

City of Philadelphia



(Bill No. 170398)

AN ORDINANCE

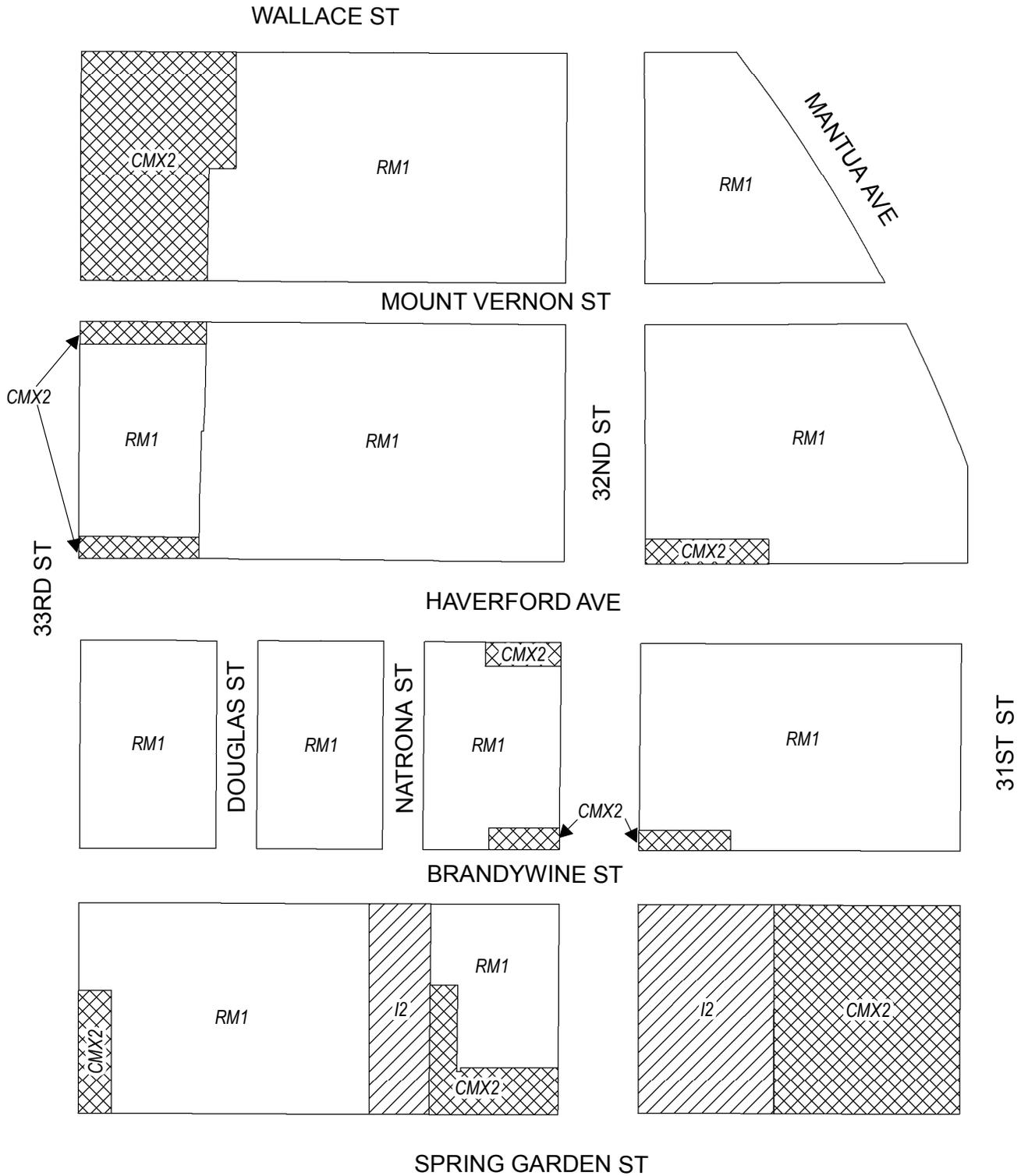
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 40th Street, Girard Avenue, 34th Street, Mantua Avenue, 31st Street, Spring Garden Street, and Lancaster Avenue.

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 40th Street, Girard Avenue, 34th Street, Mantua Avenue, 31st Street, Spring Garden Street, and Lancaster Avenue from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," "A8," "A9," and "A10" set forth below to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," "B7," "B8," "B9," and "B10" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning

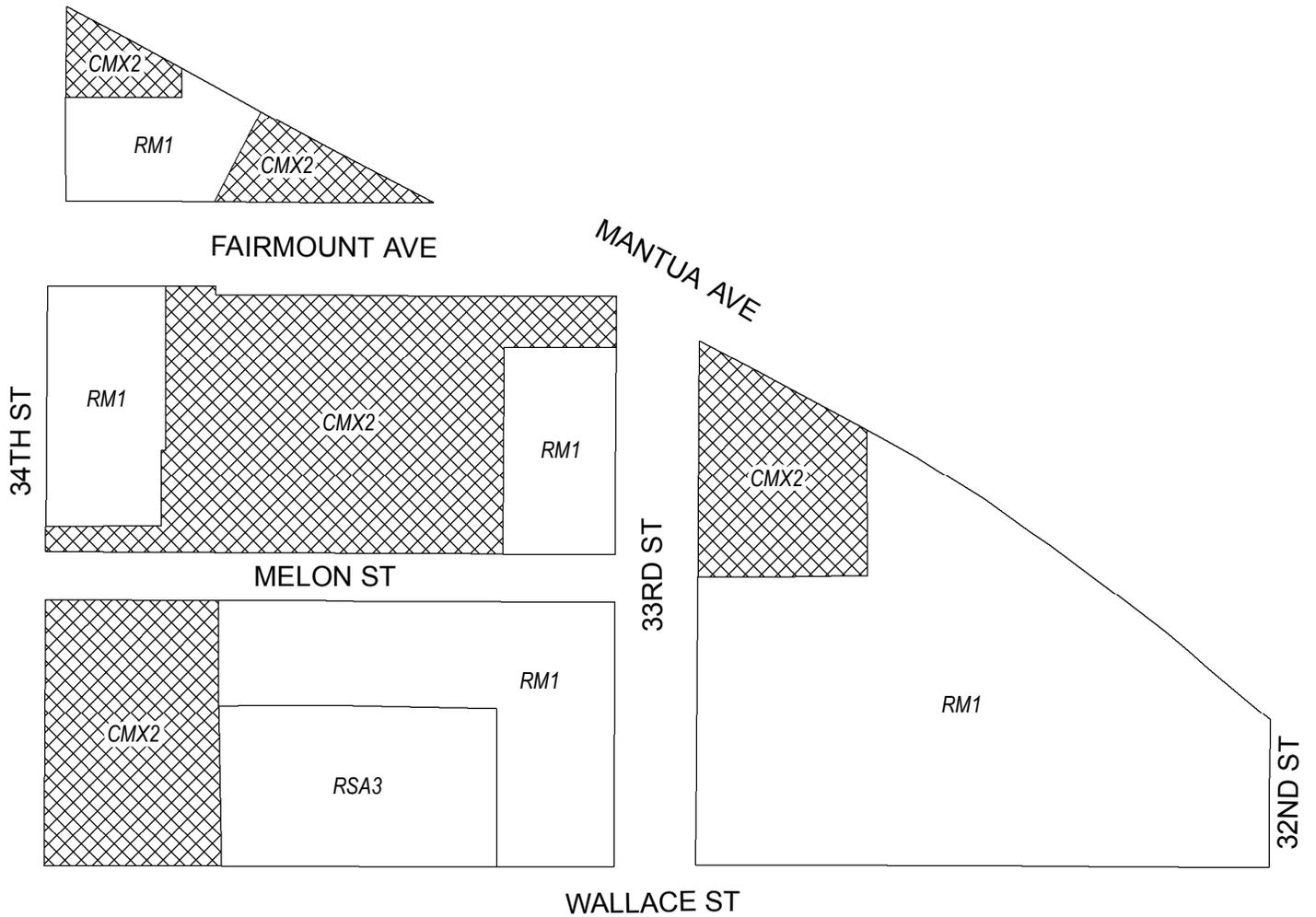


Zoning Districts

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



Map A2 Existing Zoning



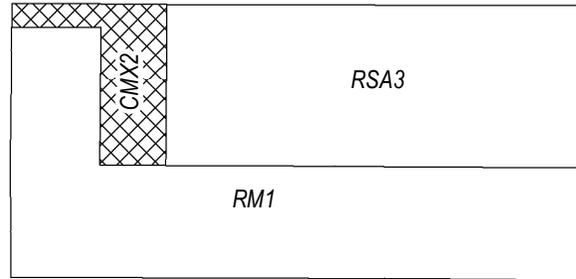
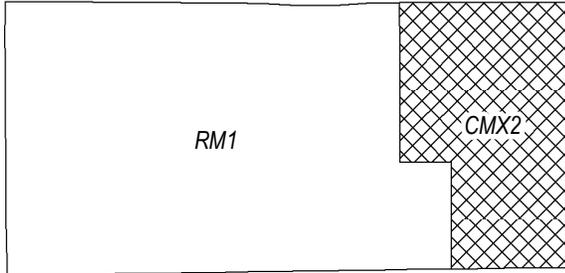
Zoning Districts

-  RSA-3 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use

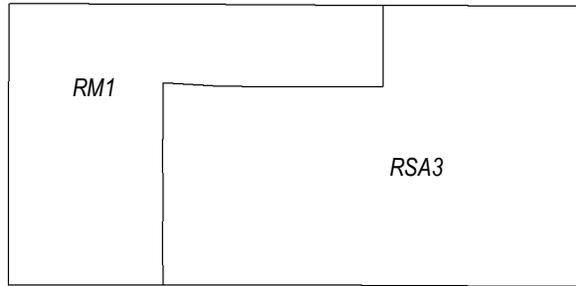
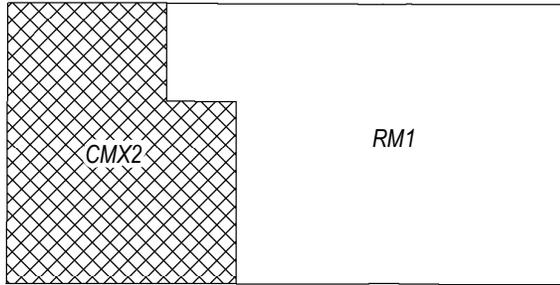


Map A3 Existing Zoning

WALLACE ST



MOUNT VERNON ST

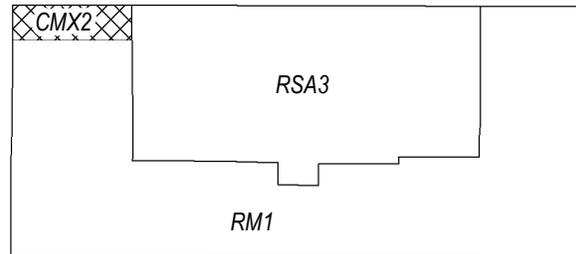
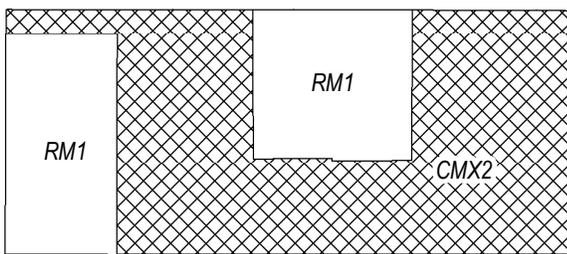


35TH ST

34TH ST

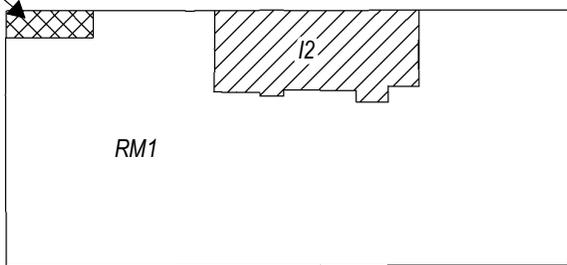
33RD ST

HAVERFORD AVE



CMX2

BRANDYWINE ST



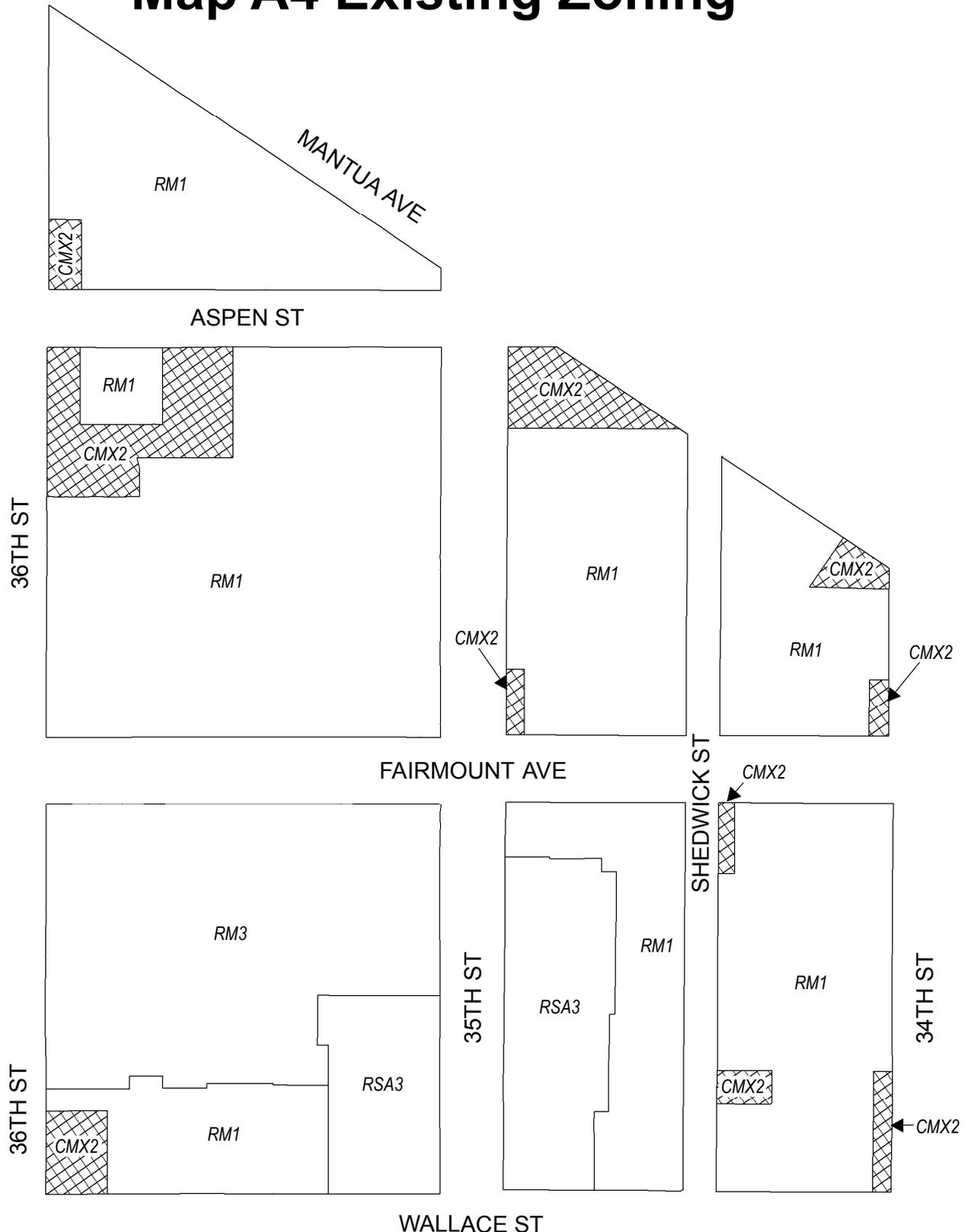
SPRING GARDEN ST

Zoning Districts

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



Map A4 Existing Zoning

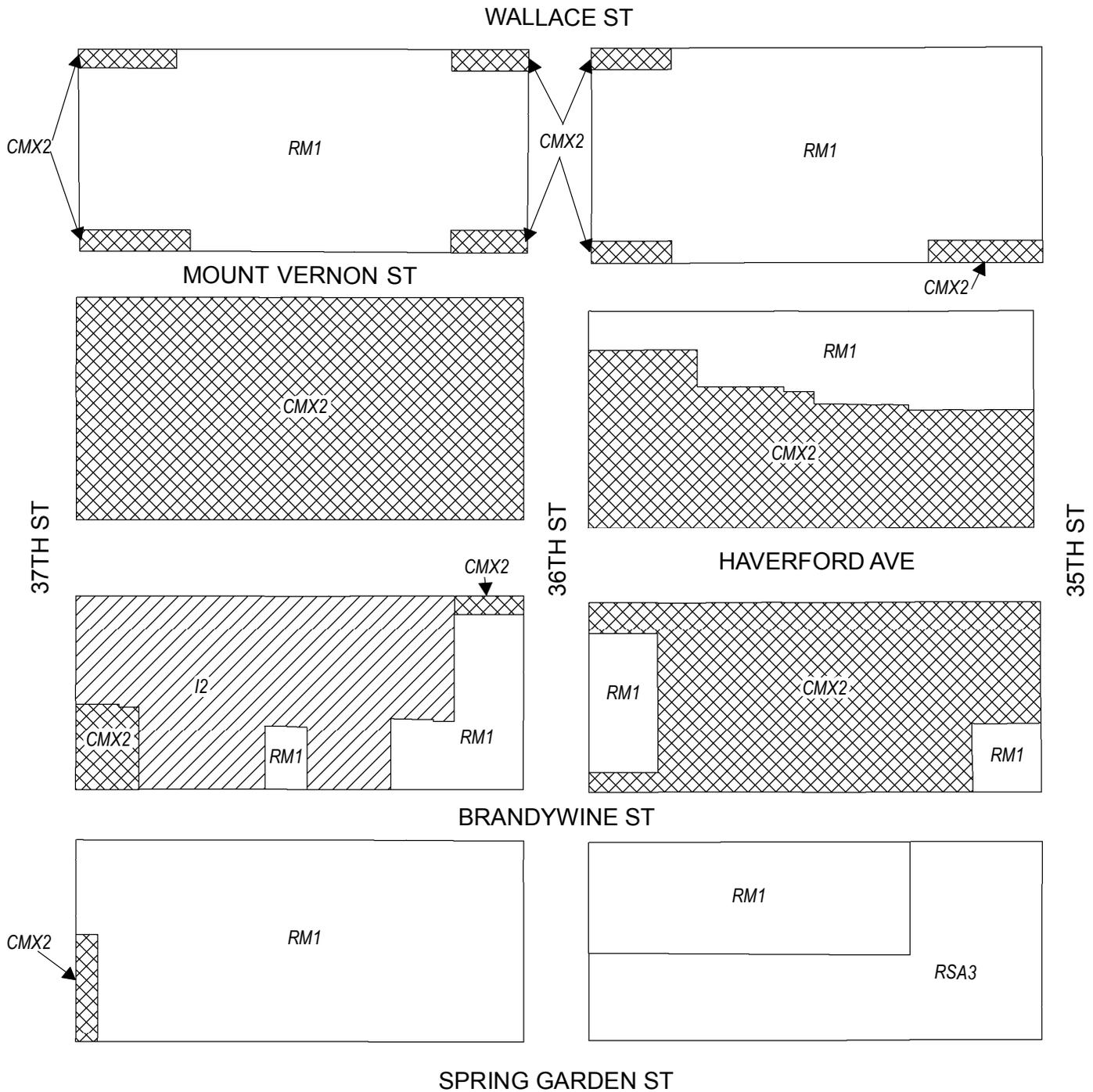


Zoning Districts

-  RSA-3 Residential Single-Family; RM-1/RM-3 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map A5 Existing Zoning

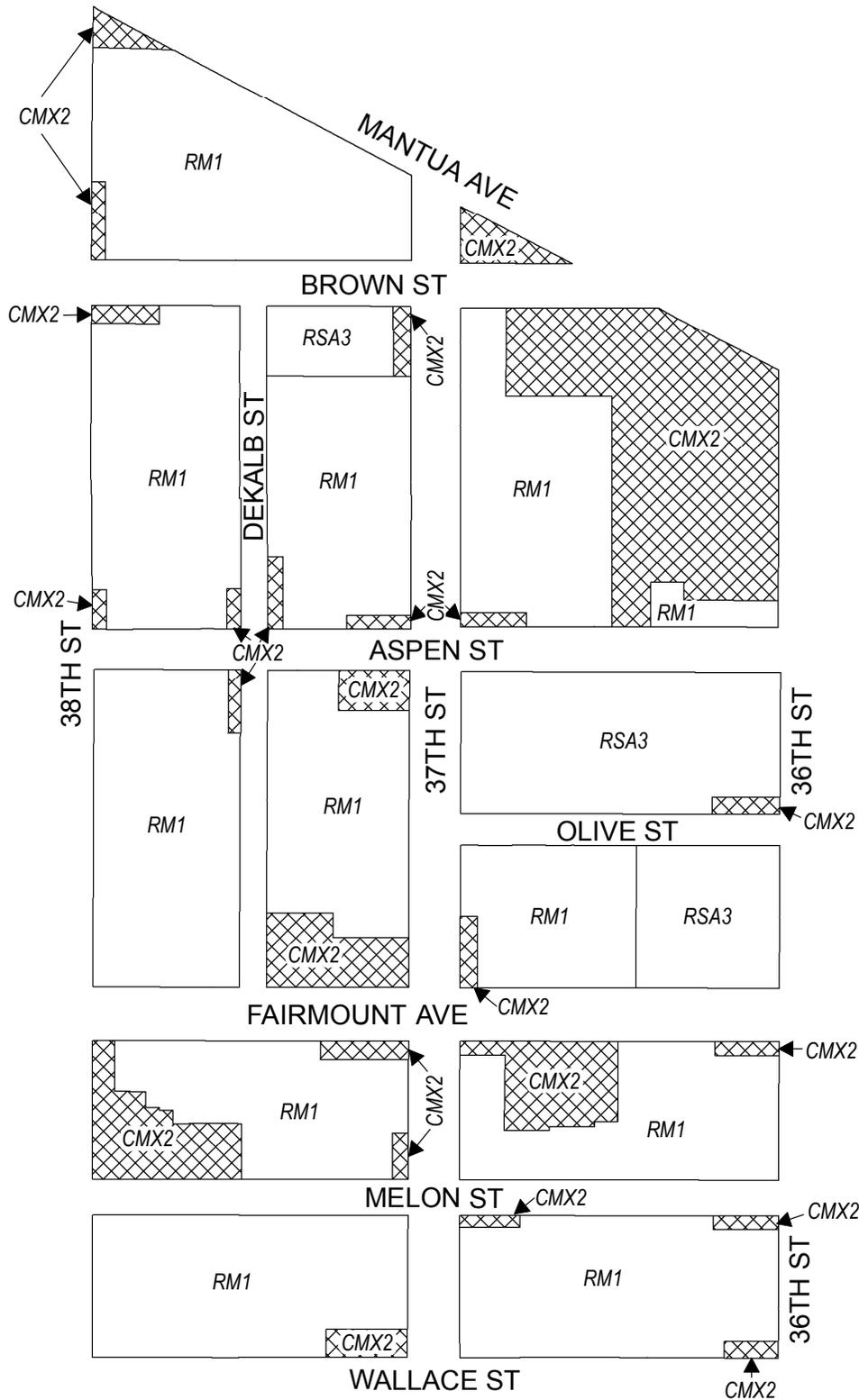


Zoning Districts

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



Map A6 Existing Zoning

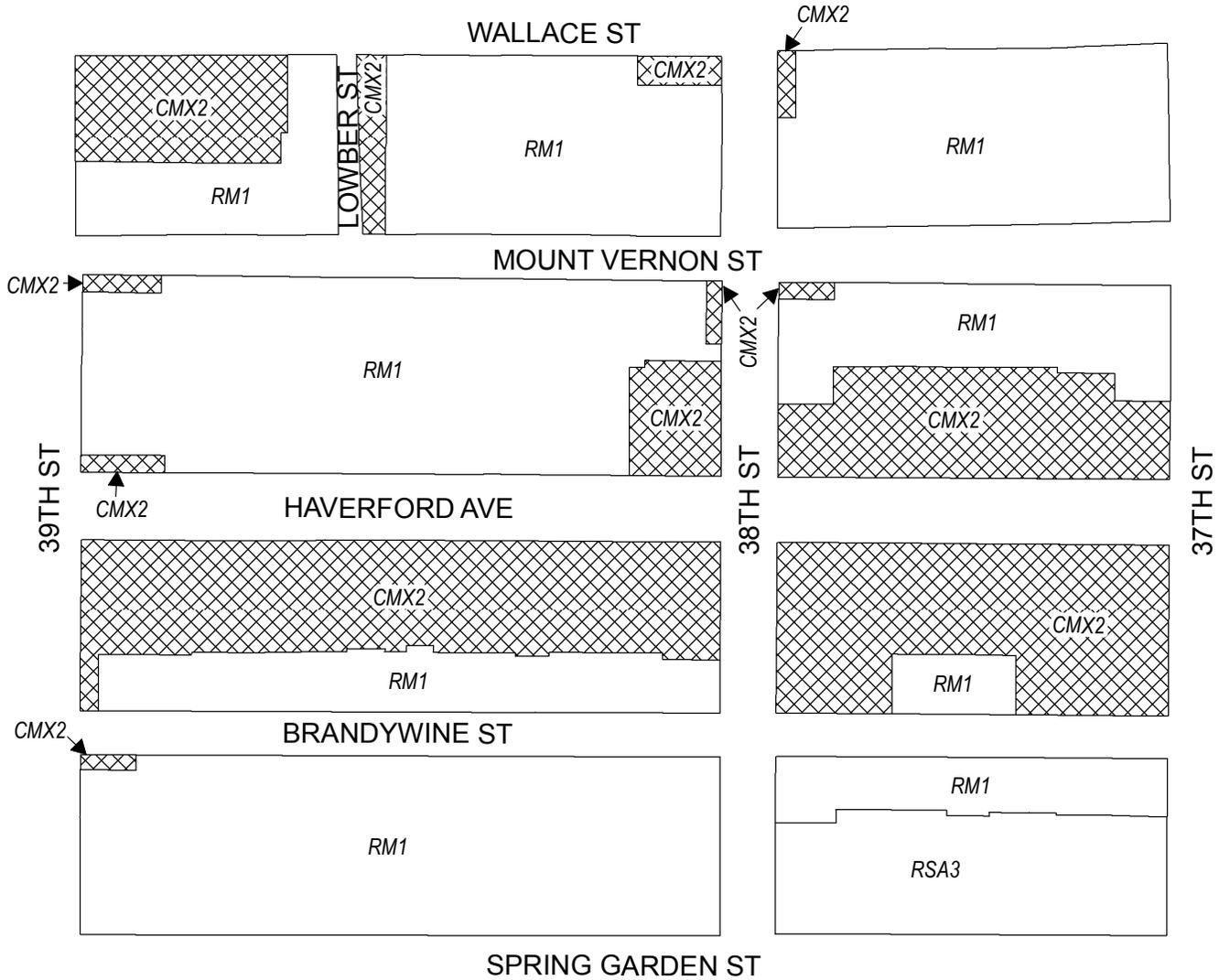


Zoning Districts

-  RSA-3 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map A7 Existing Zoning

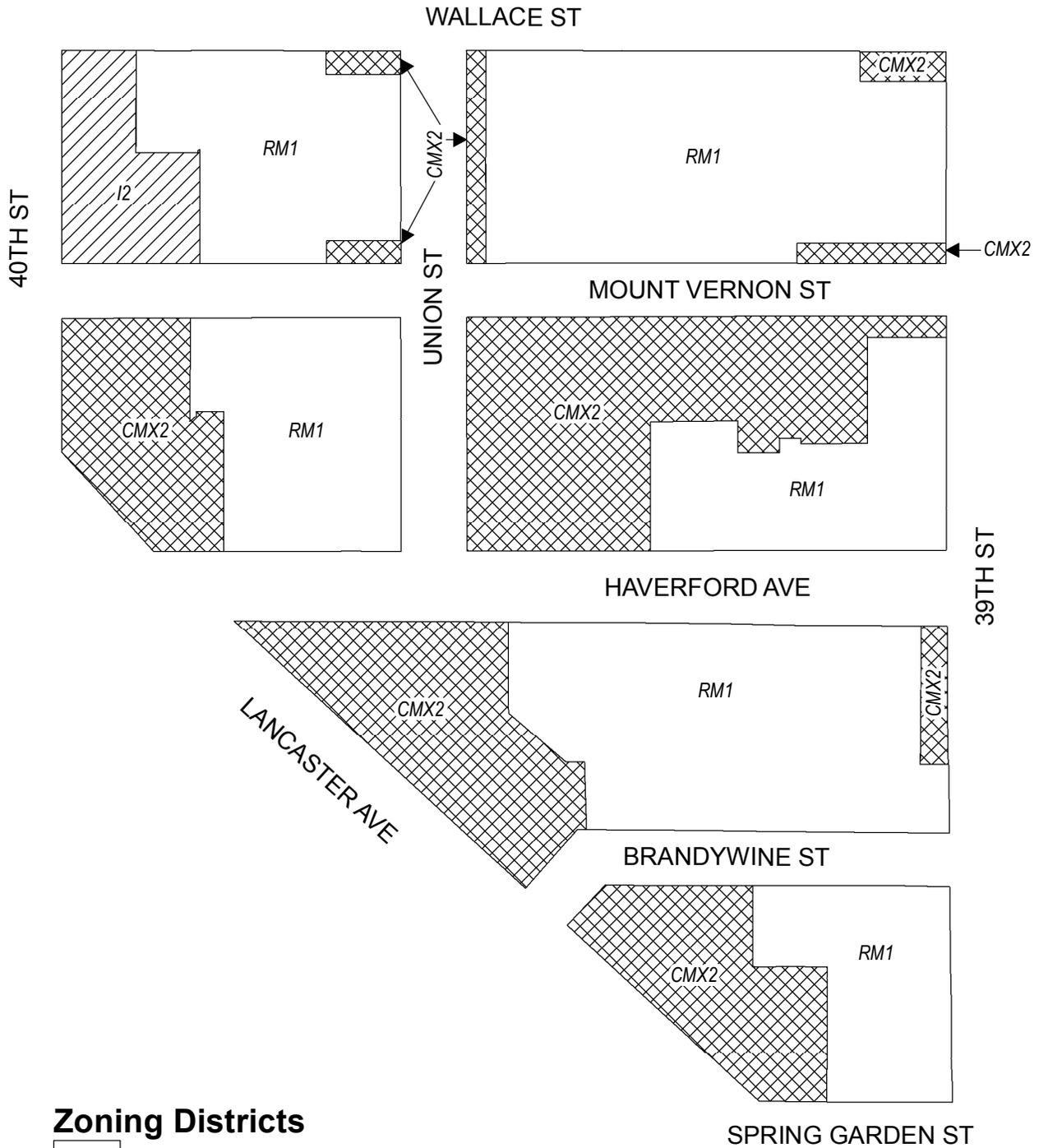


Zoning Districts

-  RSA-3 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map A8 Existing Zoning

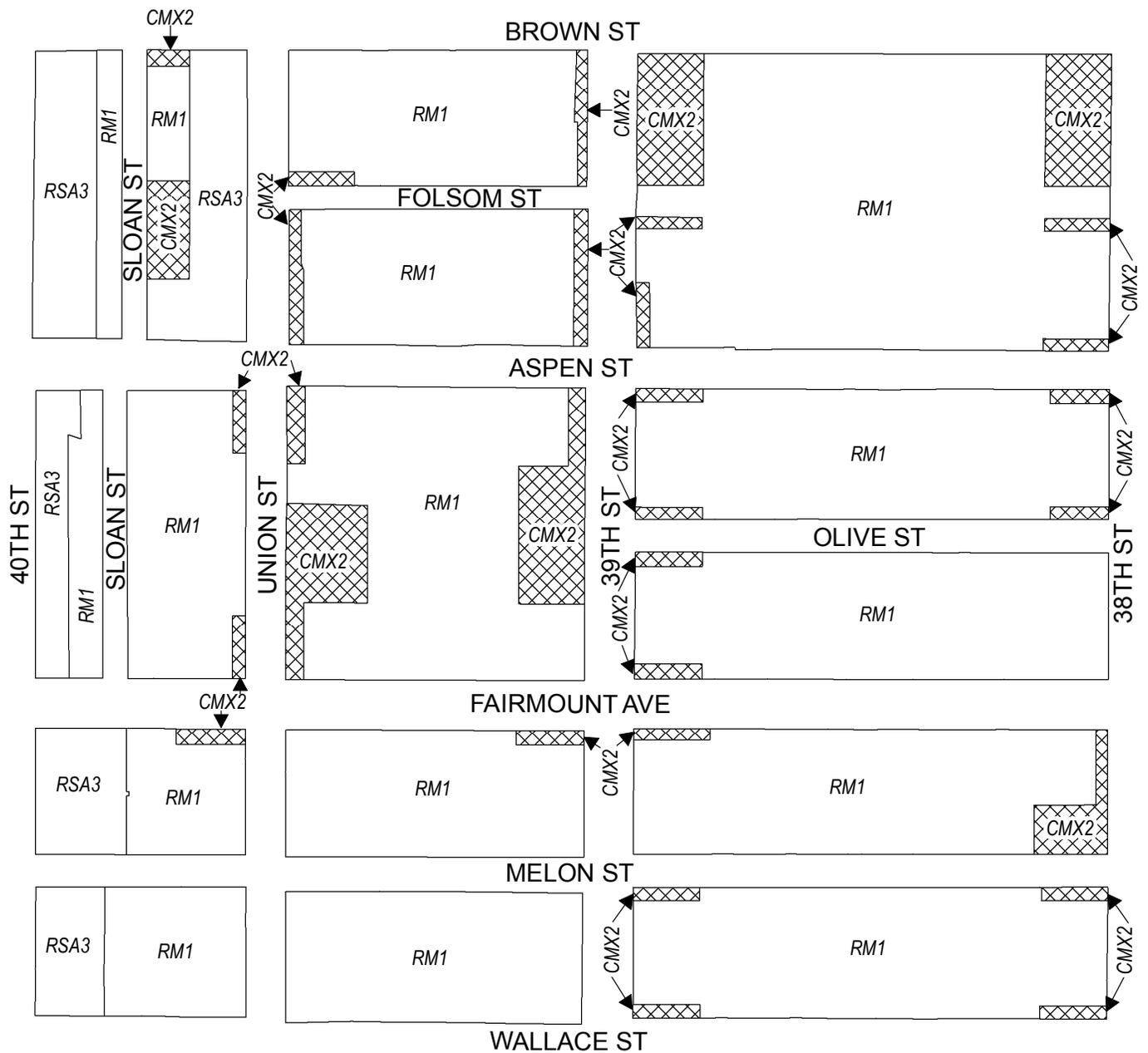


Zoning Districts

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



Map A9 Existing Zoning

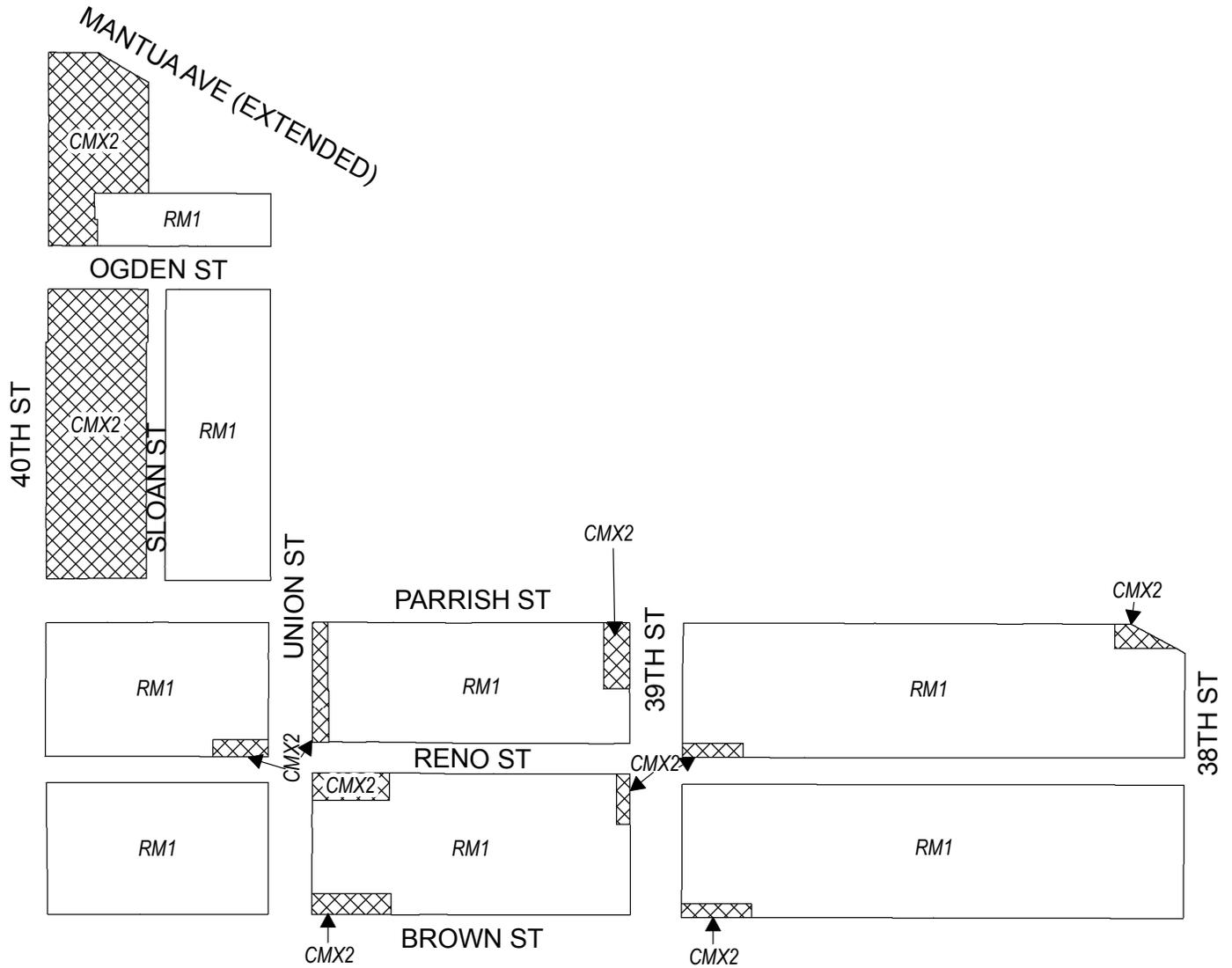


Zoning Districts

-  RSA-3 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map A10 Existing Zoning

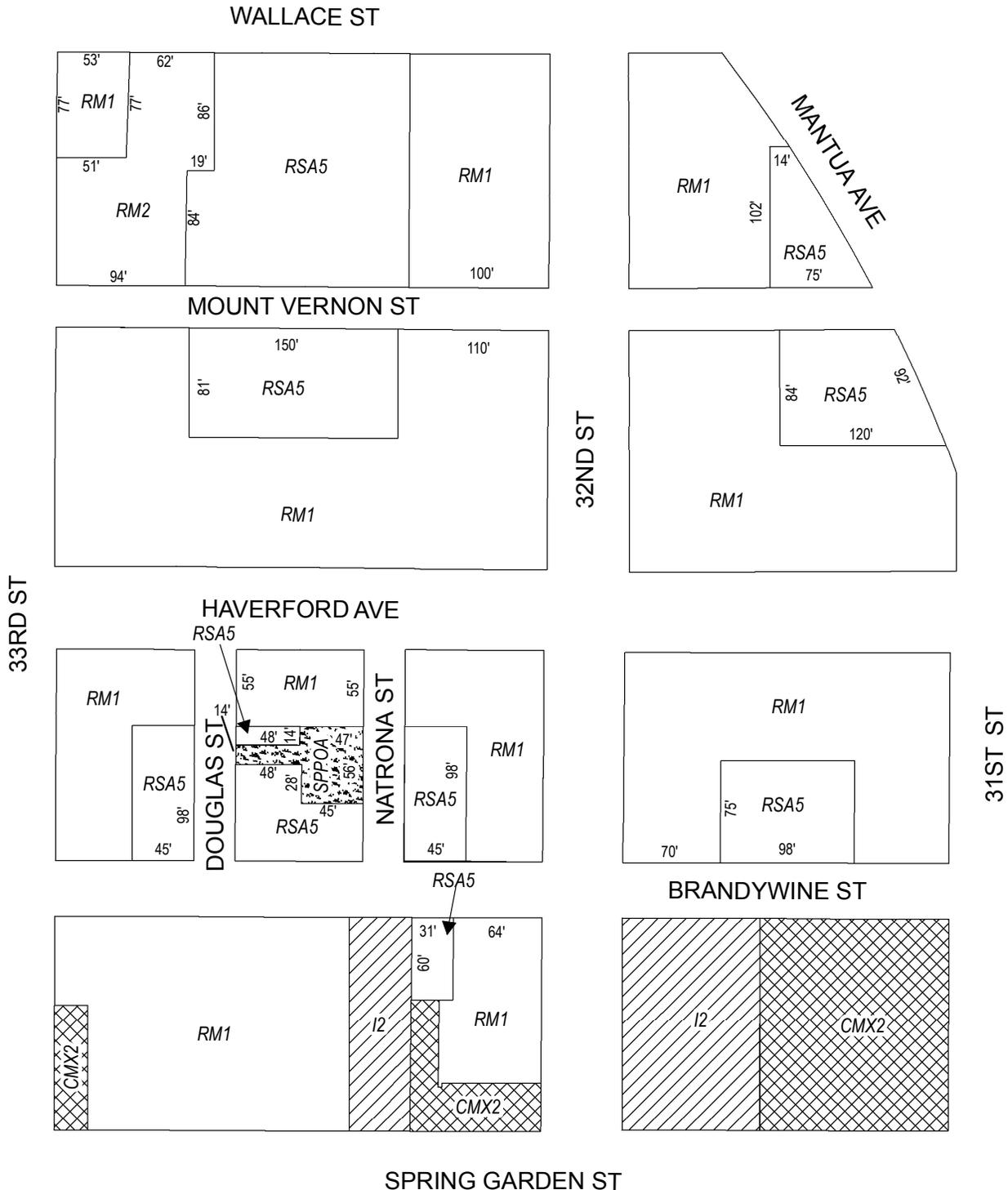


Zoning Districts

-  RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map B1 Proposed Zoning

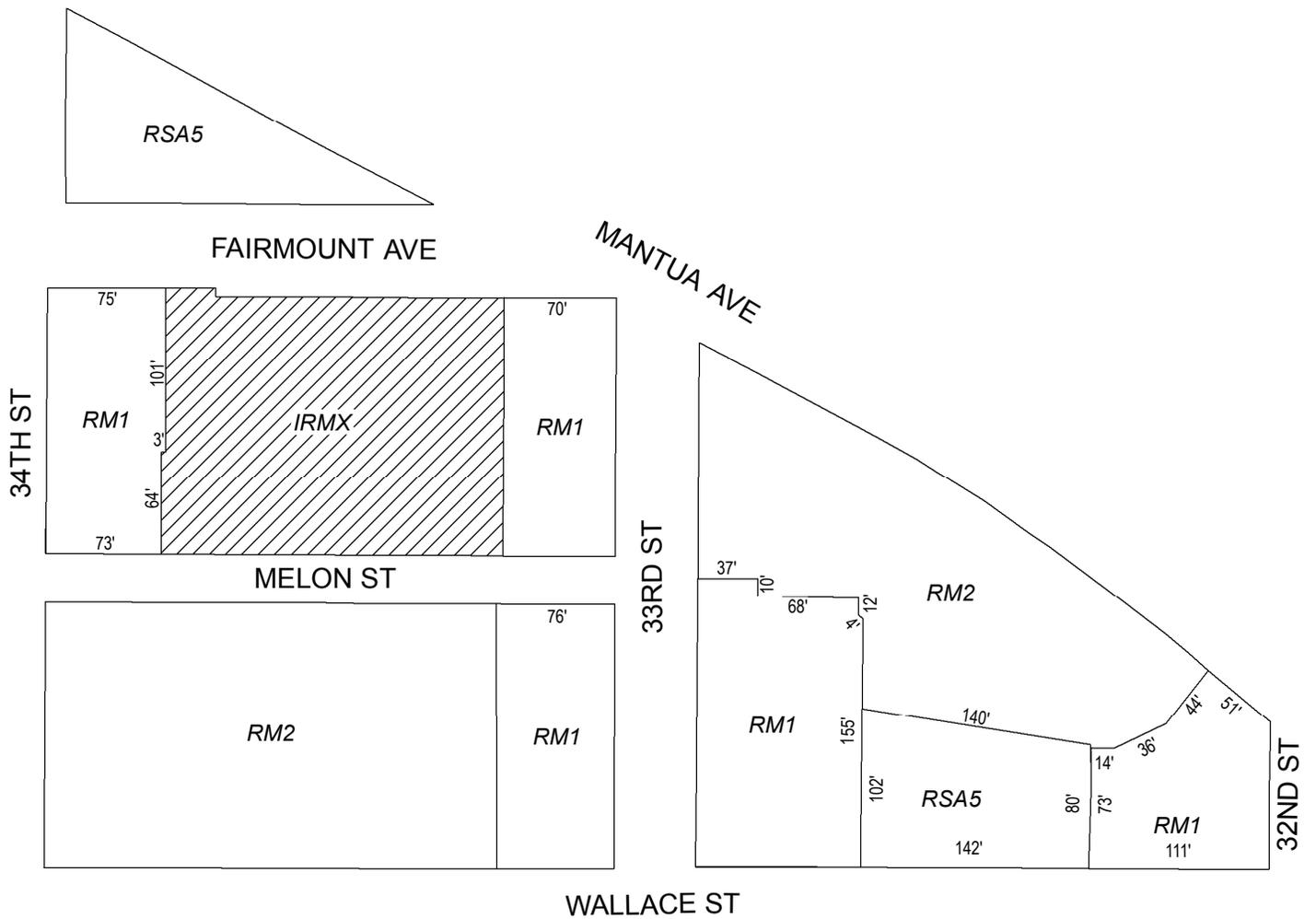


Zoning Districts

-  RSA-5 Residential Single-Family; RM-1/RM-2 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use
-  SP-PO-A Parks and Open Space
-  I-2 Medium Industrial



Map B2 Proposed Zoning



Zoning Districts

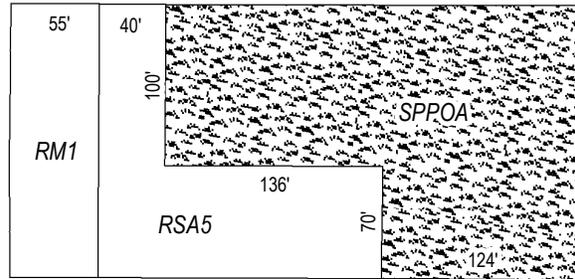
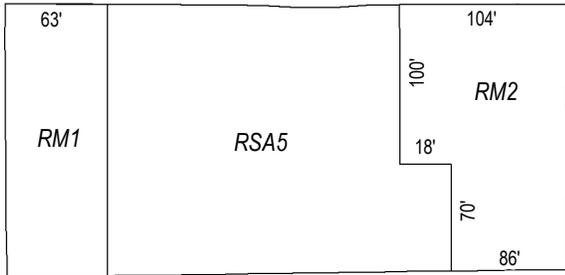
 RSA-5 Residential Single-Family; RM-1/RM-2 Residential Multi-Family

 IRMX Industrial Residential Mixed-Use

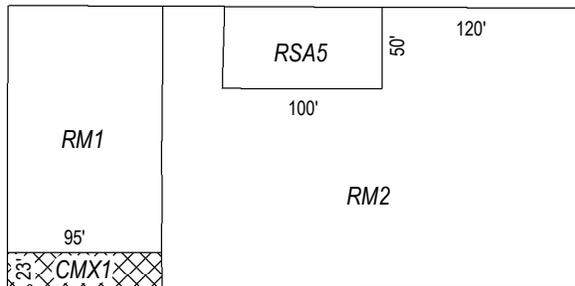
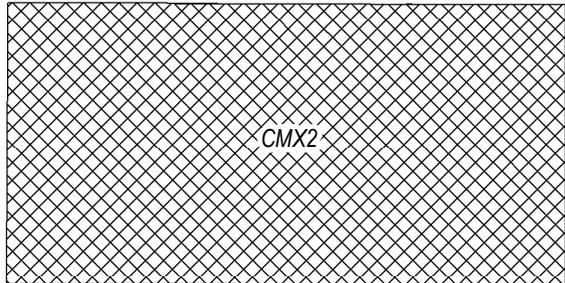


Map B3 Proposed Zoning

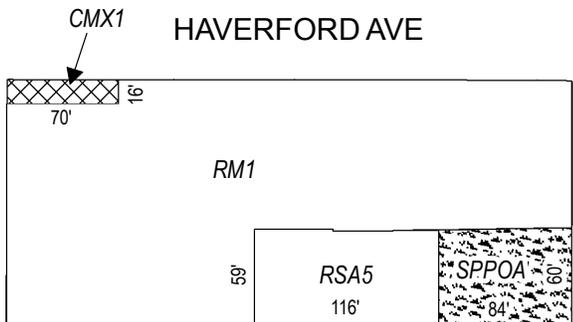
WALLACE ST



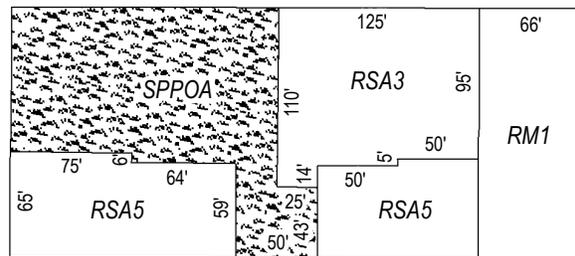
MOUNT VERNON ST



35TH ST

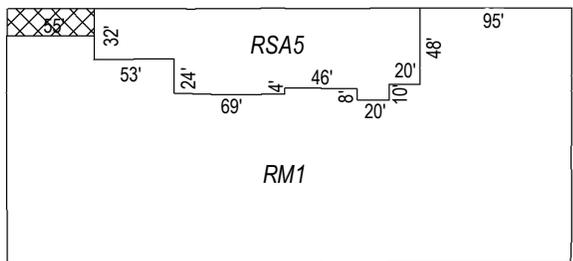


34TH ST



33RD ST

BRANDYWINE ST



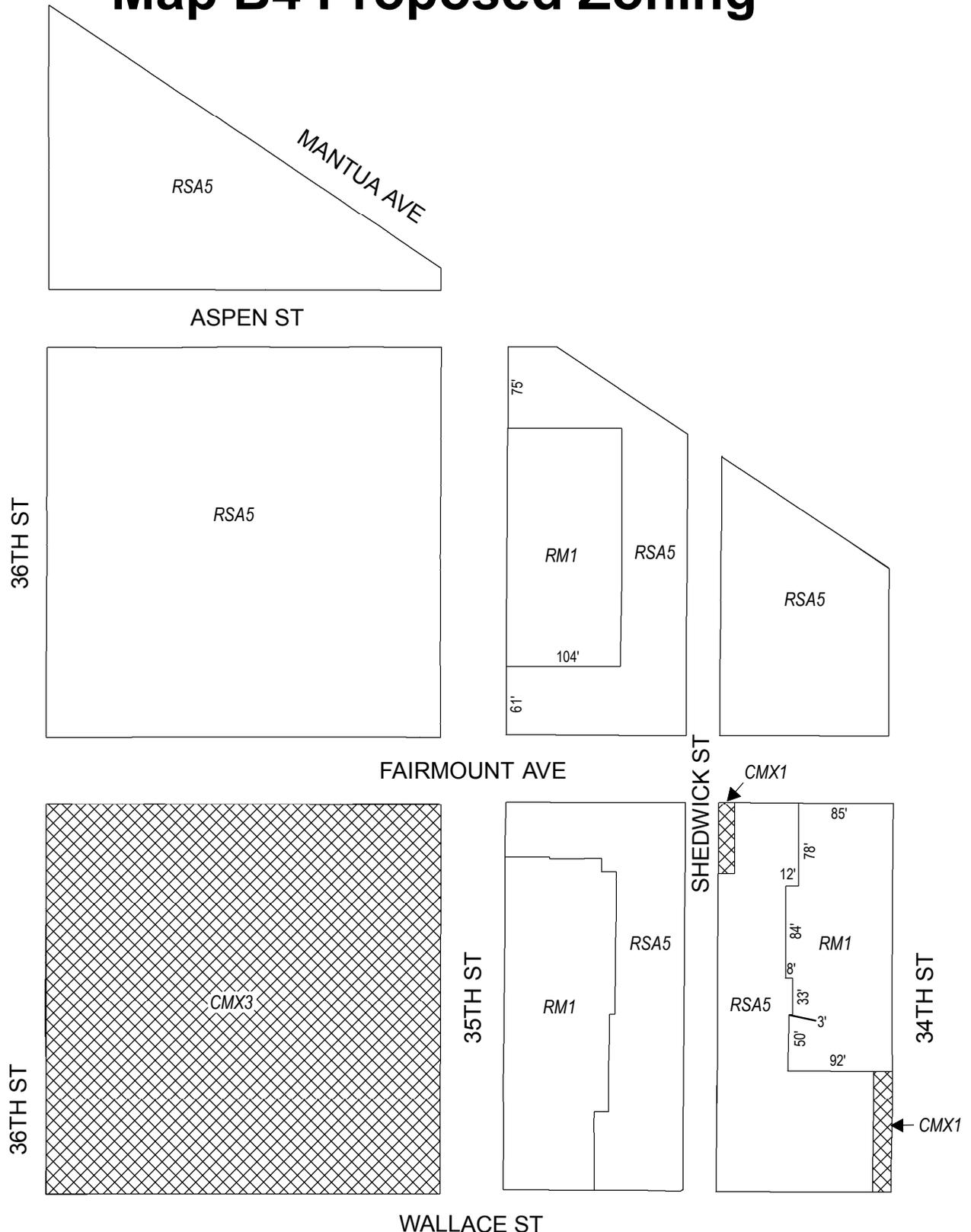
SPRING GARDEN ST

Zoning Districts

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



Map B4 Proposed Zoning

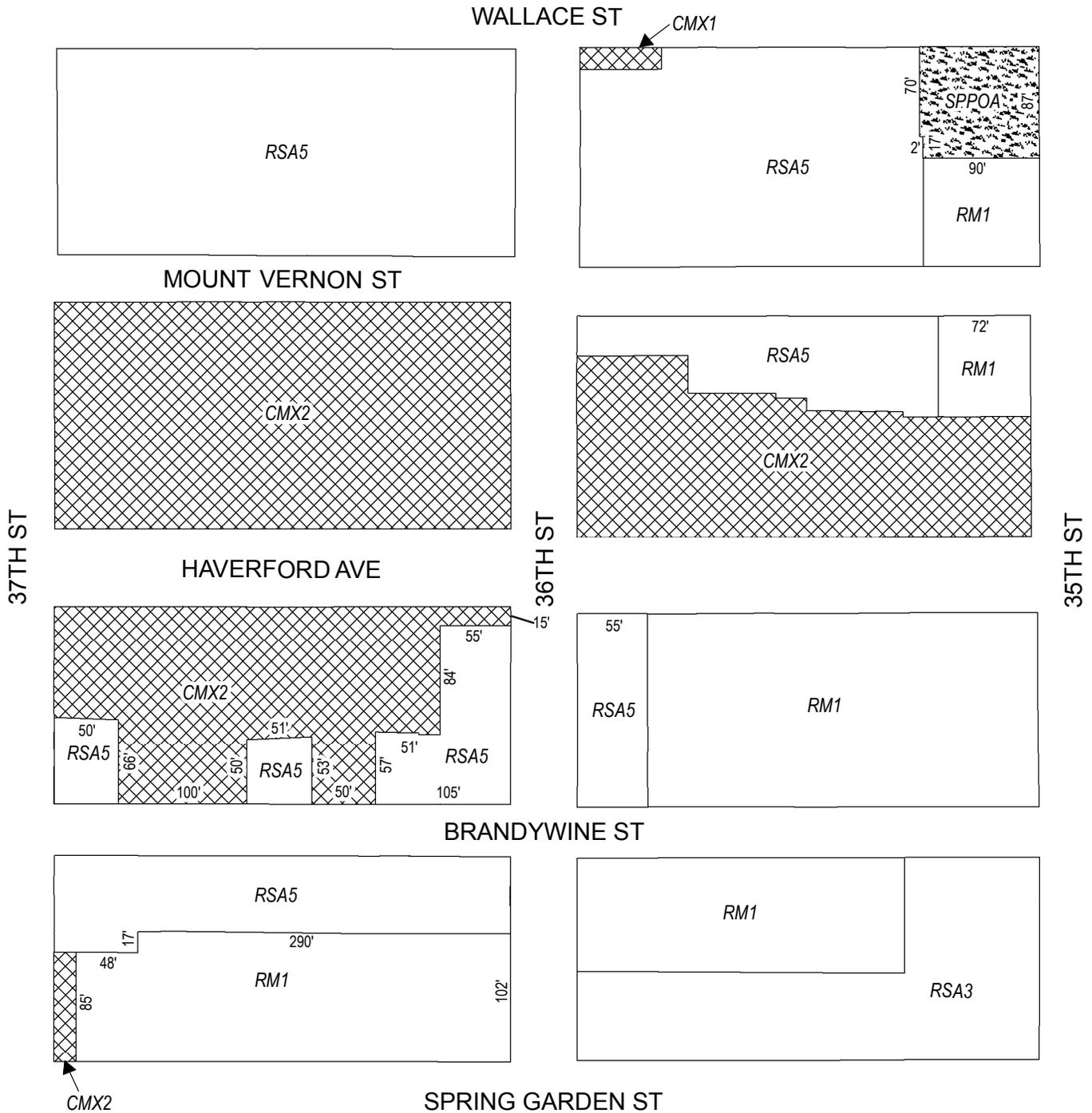


Zoning Districts

-  RSA-5 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-1/CMX-3 Commercial Mixed-Use



Map B5 Proposed Zoning

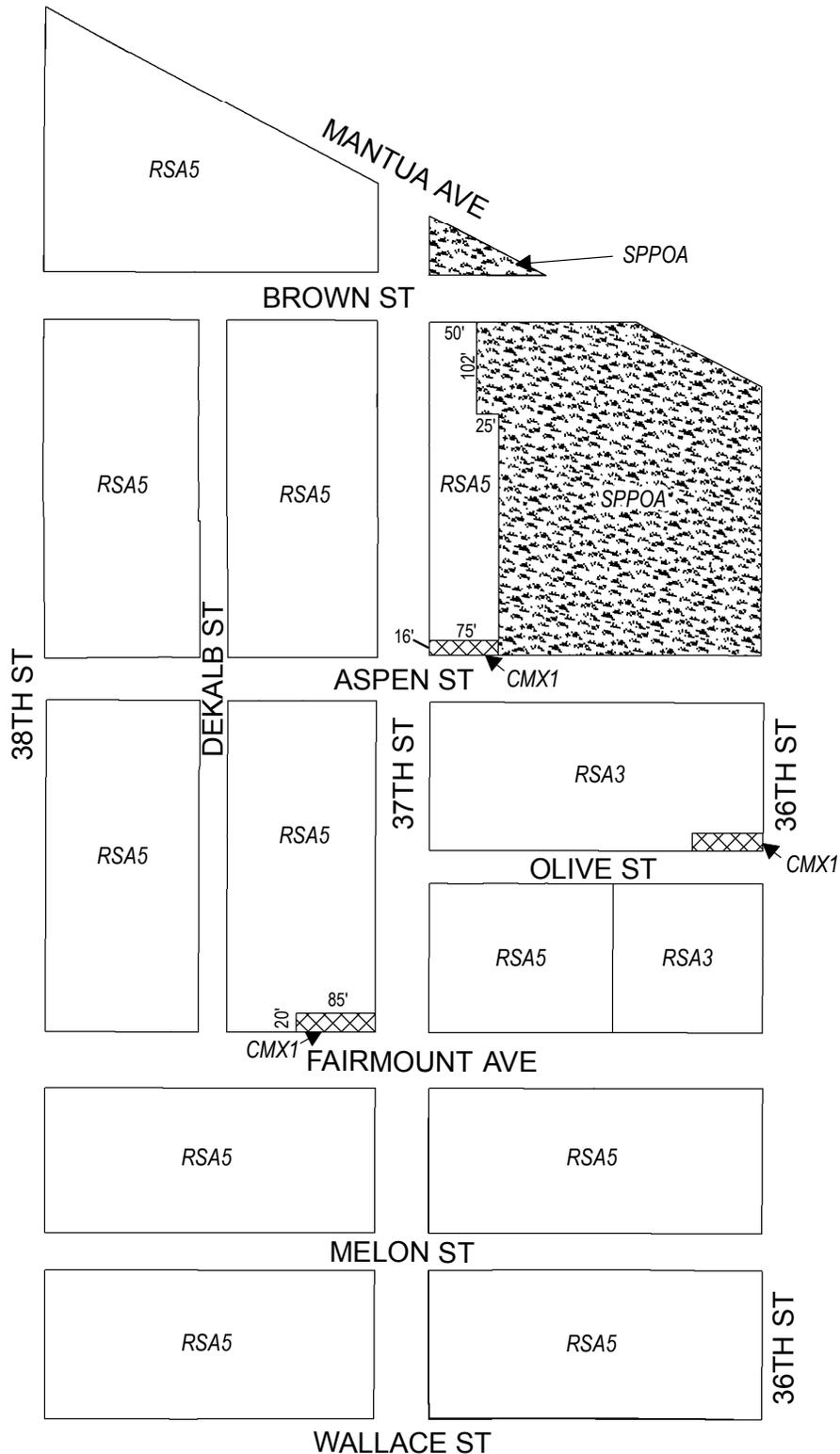


Zoning Districts

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



Map B6 Proposed Zoning

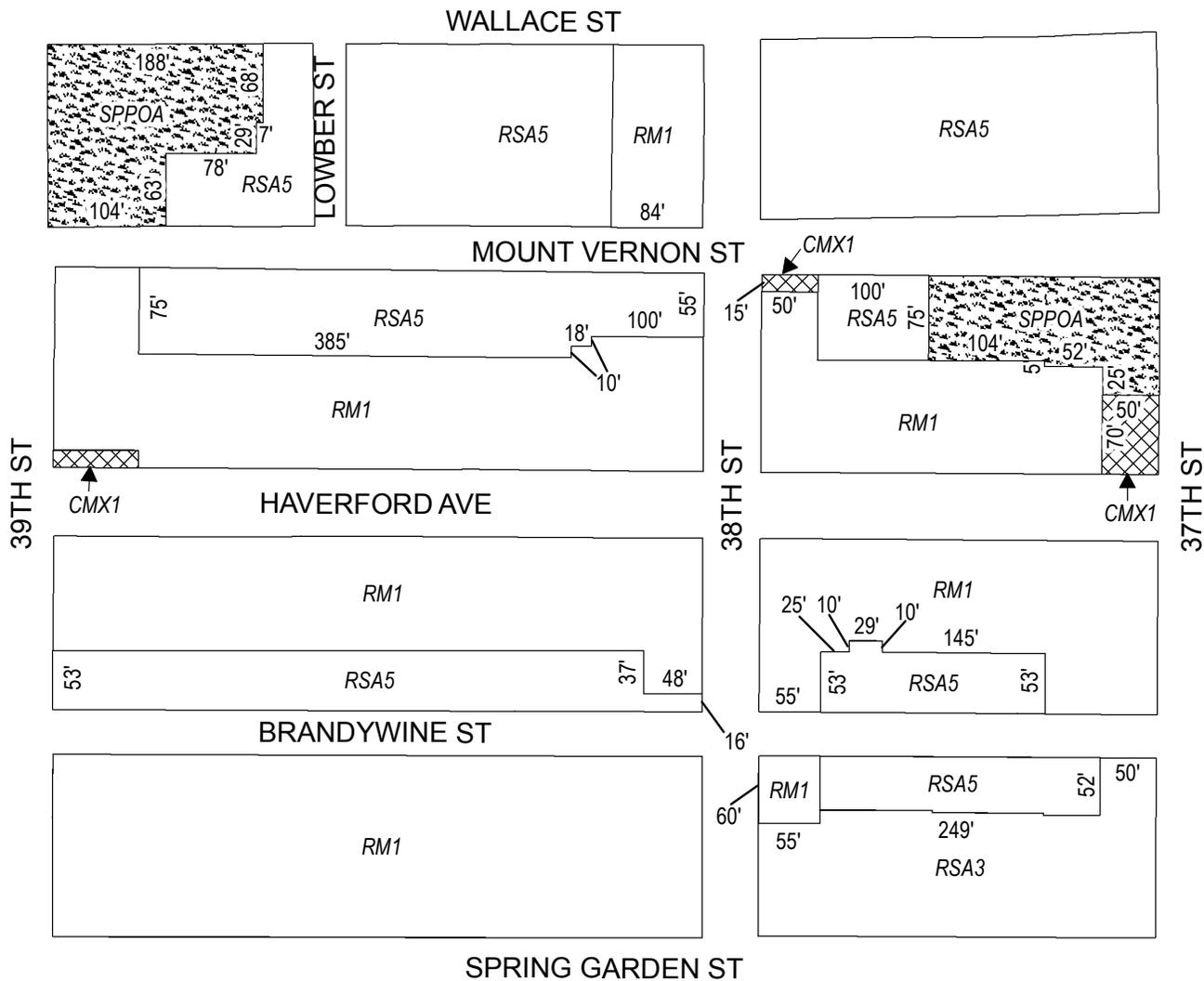


Zoning Districts

-  RSA-3/RSA-5 Residential Single-Family
-  CMX-1 Commercial Mixed-Use
-  SP-PO-A Parks and Open Space



Map B7 Proposed Zoning

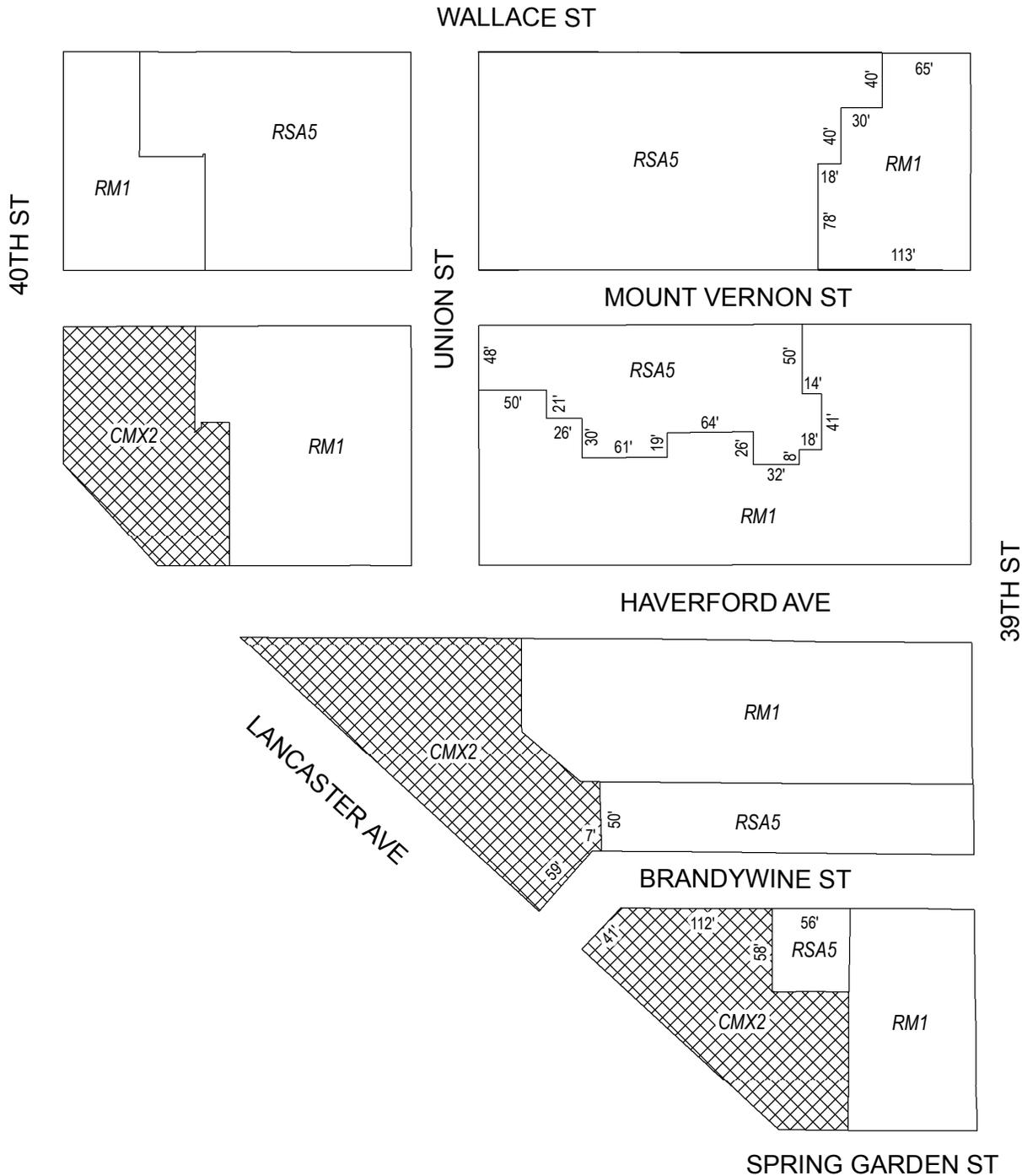


Zoning Districts

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



Map B8 Proposed Zoning



Zoning Districts

-  RSA-5 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-2 Commercial Mixed-Use



Map B9 Proposed Zoning

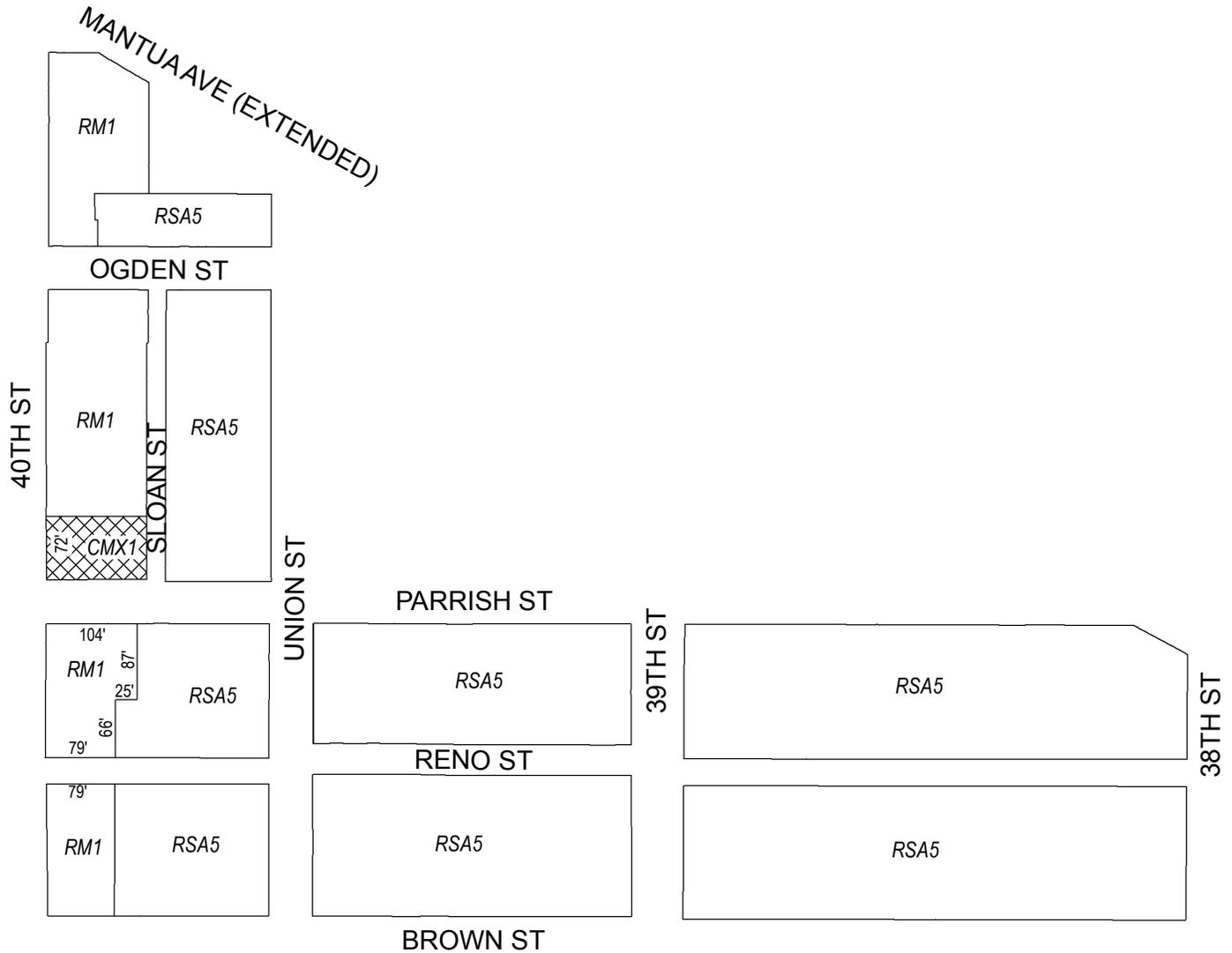


Zoning Districts

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



Map B10 Proposed Zoning



Zoning Districts

-  RSA-5 Residential Single-Family; RM-1 Residential Multi-Family
-  CMX-1 Commercial Mixed-Use

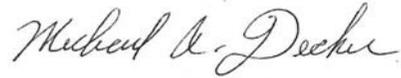


City of Philadelphia

BILL NO. 170398 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 22, 2017. The Bill was Signed by the Mayor on July 11, 2017.



Michael A. Decker
Chief Clerk of the City Council