

City of Philadelphia



(Bill No. 250371)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Powelton Avenue, Preston Street, Filbert Street, and 41st Street, and to amend Title 14 of The Philadelphia Code by adding Section 14-544 entitled /CSI, CSI Forensic Laboratory Overlay District, and making other related changes, all under certain terms and conditions.

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 Powelton Avenue, Preston Street, Filbert Street and 41st Street 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. Title 14 of The Philadelphia Code is hereby amended to read as follows:

* * *

TITLE 14. ZONING AND PLANNING

* * *

CHAPTER 14-500. OVERLAY ZONING DISTRICTS

* * *

§ 14-544. /CSI, CSI Forensic Laboratory Overlay District.

(1) Applicability.

The requirements of this /CSI, CSI Forensic Laboratory Overlay District apply to all properties zoned CMX-3, Commercial Mixed-Use within the area bounded by Powelton Avenue, Preston Street, Filbert Street, and 41st Street, and notwithstanding all other applicable sections of this Code.

(2) Supplemental Use Regulations.

(a) Non-Accessory Parking.

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Non-Accessory parking is permitted on the ground floor of any parking garage structure.

(3) Development Standards

(a) Building Setback Line.

The side yard requirements of the CMX-3 zoning district shall not apply.

(b) Fencing and Walls.

Fences on any side of a corner lot building within this overlay may be no more than eight feet in height.

(4) Parking.

(a) Notwithstanding the provisions of § 14-803(2)(b), Table 14-803-1: Dimensional Standards for Parking Spaces and Aisles, the following applies:

<i>Parking Angle/Type</i>	<i>Min. Stall Width (ft.) [1]</i>	<i>Min. Stall Depth (ft.) [2]</i>	<i>Minimum Aisle Width (ft.) [5]</i>
<i>Regular Space – 75 degrees</i>	8.5	18	18

(b) Design Standards for Garage Structures.

Garage structures along any street frontage, a parking garage shall have no more than two curb cuts for both ingress and egress, the maximum width of which shall not exceed 26 ft.

(c) Bicycle Parking.

Bicycle parking is not required for any parking garage structure.

(d) Signs.

Accessory wall signs shall be permitted provided the sign face shall not extend higher than the height of the building façade to which the sign is attached.

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SECTION 3. This Ordinance shall become effective immediately.

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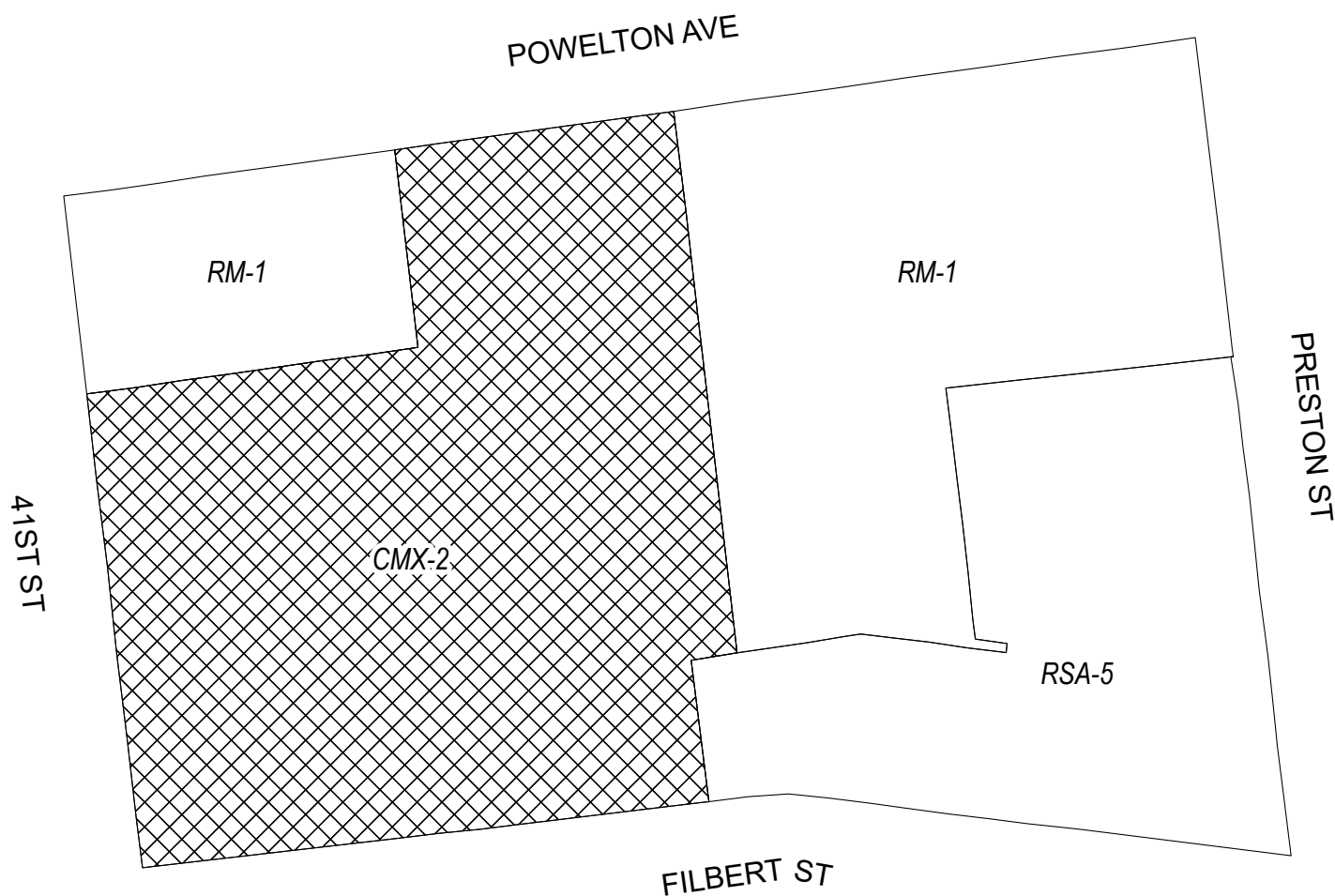
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Explanation:

Italics indicate new matter added.

[Brackets] indicate matter deleted.

Map A Existing Zoning



Zoning Districts



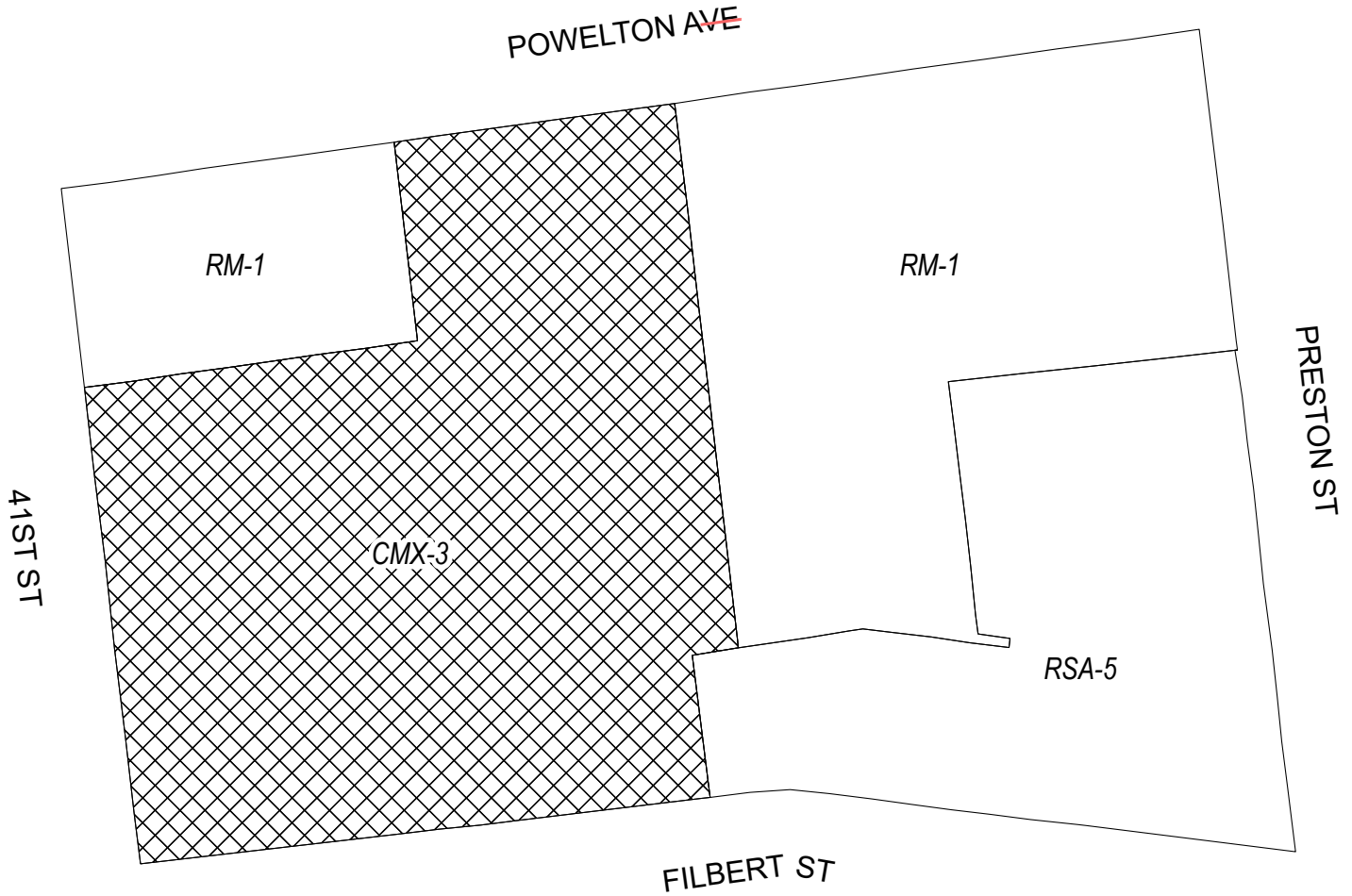
CMX-2, Commercial Mixed-Use



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



Map B Proposed Zoning



Zoning Districts



CMX-3, Commercial Mixed-Use



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



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 5, 2025. The Bill was Signed by the Mayor on June 13, 2025.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum
Chief Clerk of the City Council