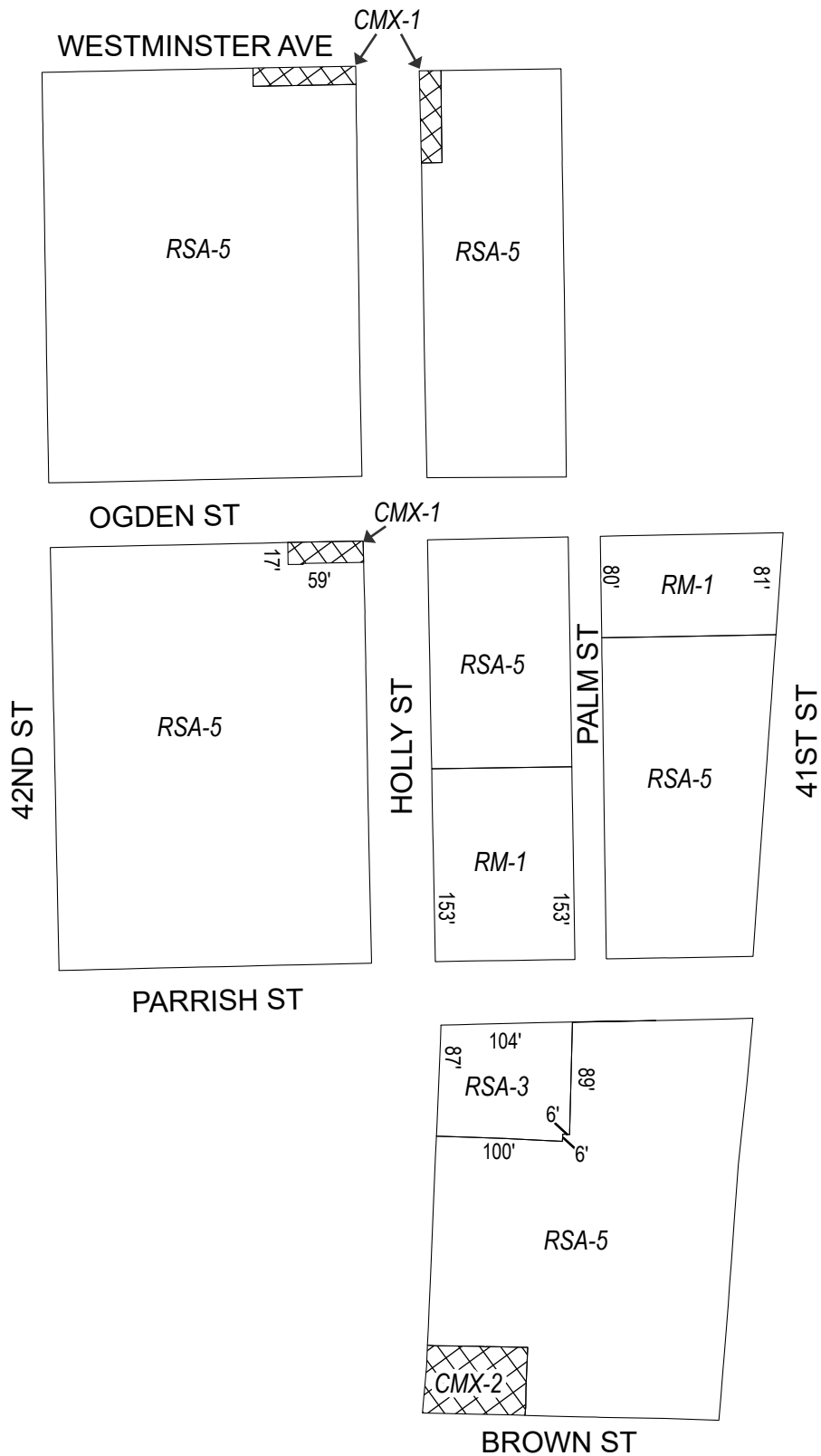
CMX-2, Commercial Mixed-Use



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



# Map B5 Proposed Zoning



## Zoning Districts



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



RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map A6 Existing Zoning



## Zoning Districts



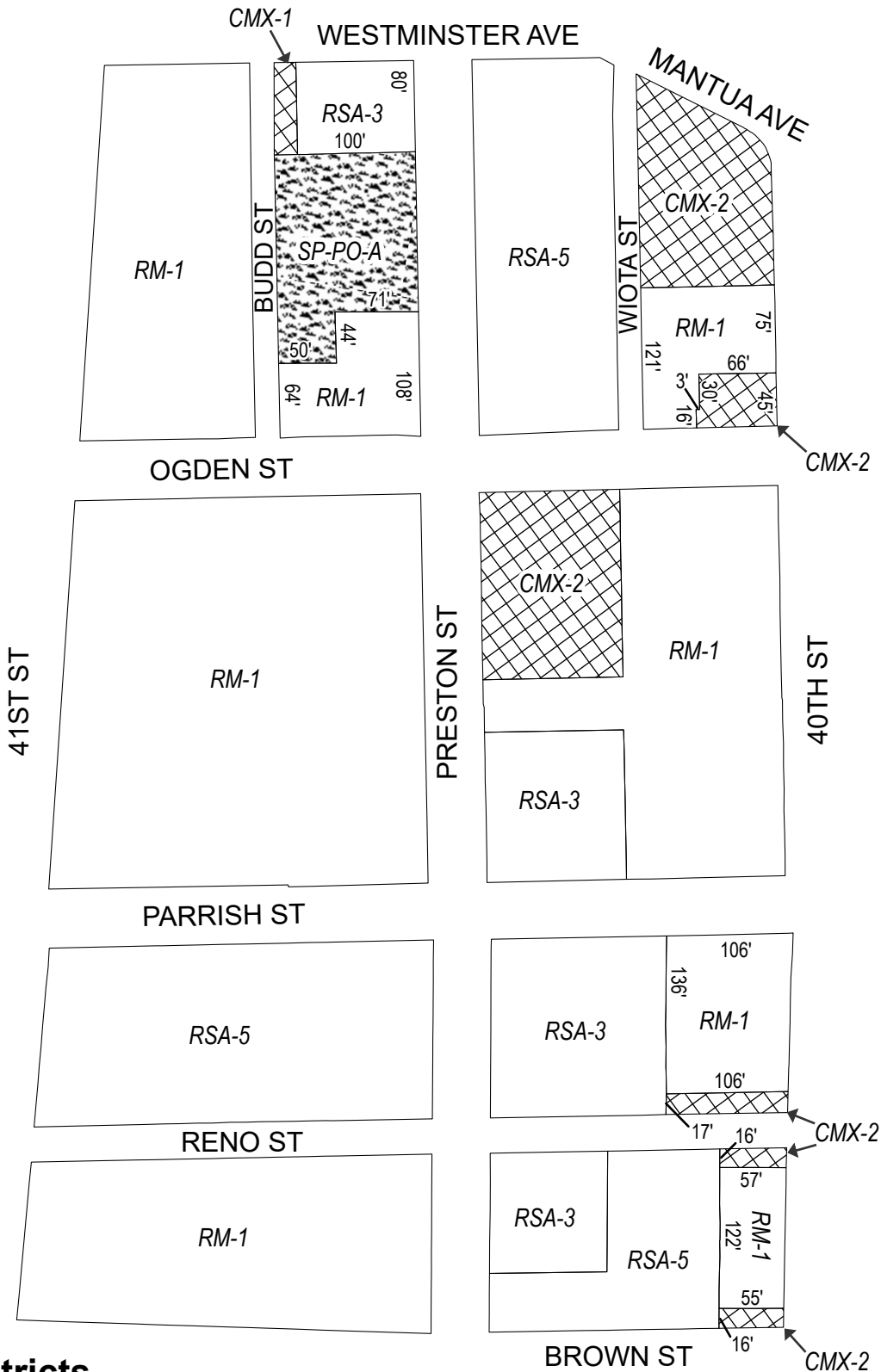
CMX-2, Commercial Mixed-Use



RM-1/RM-2, Residential Multi-Family; RSA-3, Residential Single-Family Attached



# Map B6 Proposed Zoning



## Zoning Districts



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



RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



SP-PO-A, Parks and Open Space  
City of Philadelphia



# Map A7 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use



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



# Map B7 Proposed Zoning



## Zoning Districts



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

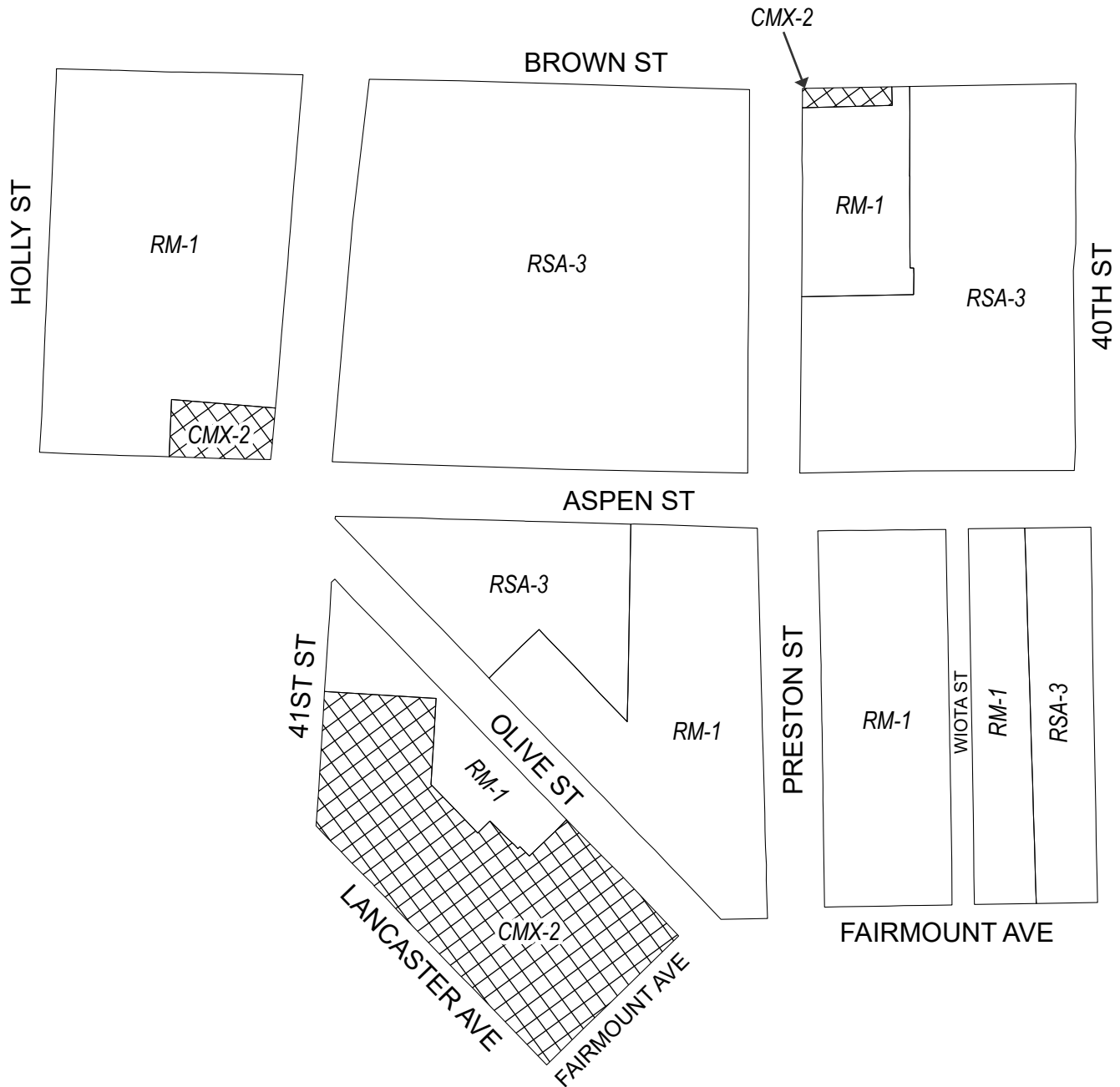


RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached





# Map A8 Existing Zoning



## Zoning Districts



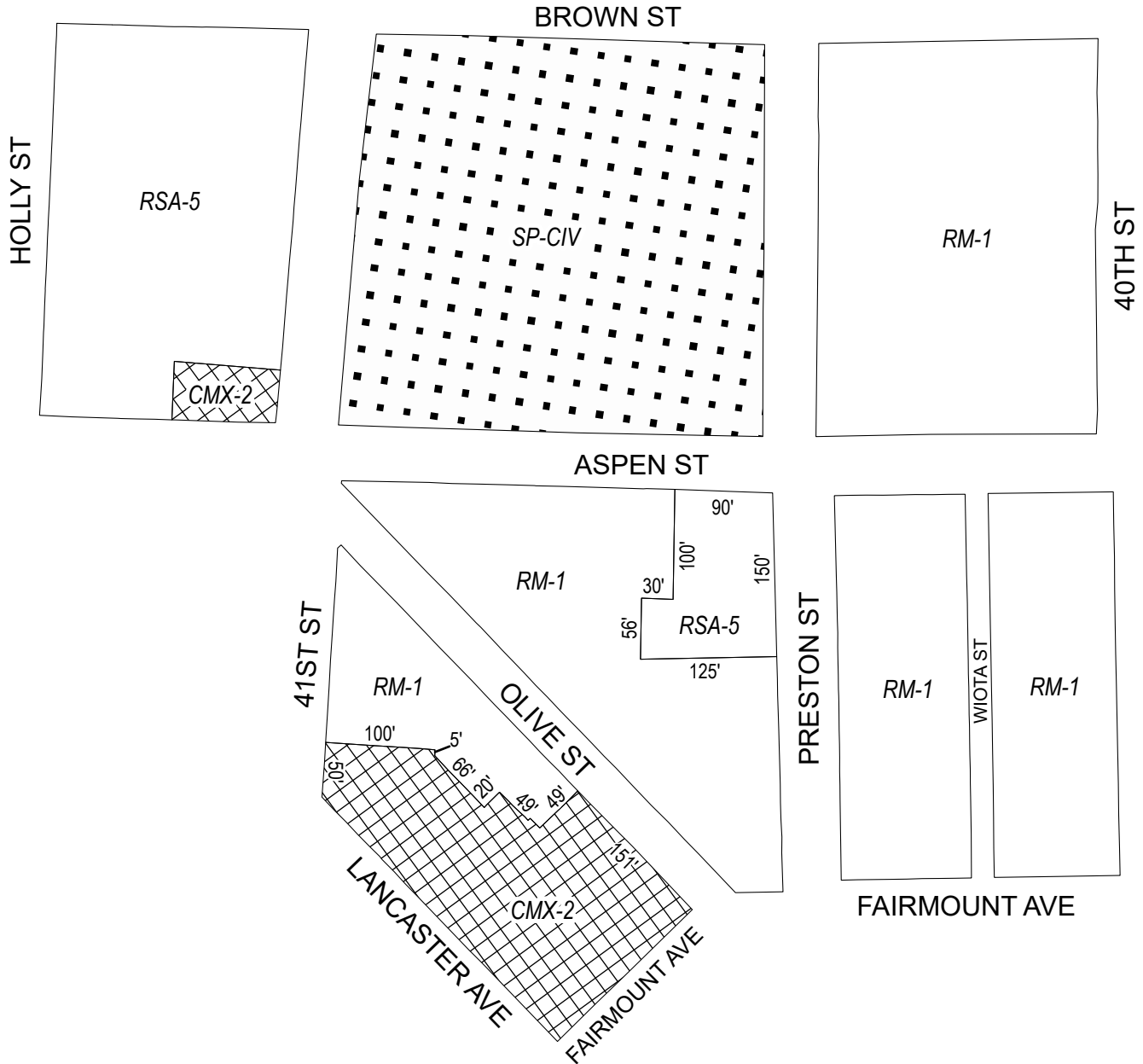
CMX-2, Commercial Mixed-Use






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



# Map B8 Proposed Zoning

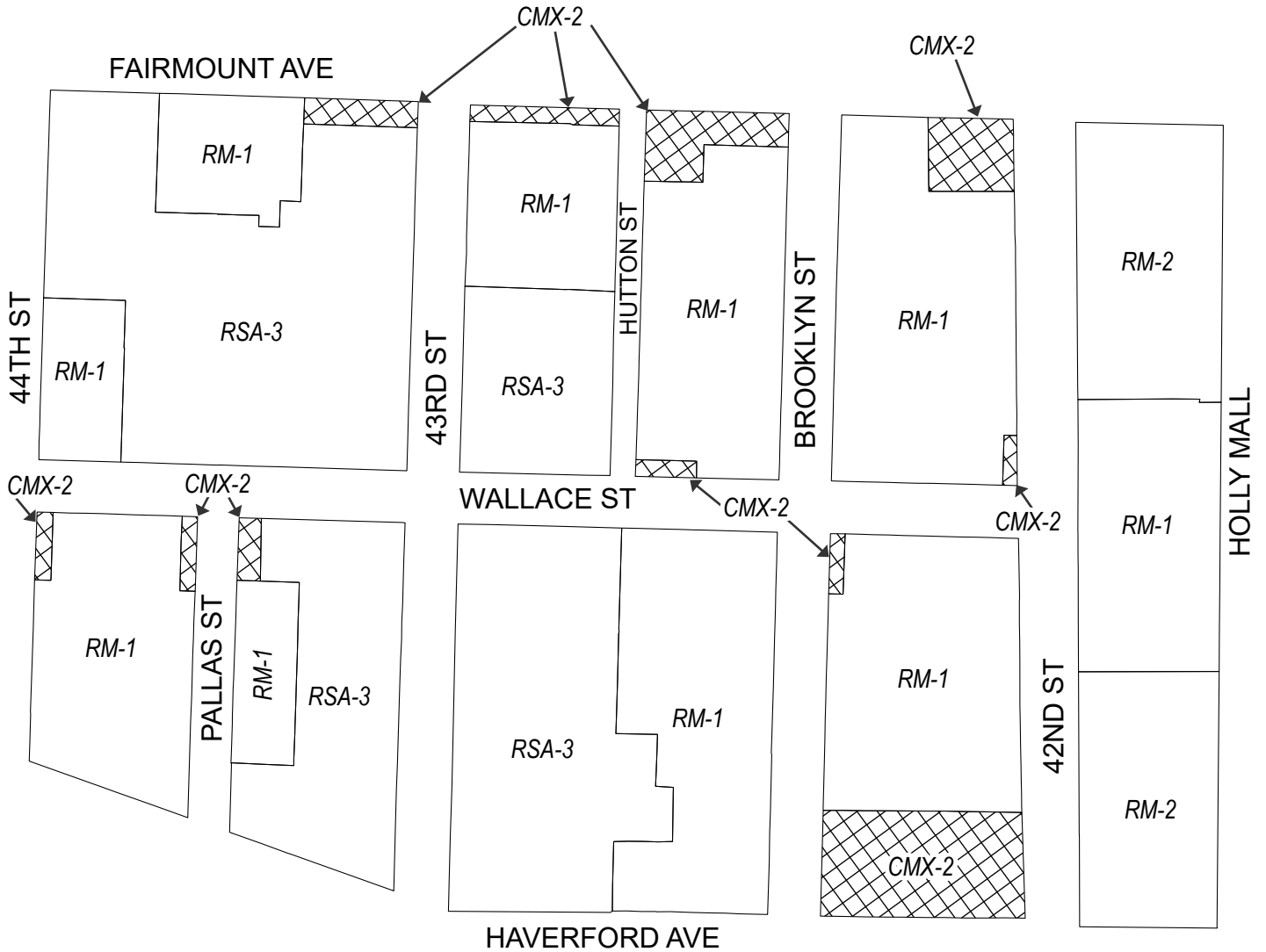


## Zoning Districts

-  CMX-2, 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



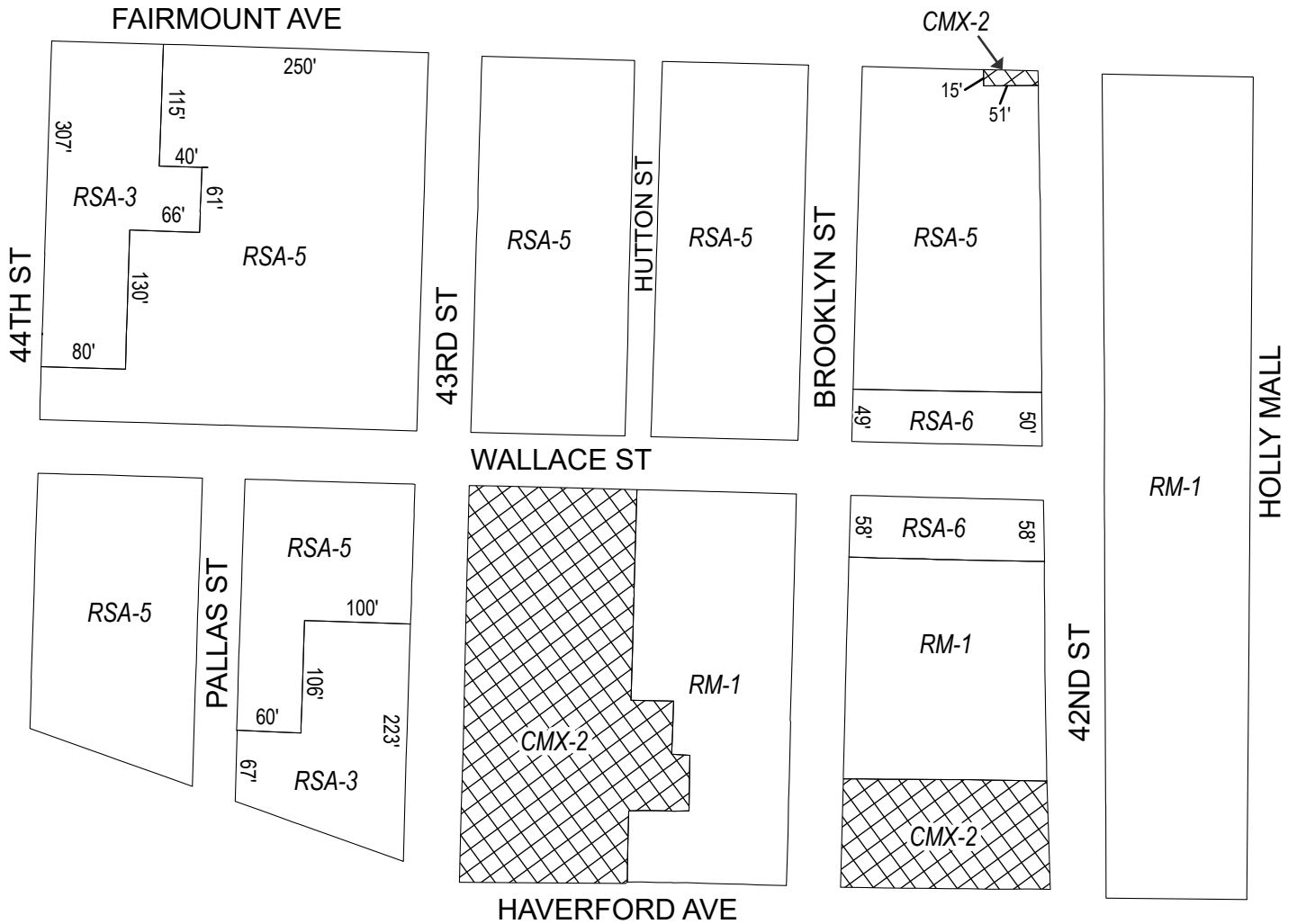
CMX-2, Commercial Mixed-Use



RM-1/RM-2, Residential Multi-Family; RSA-3, Residential Single-Family Attached



# Map B9 Proposed Zoning



## Zoning Districts



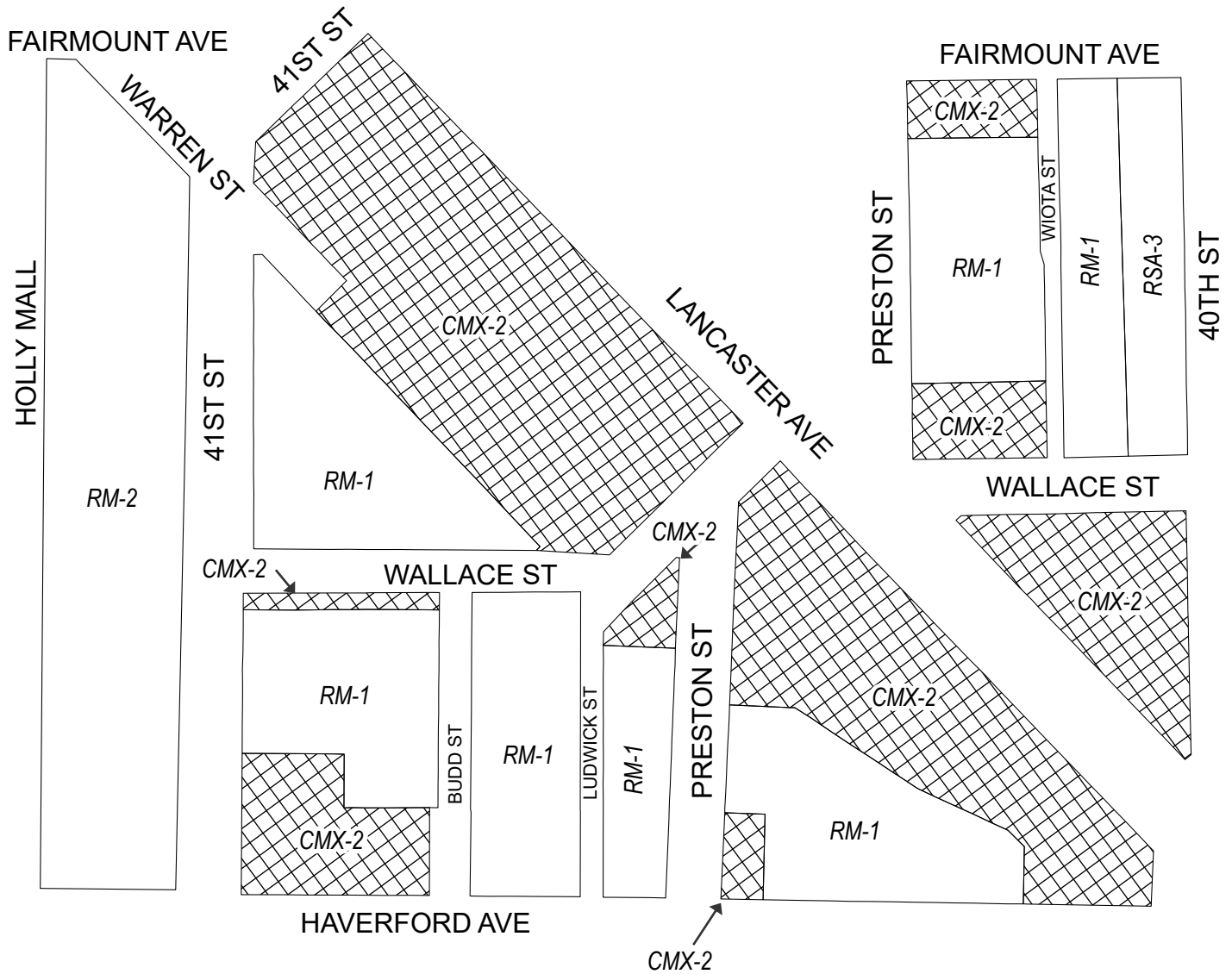
CMX-2, Commercial Mixed-Use



RM-1, Residential Multi-Family; RSA-3/RSA-5/RSA-6, Residential Single-Family Attached



# Map A10 Existing Zoning



## Zoning Districts



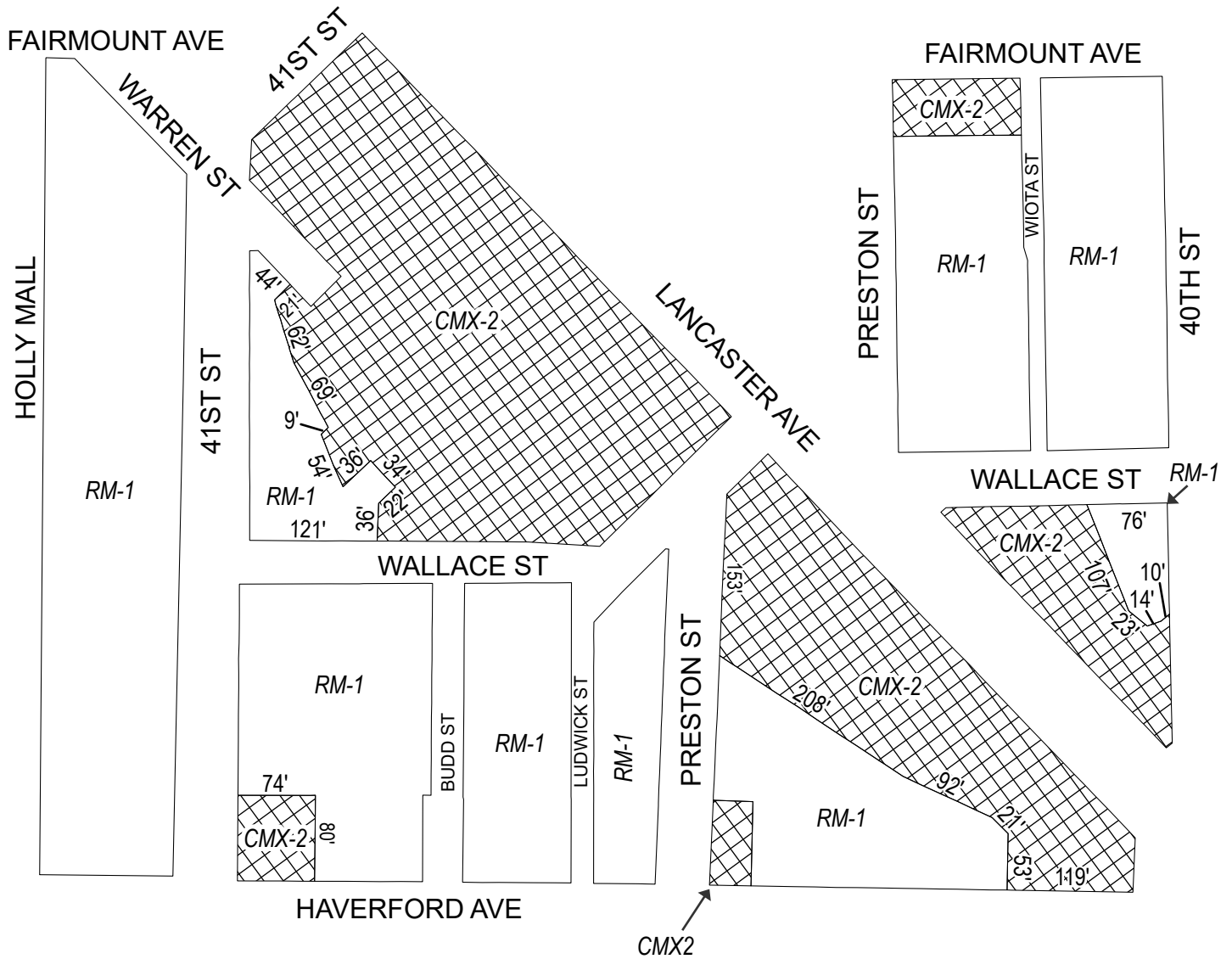
CMX-2, Commercial Mixed-Use



RM-1/RM-2, Residential Multi-Family; RSA-3, Residential Single-Family Attached



# Map B10 Proposed Zoning



## Zoning Districts

 CMX-2, Commercial Mixed-Use

 RM-1, Residential Multi-Family

