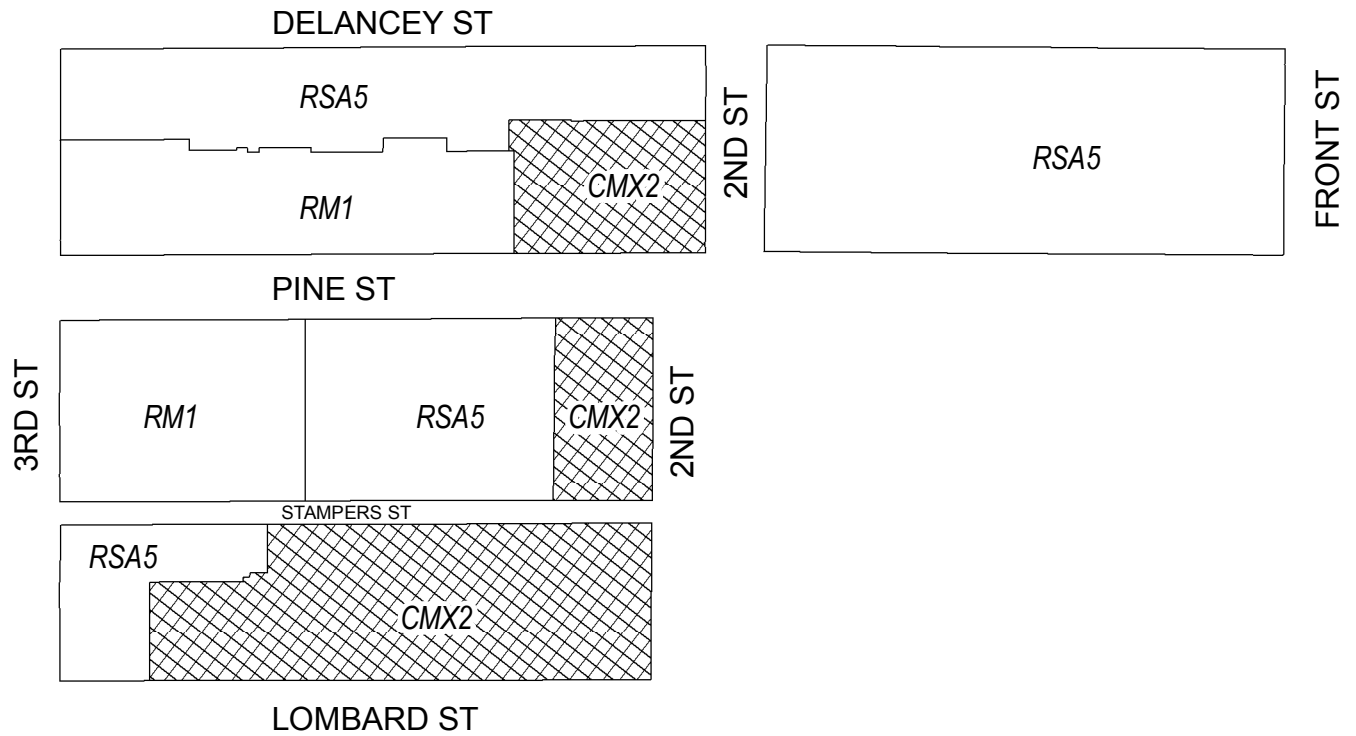# City of Philadelphia

(Bill No. 200095)

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Walnut Street, Front Street, South Street, and 8th Street, 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 Walnut Street, Front Street, South Street, and 8th Street, from the existing zoning designations indicated on Maps "A1", "A2", "A3", "A4", "A5", "A6", "A7," and "A8," set forth below to the zoning designations indicated on Maps "B1", "B2", "B3", "B4", "B5", "B6", "B7" and "B8" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

City of Philadelphia

Map A1 - Existing Zoning

DELANCEY ST

RSA5

RM1

CMX2

2ND ST

FRONT ST

RSA5

PINE ST

3RD ST

RM1

RSA5

CMX2

2ND ST

STAMPERS ST

RSA5

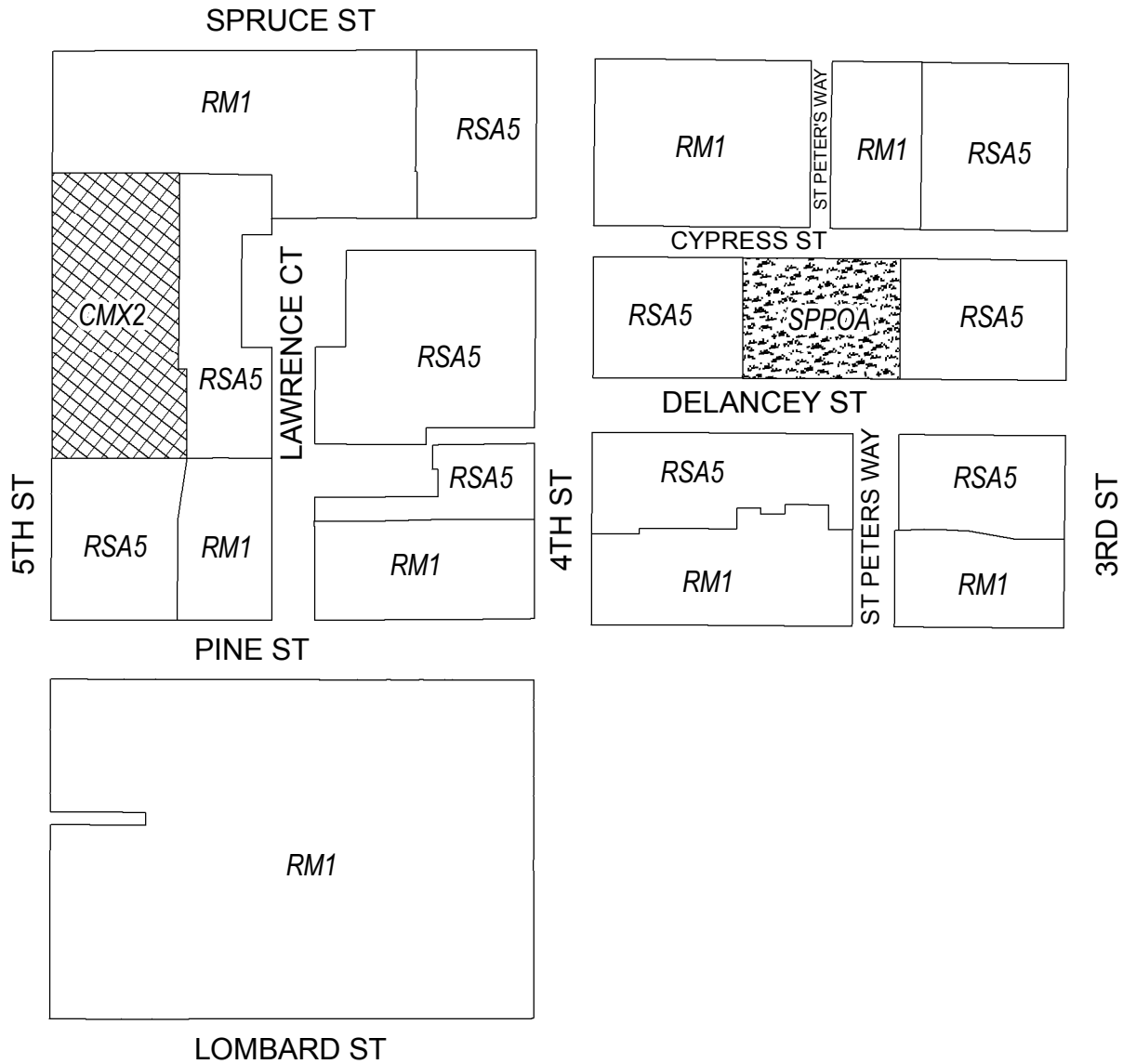CMX2

LOMBARD ST

Zoning Districts

CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia

Map A2 - Existing Zoning

SPRUCE ST

RM1

RSA5

CMX2

LAWRENCE CT

RSA5

RSA5

RSA5

RM1

5TH ST

RSA5

RM1

RM1

PINE ST

RM1

RM1

RM1

RSA5

ST PETER'S WAY

CYPRESS ST

RSA5

SPPOA

RSA5

DELANCEY ST

RSA5

ST PETERS WAY

RSA5

4TH ST

RM1

RM1

3RD ST
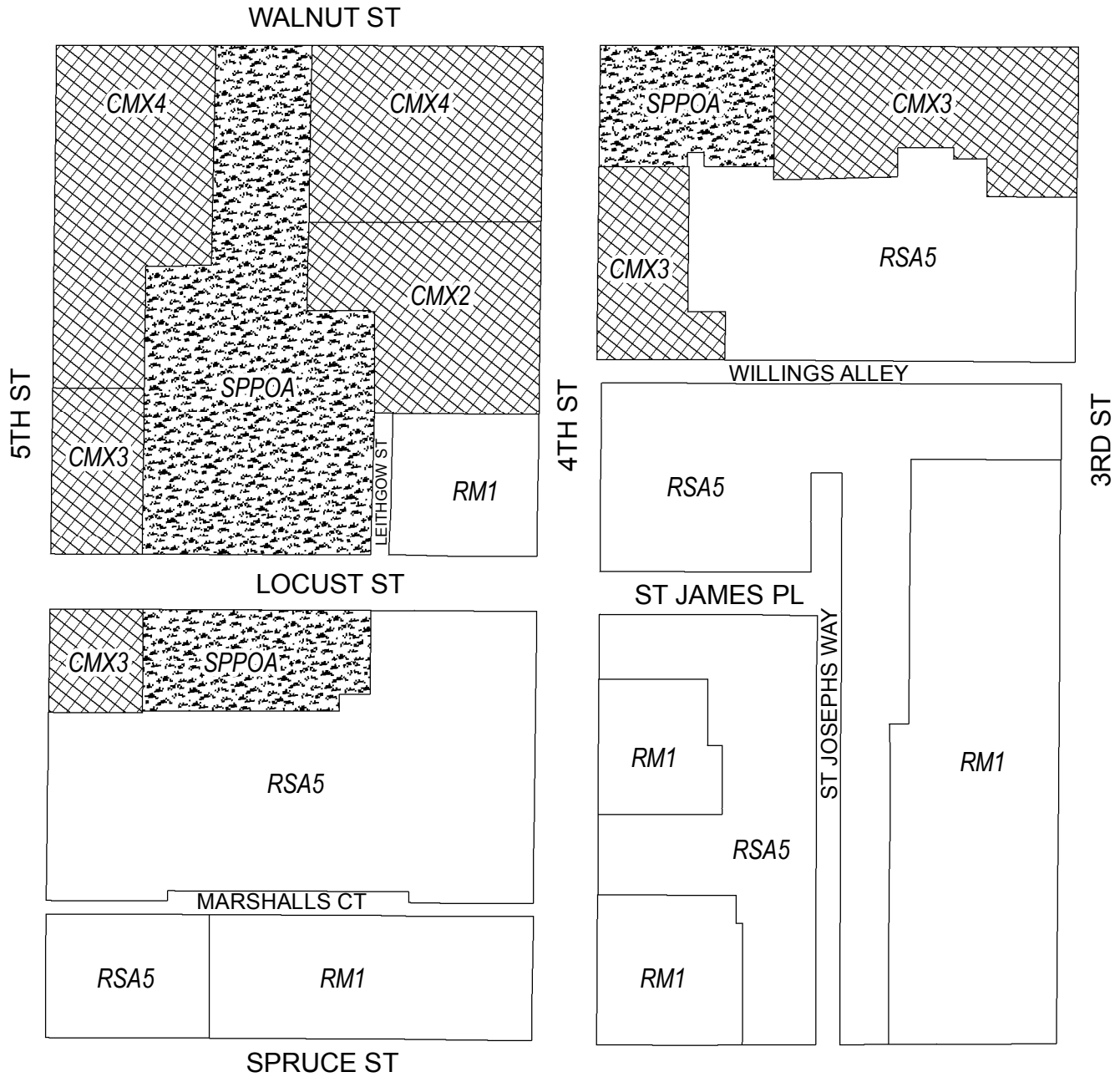
LOMBARD ST

Zoning Districts

CMX-2, Commercial Mixed-Use

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

SP-PO-A, Parks and Open Space

City of Philadelphia

N

Map A3 - Existing Zoning

WALNUT ST

CMX4

CMX4

CMX2

5TH ST

SPPOA

CMX3

LEITHGOW ST

RM1

SPPOA

CMX3

CMX3

RSA5

4TH ST

WILLINGS ALLEY

3RD ST

LOCUST ST

CMX3

SPPOA

RSA5

ST JAMES PL

ST JOSEPHS WAY

RSA5

RM1

RM1

MARSHALLS CT

RSA5

RSA5

RM1

RM1

RM1

SPRUCE ST

Zoning Districts

CMX-2/CMX-3/CMX-4, Commercial Mixed-Use

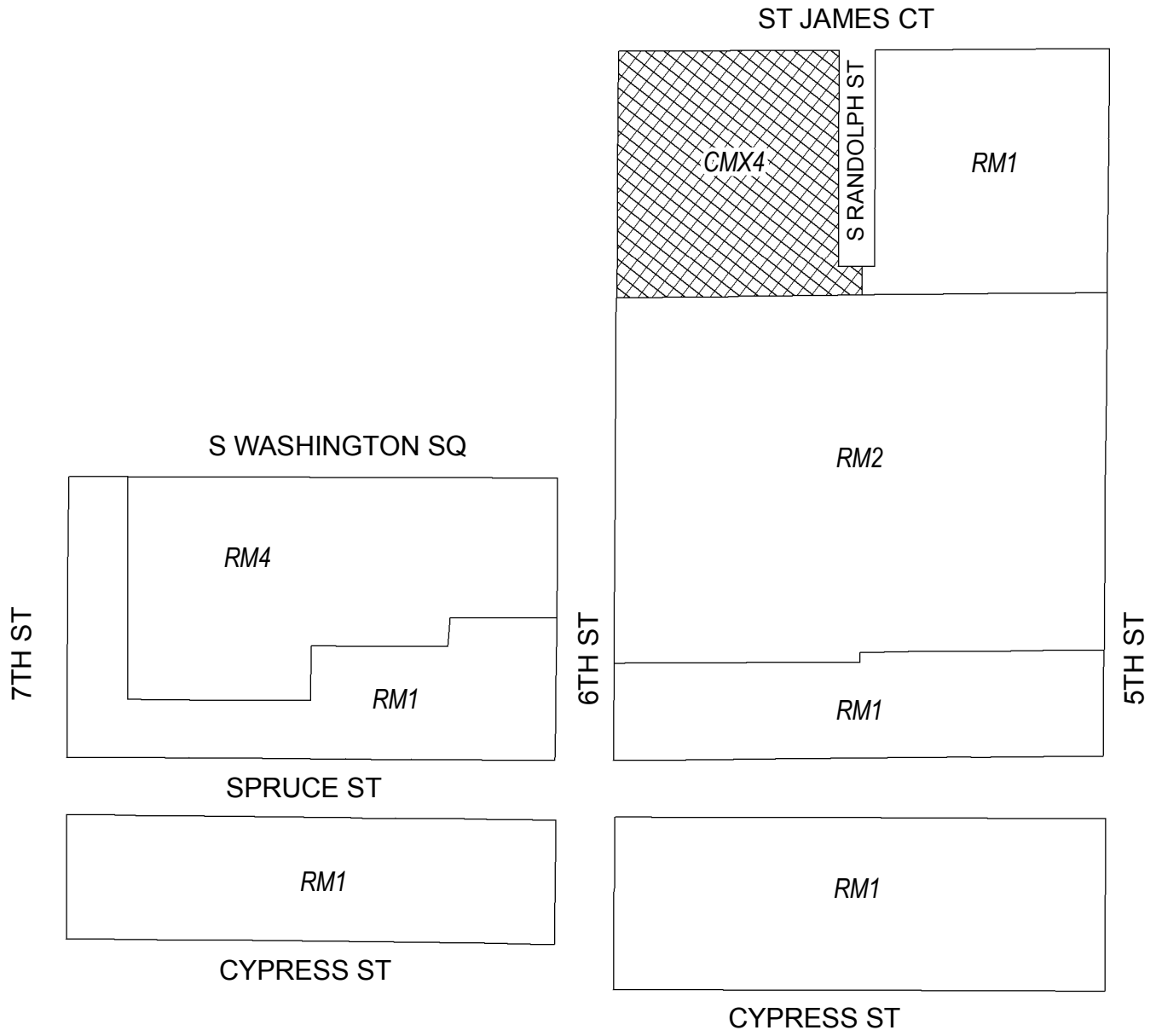RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached

SP-PO-A, Parks and Open Space

City of Philadelphia

N

City of Philadelphia
Map A4 - Existing Zoning

ST JAMES CT

CMX4

S RANDOLPH ST

RM1

S WASHINGTON SQ

RM4

7TH ST

RM1

6TH ST

RM2

5TH ST

RM1

SPRUCE ST

RM1

RM1

CYPRESS ST

CYPRESS ST

Zoning Districts

CMX-4, Commercial Mixed-Use

RM-1/RM-2/RM-4, Residential Multi-Family

N

Map A5 - Existing Zoning
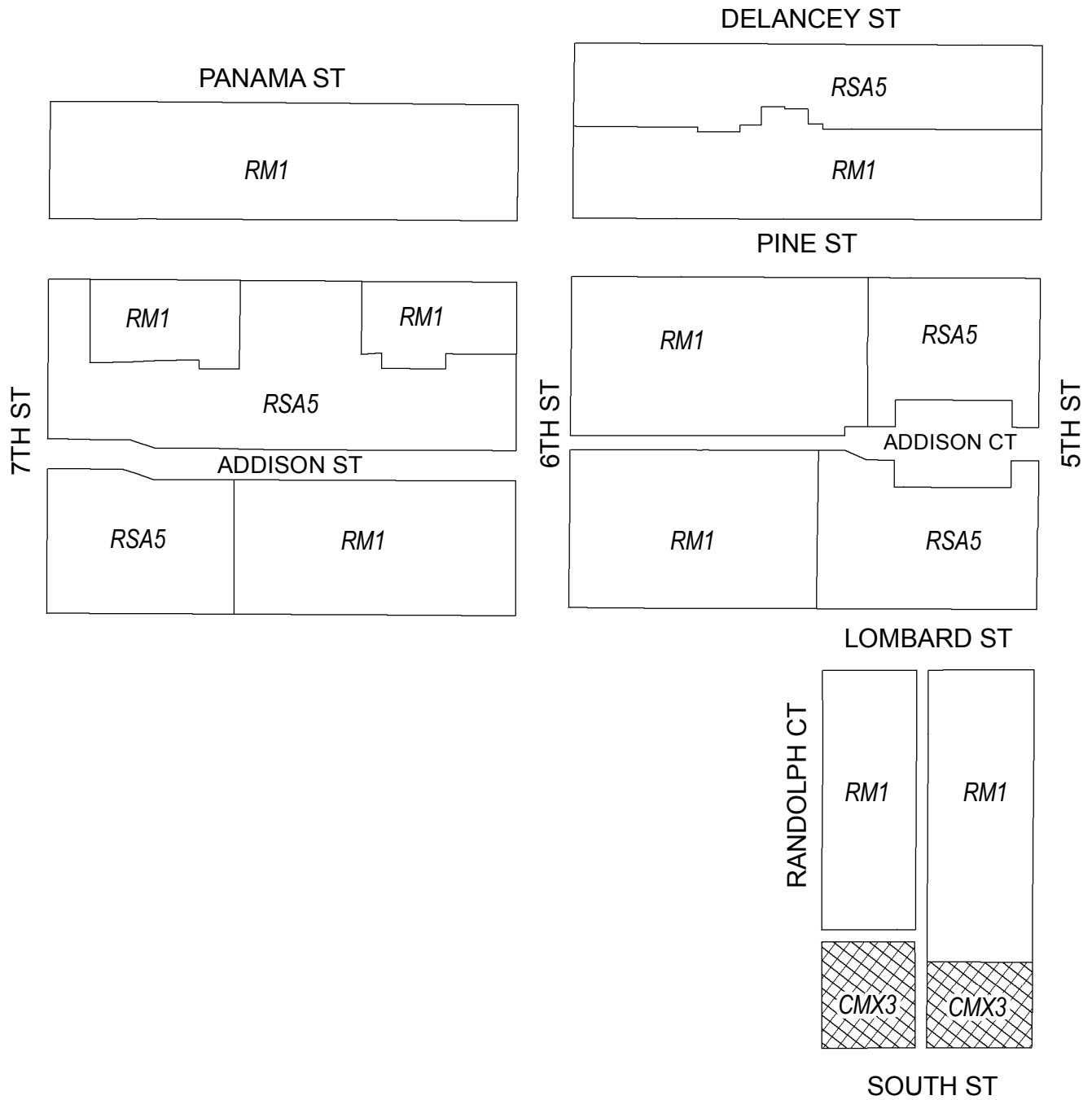
DELANCEY ST

PANAMA ST

RSA5

RM1

RM1

PINE ST

RM1   *RM1*

RM1   *RSA5*

7TH ST

6TH ST

5TH ST

RSA5

ADDISON CT

ADDISON ST

RSA5   *RM1*

RM1   *RSA5*

LOMBARD ST

RANDOLPH CT

RM1   *RM1*

CMX3   *CMX3*

SOUTH ST
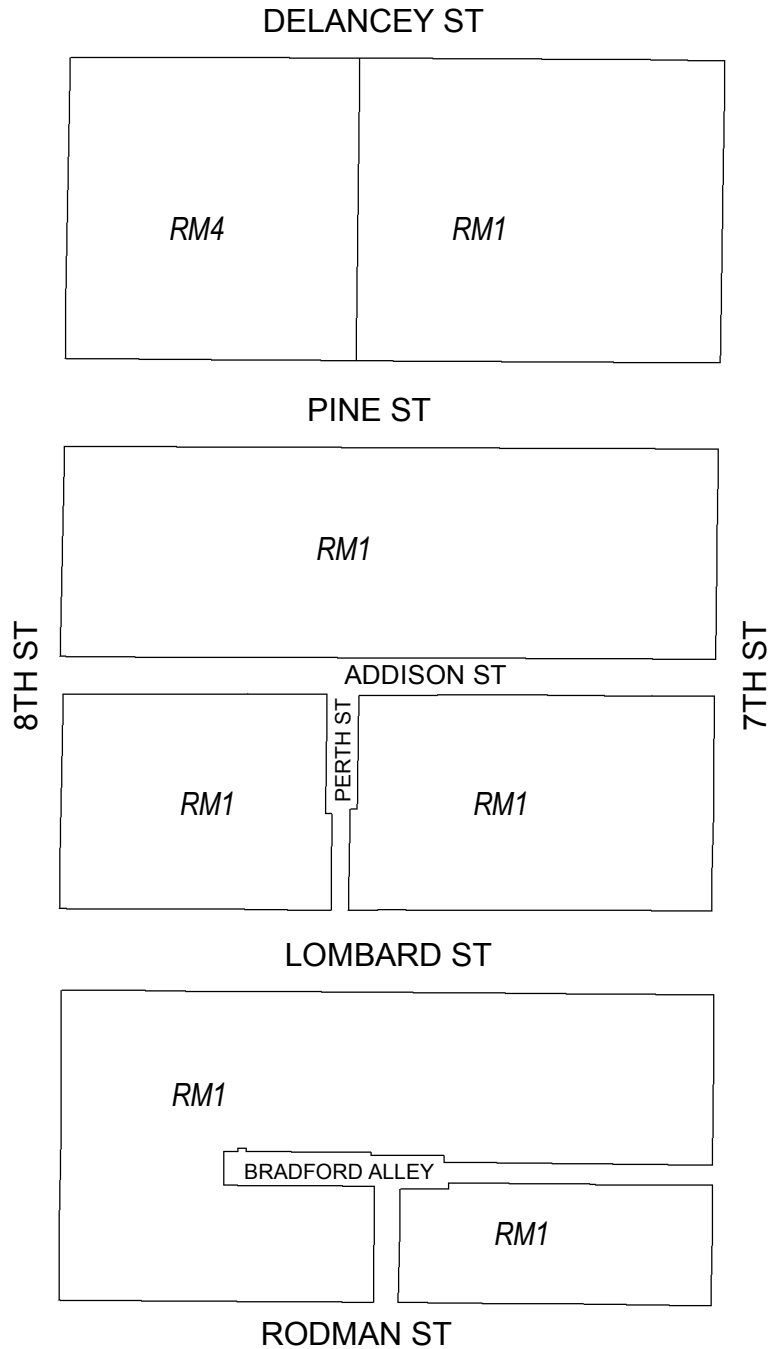
Zoning Districts

▨   CMX-3, Commercial Mixed-Use

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

N

City of Philadelphia
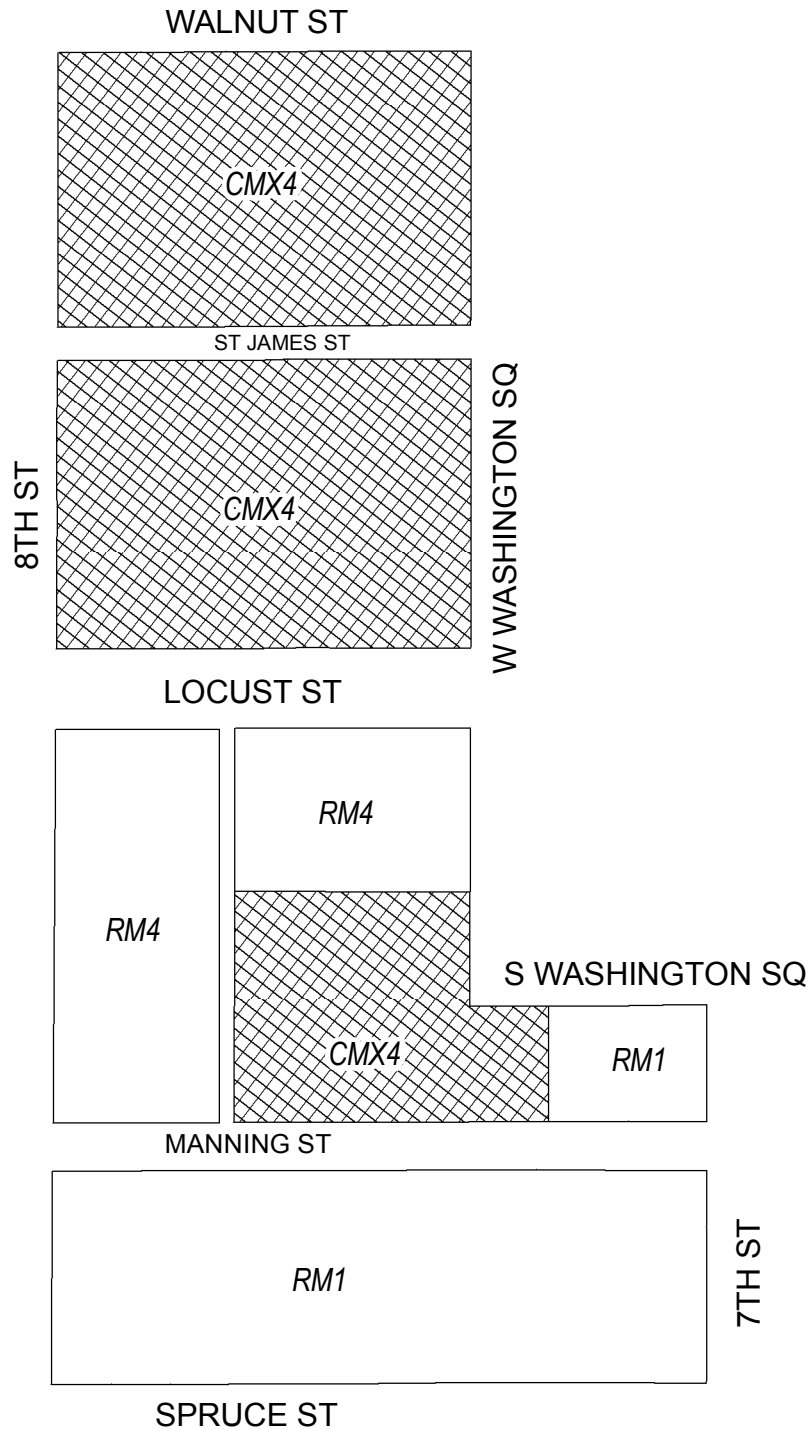
Map A6 - Existing Zoning

DELANCEY ST

RM4

RM1

PINE ST

RM1

8TH ST

ADDISON ST

PERTH ST

RM1

RM1

7TH ST

LOMBARD ST

RM1

BRADFORD ALLEY

RM1

RODMAN ST

N

Zoning Districts

RM-1/RM-4, Residential Multi-Family

City of Philadelphia

City of Philadelphia

Map A7 - Existing Zoning

WALNUT ST

CMX4

ST JAMES ST

8TH ST

CMX4

W WASHINGTON SQ

LOCUST ST

RM4

RM4

S WASHINGTON SQ

CMX4

RM1

MANNING ST

RM1

7TH ST

SPRUCE ST

Zoning Districts

CMX-4, Commercial Mixed-Use

RM-1/RM-4, Residential Multi-Family

N

Map A8 - Existing Zoning

THOMAS PAINE PL

3RD ST

CMX2

RSA5

SAINT JAMES PL

PHILIP PL

DOCK ST

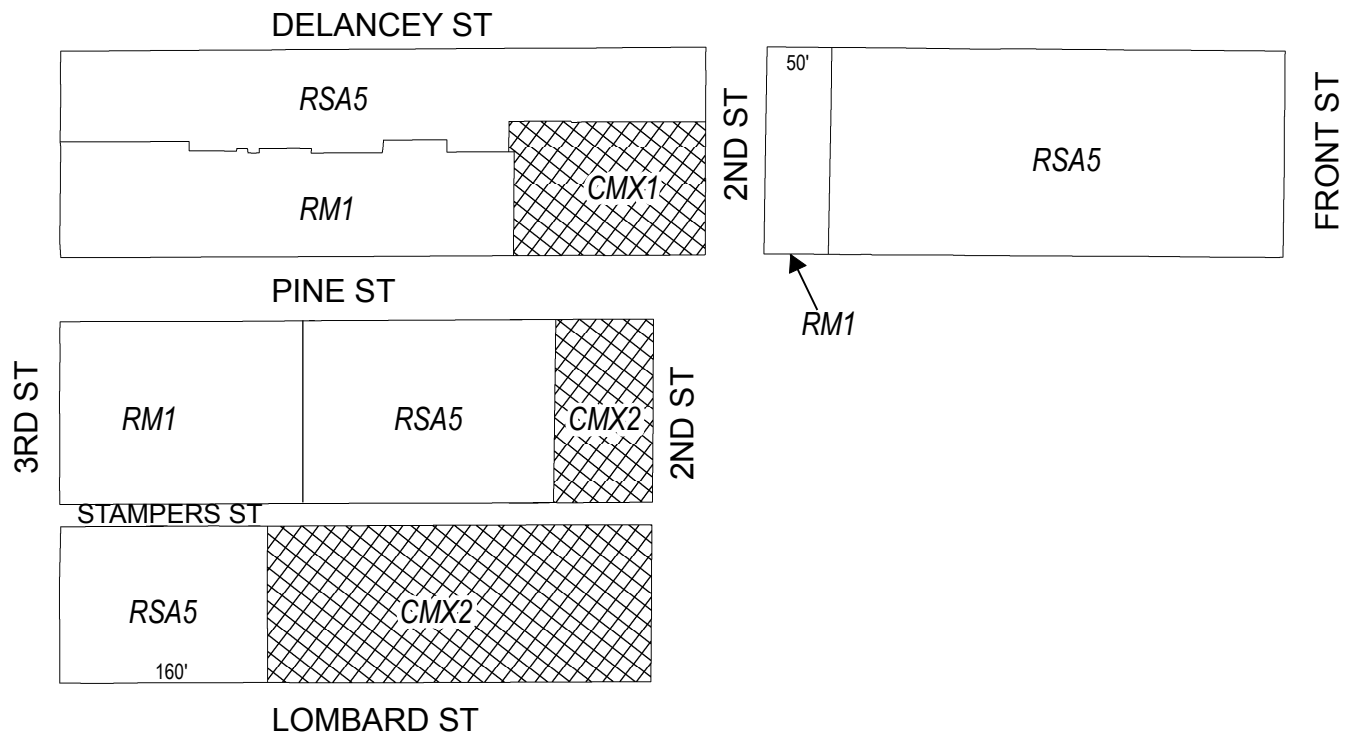RM2

LOCUST ST

2ND ST

38TH PARALLEL PL

SPRUCE ST
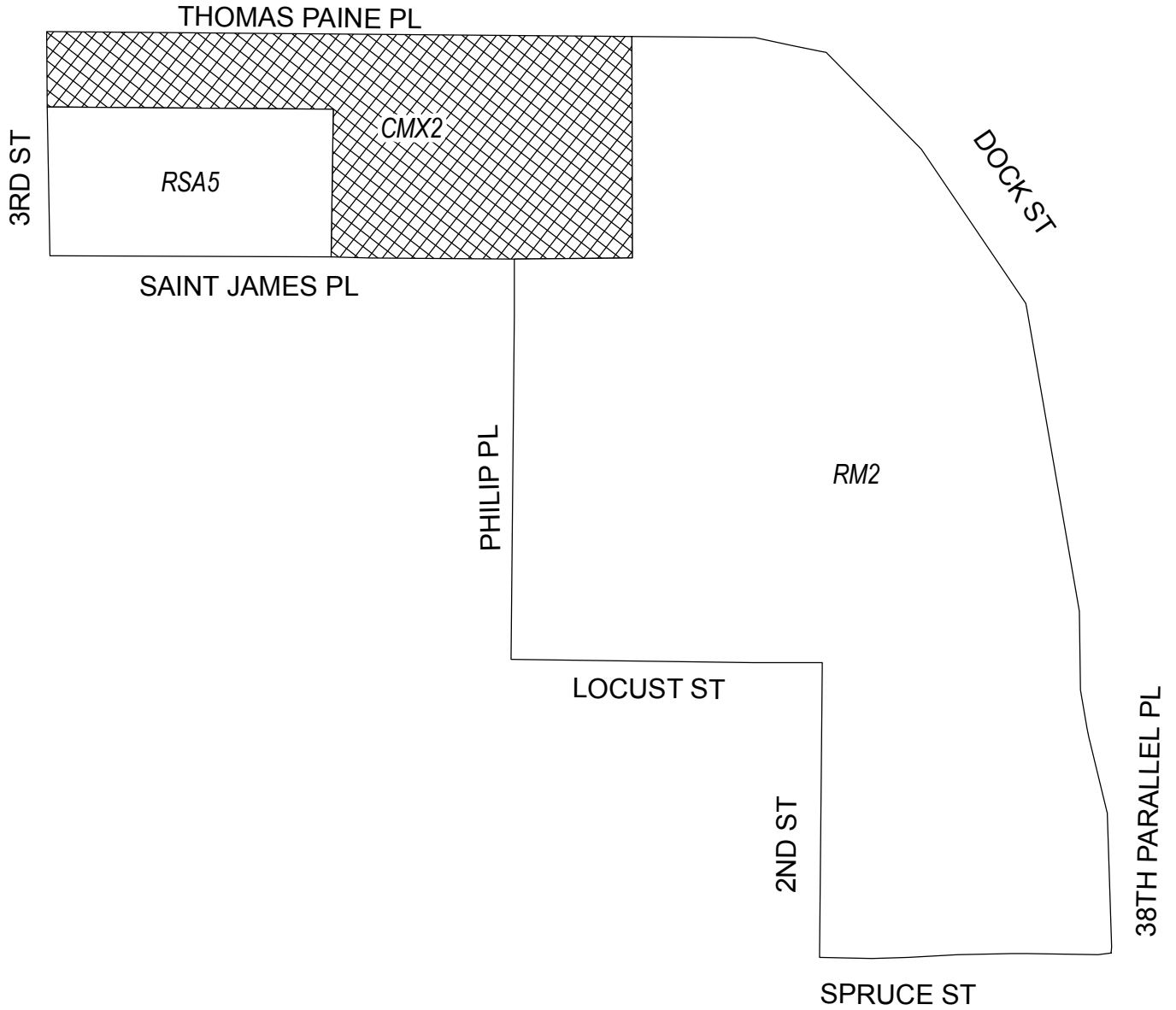
Zoning Districts

CMX-2, Commercial Mixed-Use

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

N

Map B1 - Proposed Zoning

DELANCEY ST

RSA5

RM1

CMX1

2ND ST

FRONT ST

50'

RSA5

RM1

PINE ST

3RD ST

RM1

RSA5

CMX2

2ND ST

STAMPERS ST

RSA5

CMX2
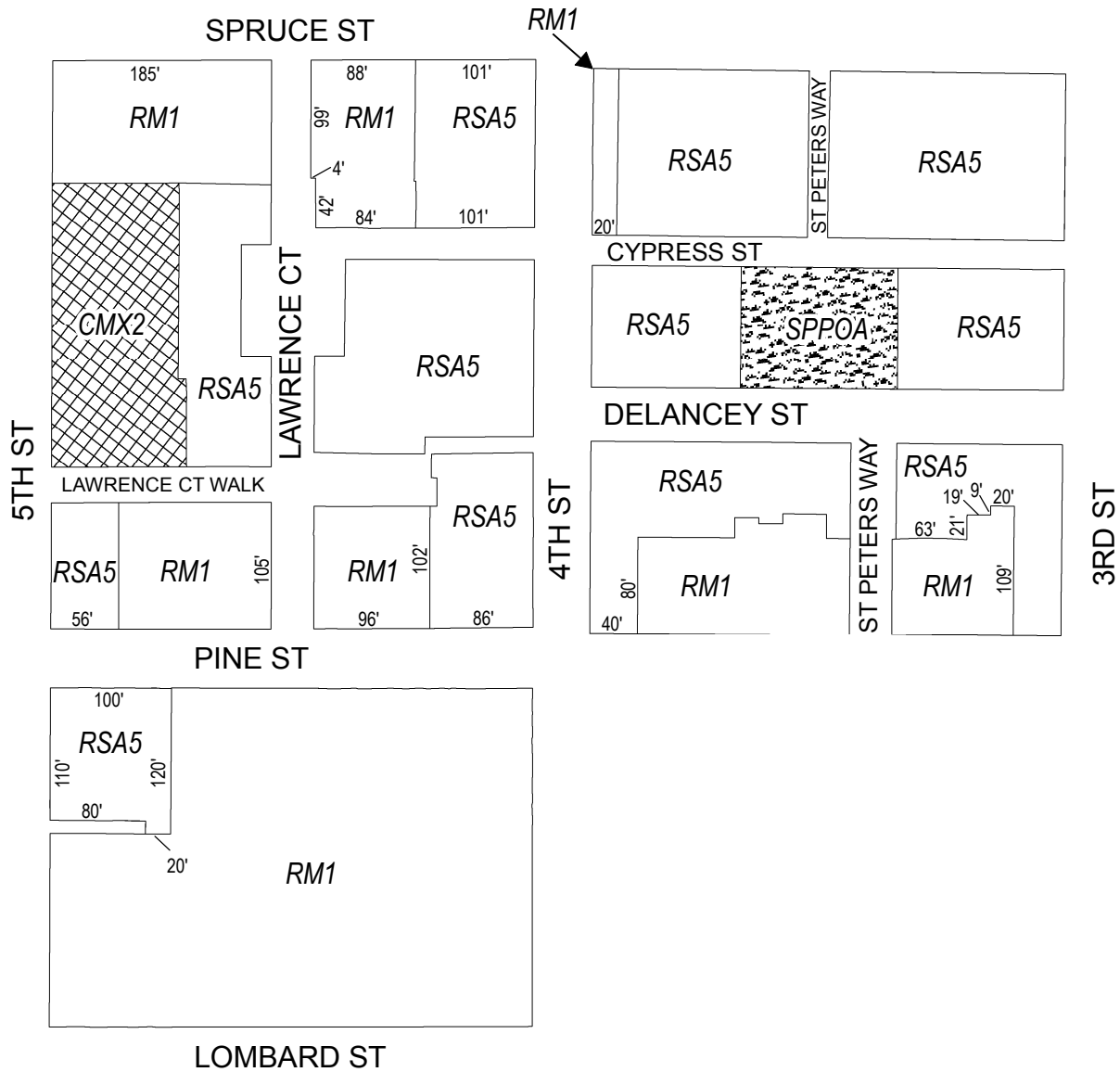
160'

LOMBARD ST

Zoning Districts

▨ CMX-1/CMX-2, Commercial Mixed-Use

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

N

City of Philadelphia

Map B2 - Proposed Zoning

SPRUCE ST

RM1

185'
RM1

88'
99' RM1

4'

42'
84'

101'
RSA5

101'

RM1

LAWRENCE CT

CMX2

RSA5

LAWRENCE CT WALK

5TH ST

RSA5

RSA5

RM1

56'

RSA5

RM1 102'

96'

RSA5

86'

105'

RSA5

RSA5

ST PETERS WAY

RSA5

20'

CYPRESS ST

RSA5

SPPOA

RSA5

DELANCEY ST

4TH ST

RSA5

RM1

80'

40'

ST PETERS WAY

RSA5

19' 9' 20'

63' 21'

RM1 109'

3RD ST

PINE ST

RSA5

100'

110' 120'

80'

20'

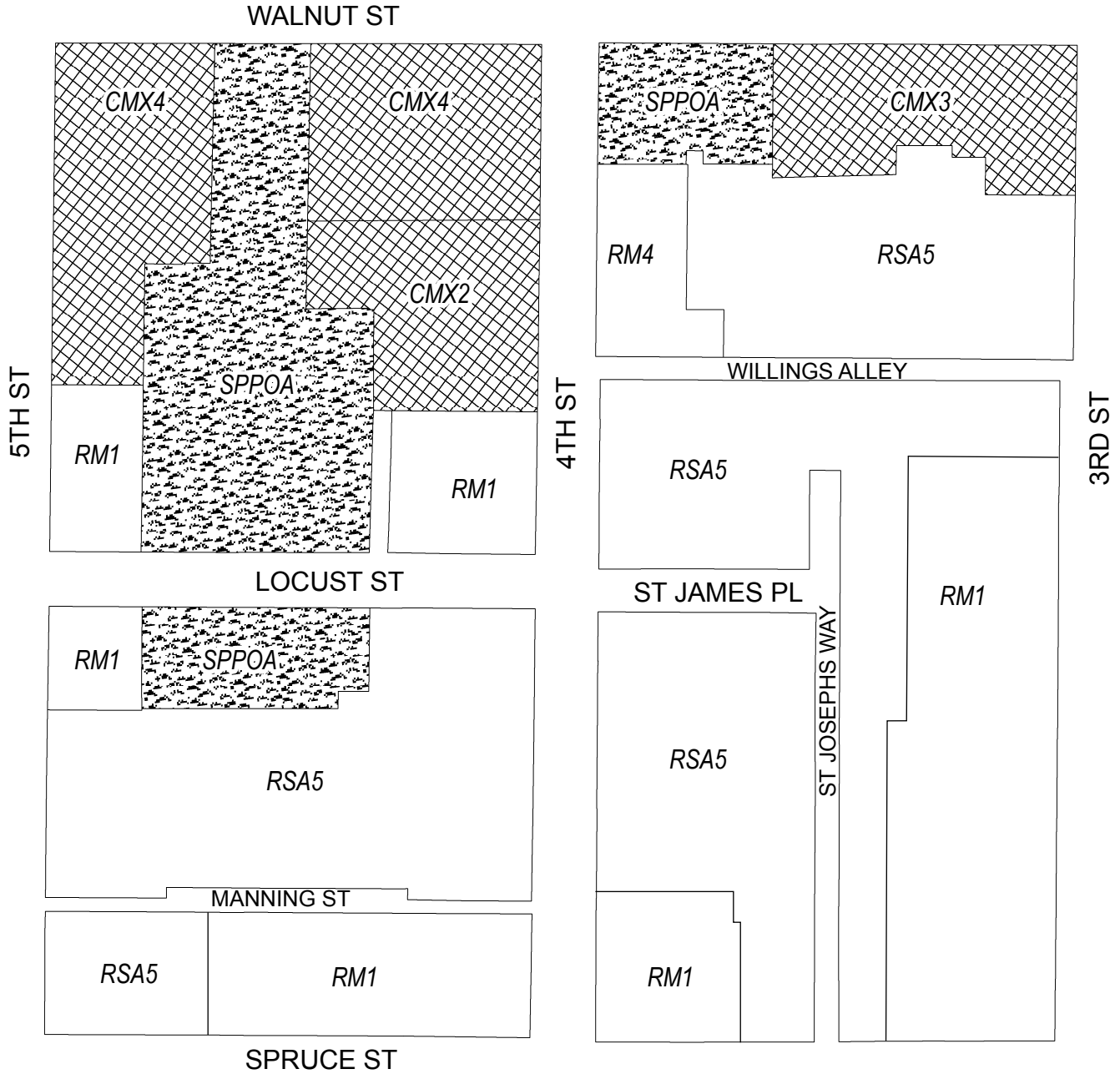RM1

LOMBARD ST

Zoning Districts

CMX-2, Commercial Mixed-Use

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

SP-PO-A, Parks and Open Space

City of Philadelphia

N

Map B3 - Proposed Zoning

WALNUT ST

CMX4

CMX4

CMX2

SPPOA

5TH ST

RM1

RM1

SPPOA

CMX3

RM4

RSA5

4TH ST

WILLINGS ALLEY

RSA5

3RD ST

LOCUST ST

ST JAMES PL

RM1

ST JOSEPHS WAY

RM1

SPPOA

RM1

RSA5

RSA5

MANNING ST

RSA5

RM1

RM1

SPRUCE ST

Zoning Districts

CMX-2/CMX-3/CMX-4, Commercial Mixed-Use

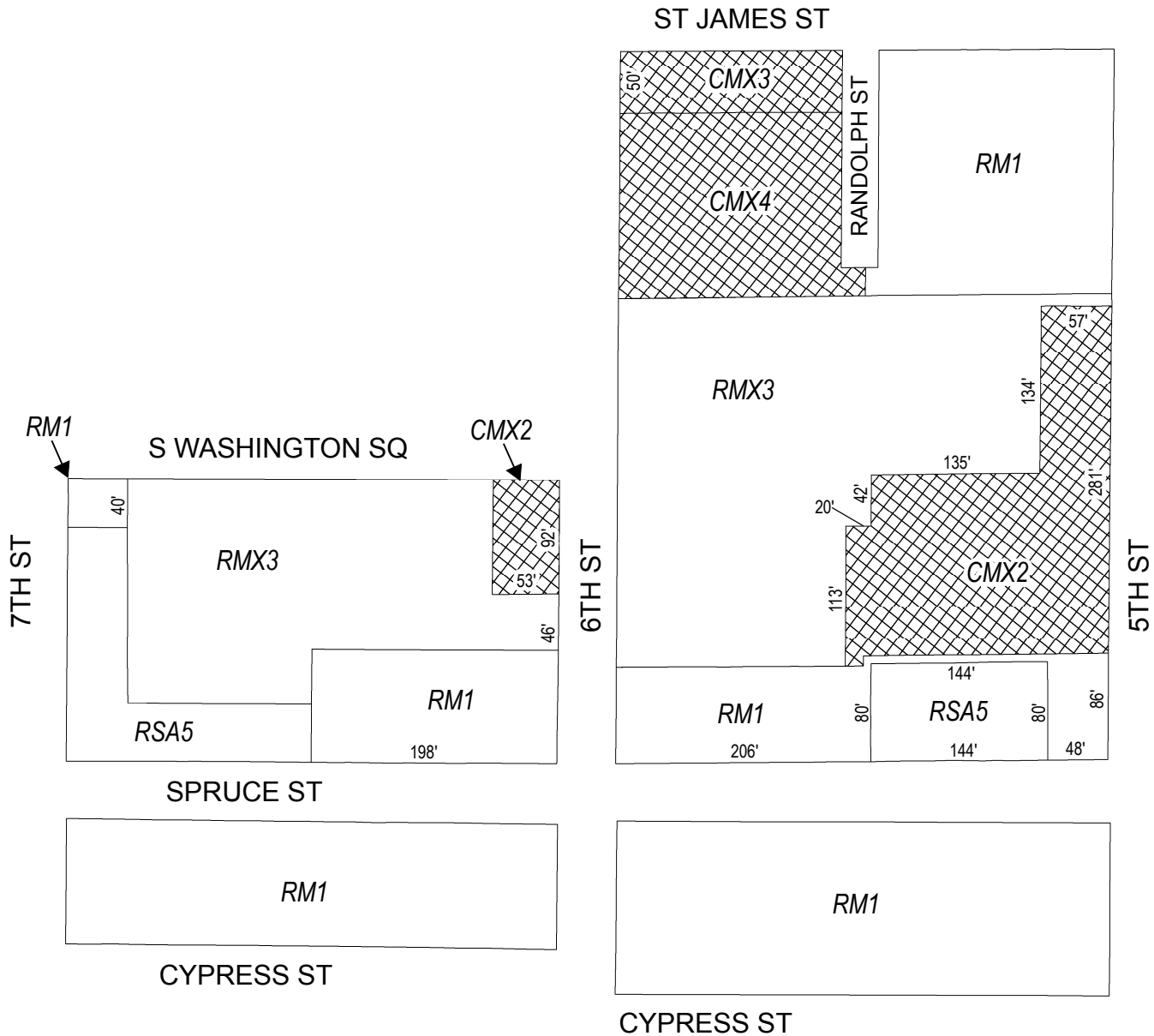RM-1/RM-4, Residential Multi-Family; RSA-5, Residential Single-Family Attached

SP-PO-A, Parks and Open Space

N

City of Philadelphia

Map B4 - Proposed Zoning

ST JAMES ST

CMX3

50'

CMX4

RANDOLPH ST

RM1

RMX3

57'

134'

135'

281'

20'

42'

RM1

CMX2

113'

CMX2

S WASHINGTON SQ

RMX3

92'

53'

46'

7TH ST

RSA5

RM1

198'

6TH ST

RM1

206'

80'

RSA5

144'

144'

80'

86'

48'

5TH ST

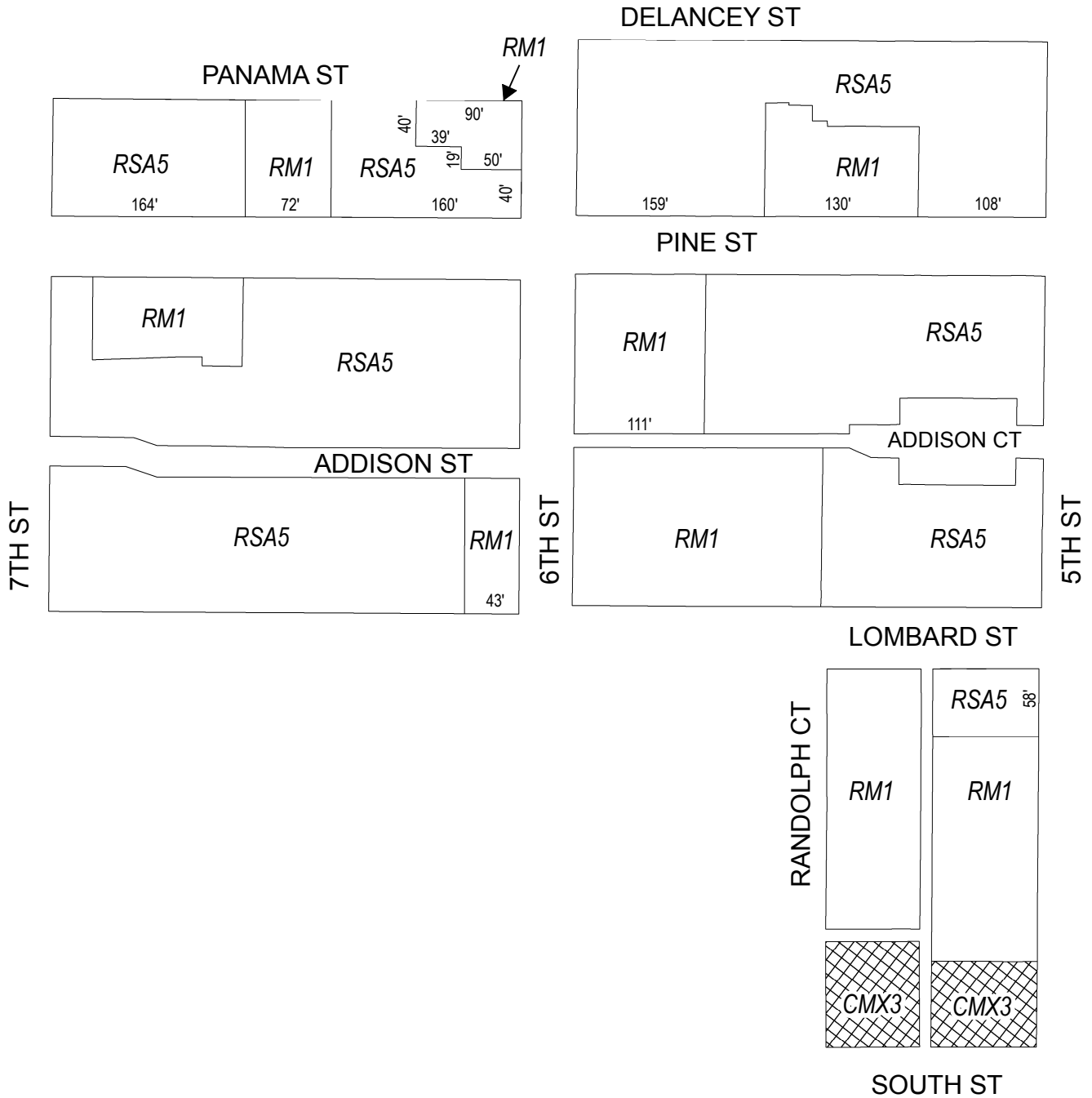SPRUCE ST

RM1

CYPRESS ST

RM1

CYPRESS ST

Zoning Districts

CMX-2/CMX-3/CMX-4, Commercial Mixed-Use

RM-1, Residential Multi-Family; RMX-3, Residential Mixed-Use;
RSA-5, Residential Single-Family Attached

City of Philadelphia

N

City of Philadelphia

Map B5 - Proposed Zoning

DELANCEY ST

PANAMA ST

RM1

RSA5

164'

RM1

72'

RSA5

40'

90'

39'

19'

50'

40'

160'

RSA5

RM1

159'

130'

108'

PINE ST

RM1

RSA5

RM1

111'

RSA5

ADDISON CT

ADDISON ST

7TH ST

RSA5

RM1

43'

6TH ST

RM1

RSA5

5TH ST

LOMBARD ST

RANDOLPH CT

RSA5

58'

RM1

RM1

CMX3

CMX3

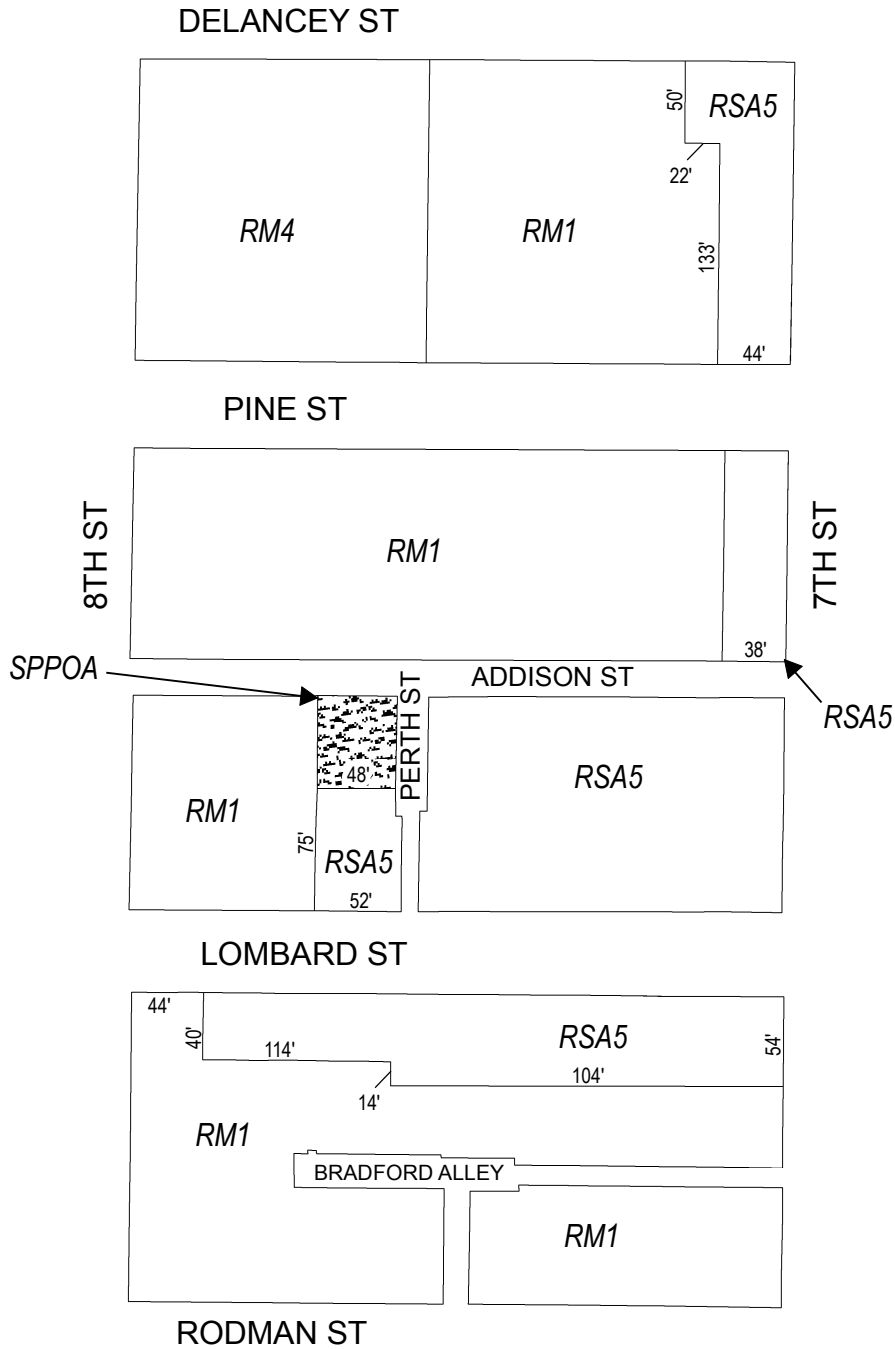SOUTH ST

Zoning Districts

CMX-3, Commercial Mixed-Use

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

N

City of Philadelphia
Map B6 - Proposed Zoning

DELANCEY ST

RM4   RM1

50'

22'

133'

44'

RSA5

PINE ST

8TH ST

RM1

7TH ST

38'

SPPOA

ADDISON ST

PERTH ST

RM1

48'

75'

RSA5

52'

RSA5

RSA5

LOMBARD ST

44'

40'

114'

RSA5

54'

104'

14'

RM1
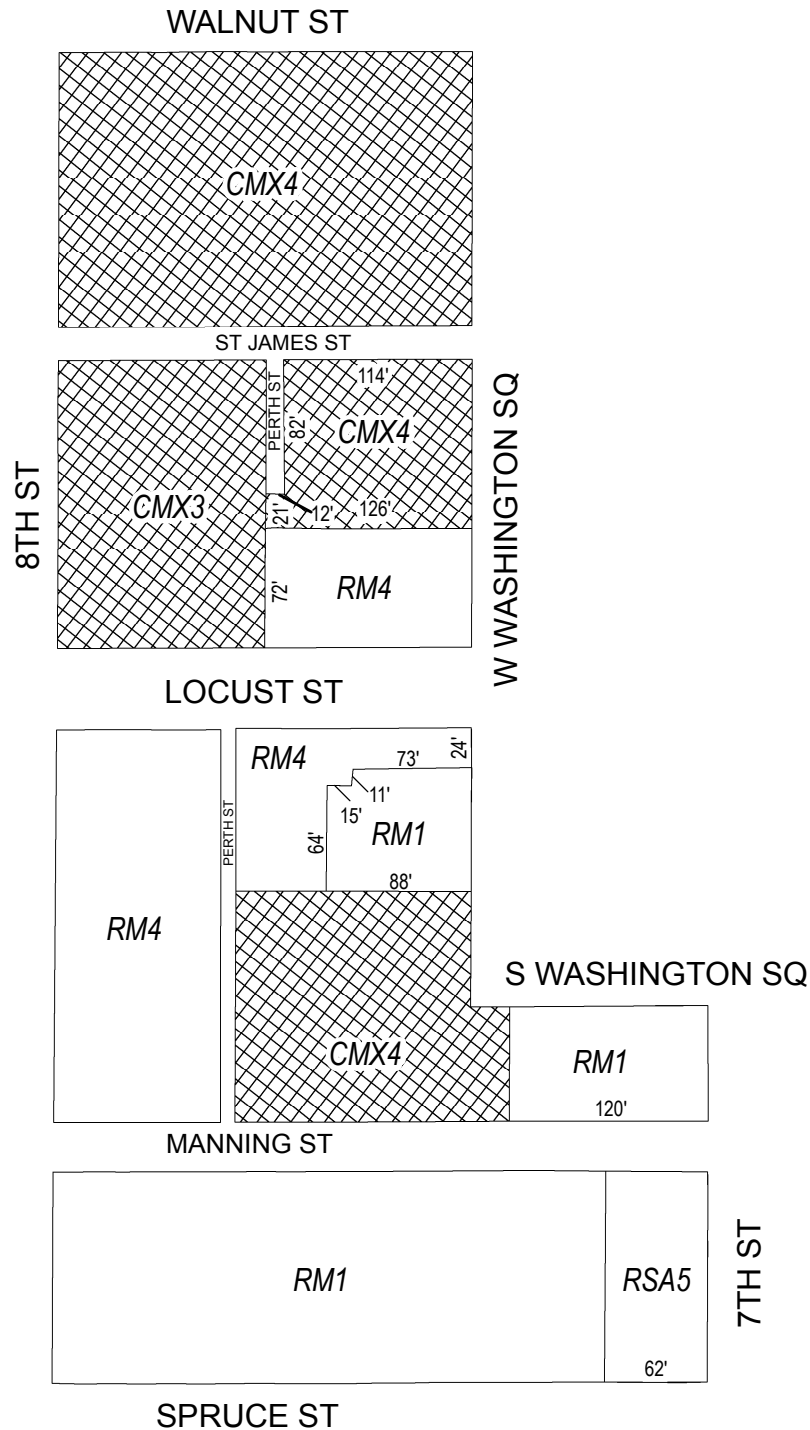
BRADFORD ALLEY

RM1

RODMAN ST

Zoning Districts

   RM-1/RM-4, Residential Multi-Family; RSA-5, Residential Single-Family Attached

   SP-PO-A, Parks and Open Space

City of Philadelphia

N

City of Philadelphia

Map B7 - Proposed Zoning

WALNUT ST

CMX4

ST JAMES ST

PERTH ST

114'

82'

CMX4

CMX3

21'

12'

126'

8TH ST

72'

RM4

W WASHINGTON SQ

LOCUST ST

RM4

73'

24'

11'

15'

PERTH ST

64'

RM1

88'

S WASHINGTON SQ

RM4

CMX4

RM1

120'

MANNING ST

RM1

RSA5

7TH ST

62'

SPRUCE ST

Zoning Districts

CMX-3/CMX-4, Commercial Mixed-Use

RM-1/RM-4, Residential Multi-Family; RSA-5, Residential Single-Family Attached

N

Map B8 - Proposed Zoning

THOMAS PAINE PL

3RD ST

CMX2

RSA5

SAINT JAMES PL

DOCK ST

PHILIP PL

RMX3

LOCUST ST

2ND ST

38TH PARALLEL PL

SPRUCE ST
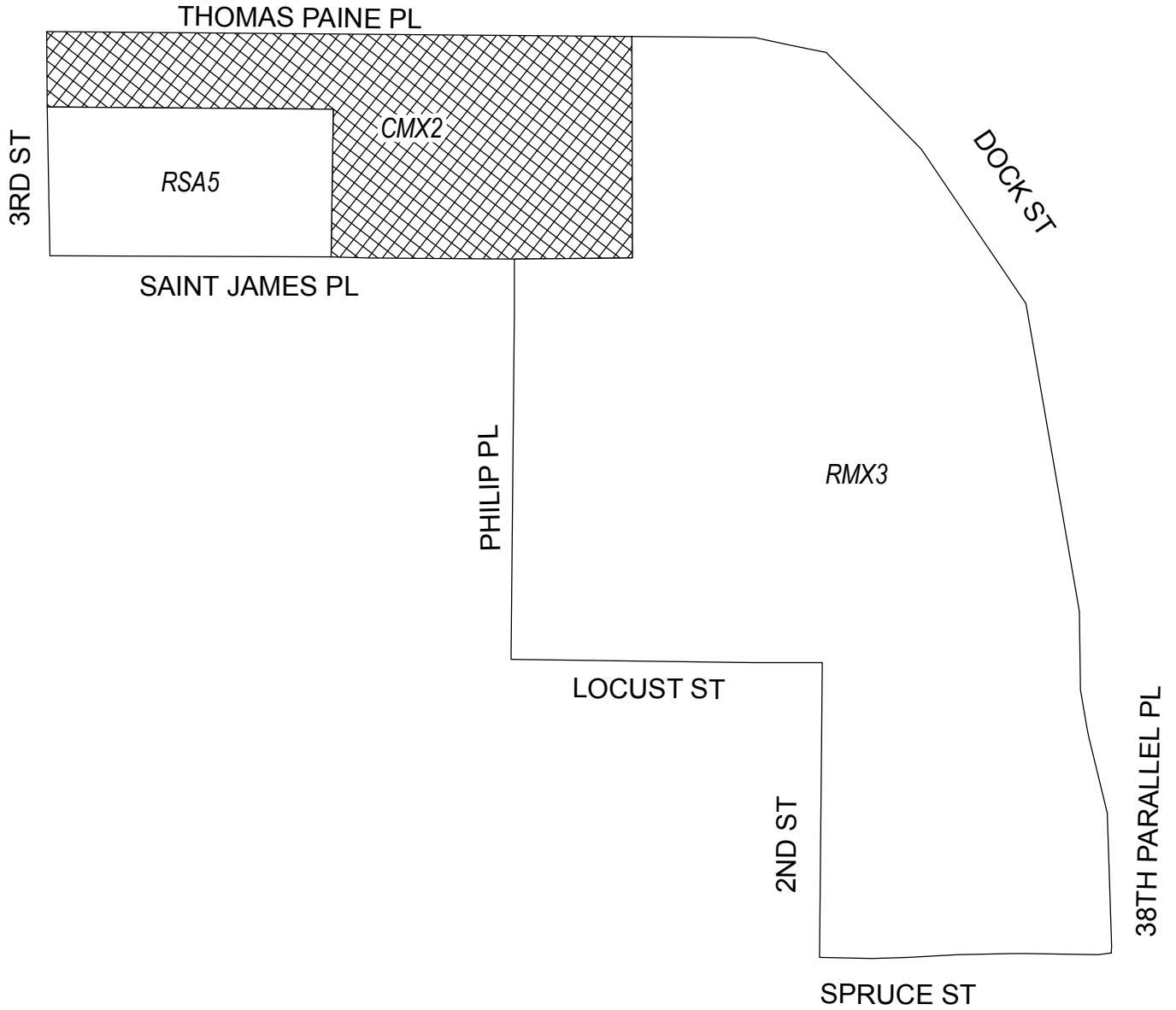
Zoning Districts

CMX-2, Commercial Mixed-Use

RMX-3, Residential Mixed-Use; RSA-5, Residential Single-Family Attached

N

City of Philadelphia

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on October 1, 2020. The Bill was Signed by the Mayor on October 14, 2020.

Michael A. Decker
Chief Clerk of the City Council