

# City of Philadelphia



(Bill No. 240281)

## AN ORDINANCE

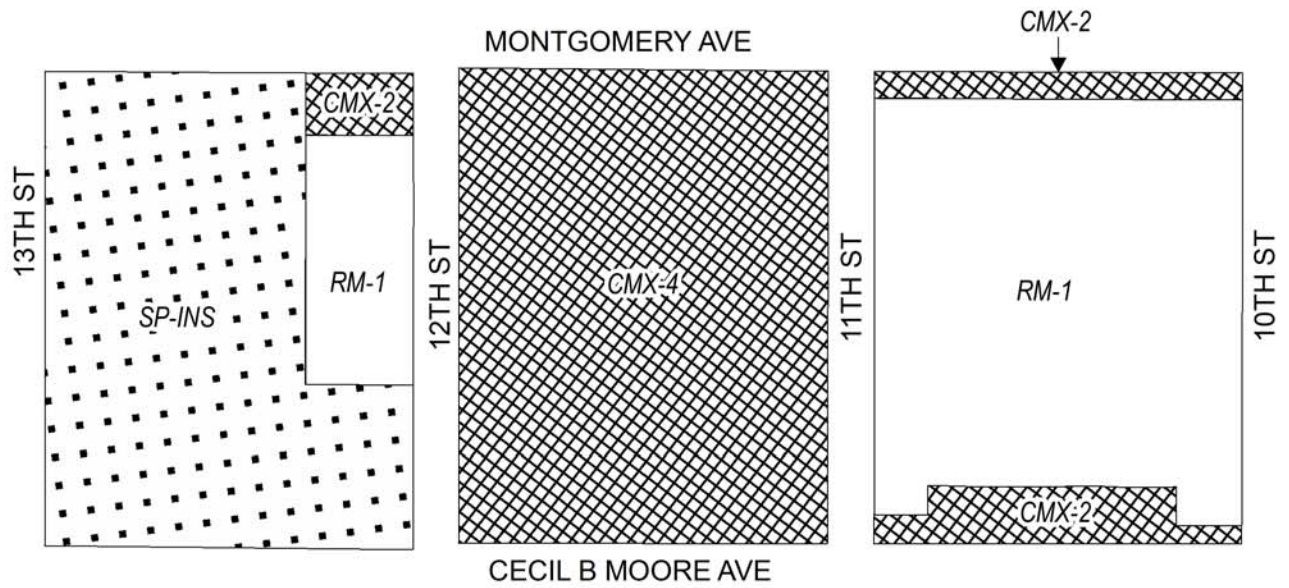
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Montgomery Avenue, 10th Street, Girard Avenue, and 13th Street.

*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 Montgomery Avenue, 10th Street, Girard Avenue, and 13th Street from the existing zoning designations indicated on Maps “A1,” “A2,” and “A3” set forth below, to the zoning designations indicated on Maps “B1,” “B2,” and “B3” set forth below.

SECTION 2. This Ordinance shall become effective immediately.

# Map A1 Existing Zoning

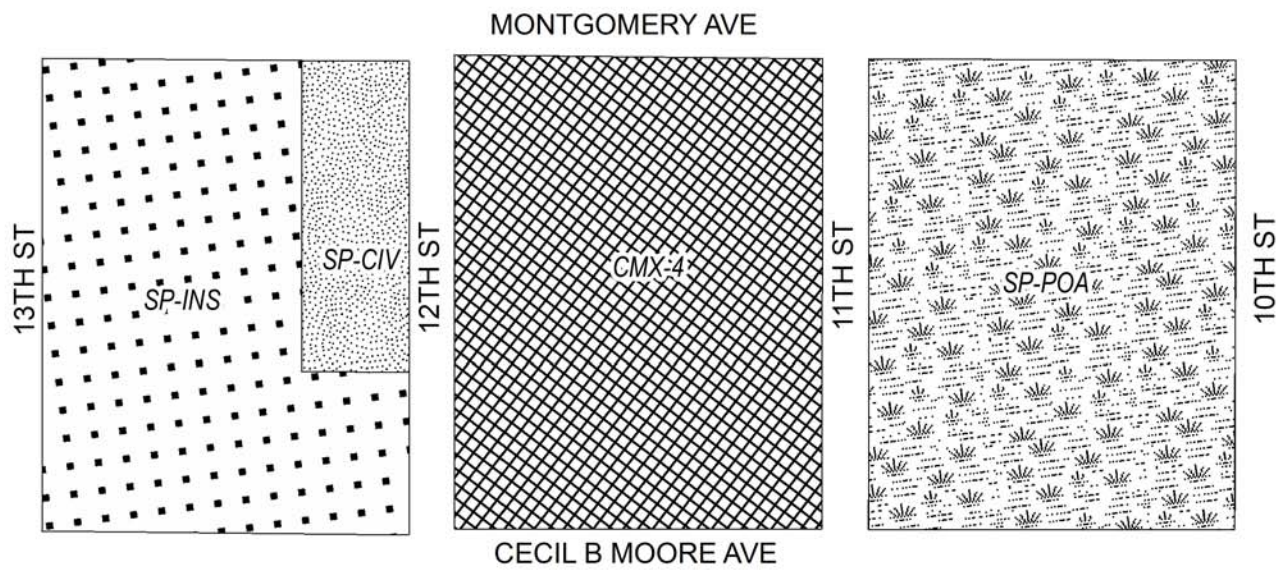


## Zoning Districts

-  CMX-2/CMX-4, Commercial Mixed-Use
-  RM-1, Residential Multi-Family
-  SP-INS, Institutional



# Map B1 Proposed Zoning

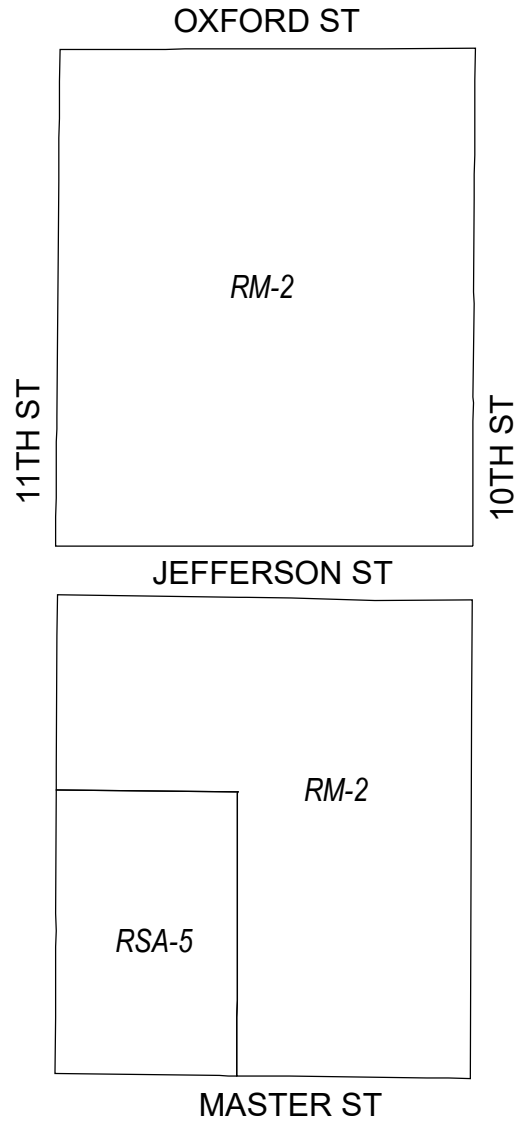


## Zoning Districts

-  CMX-4, Commercial Mixed-Use
-  SP-CIV, Civic, Educational, and Medical
-  SP-INS, Institutional
-  SP-PO-A, Parks and Open Space



# Map A2 Existing Zoning

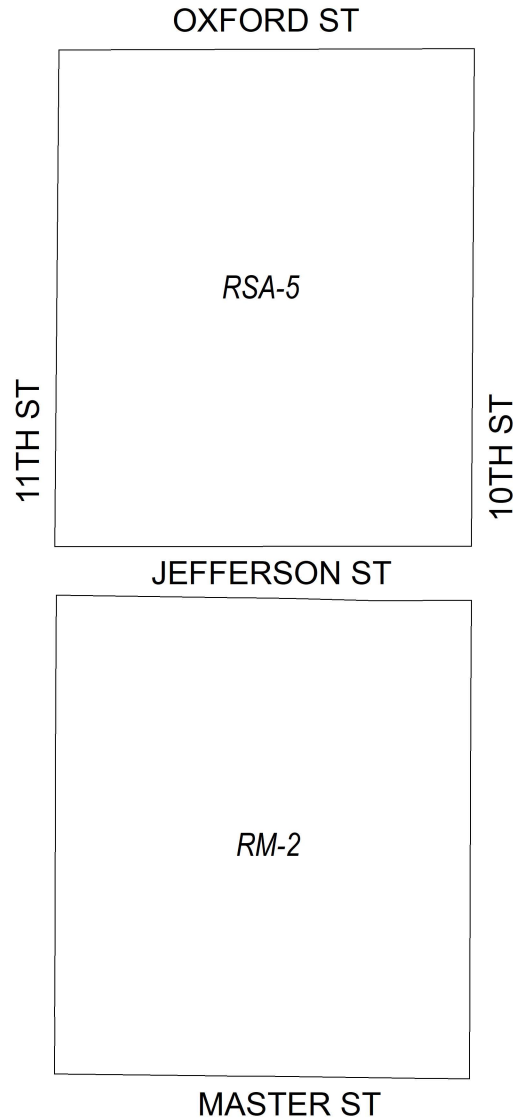


## Zoning Districts

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



# Map B2 Proposed Zoning

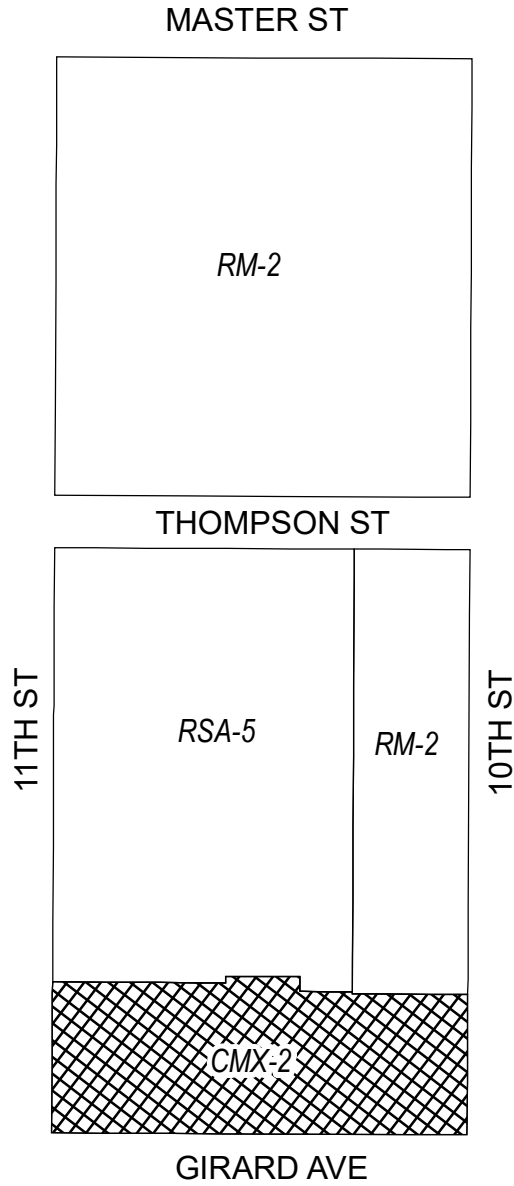


## Zoning Districts

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



# Map A3 Existing Zoning



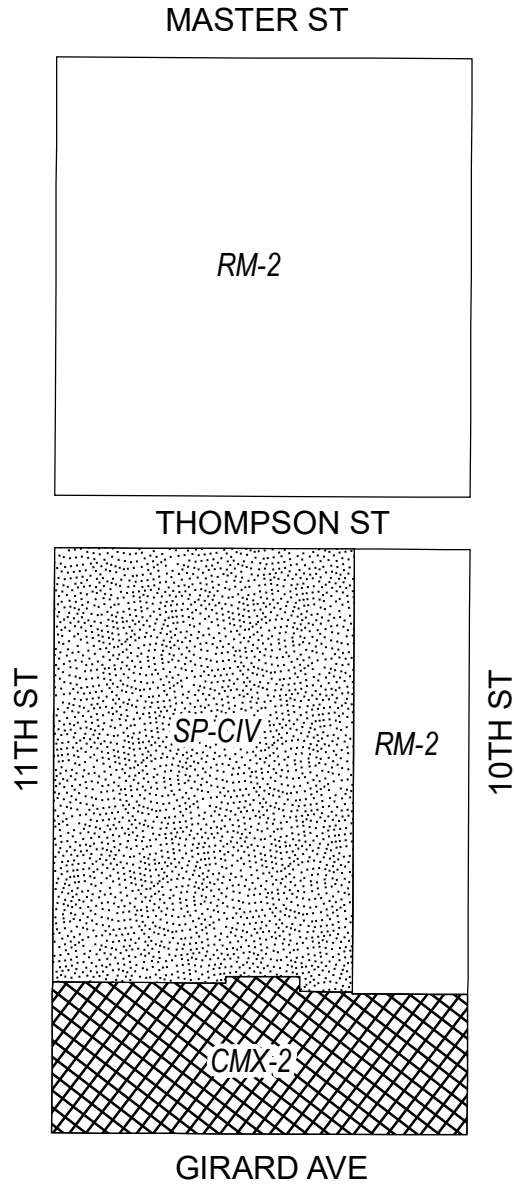
## Zoning Districts

 CMX-2, Commercial Mixed-Use




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



# Map B3 Proposed Zoning



## Zoning Districts

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



# City of Philadelphia

*BILL NO. 240281 continued*

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 16, 2024. The Bill was Signed by the Mayor on May 29, 2024.



Elizabeth McCollum  
Interim Chief Clerk of the City Council