



# City of Philadelphia

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

**BILL NO. 220776**

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**Introduced September 29, 2022**

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**Councilmember O'Neill**

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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 Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard.

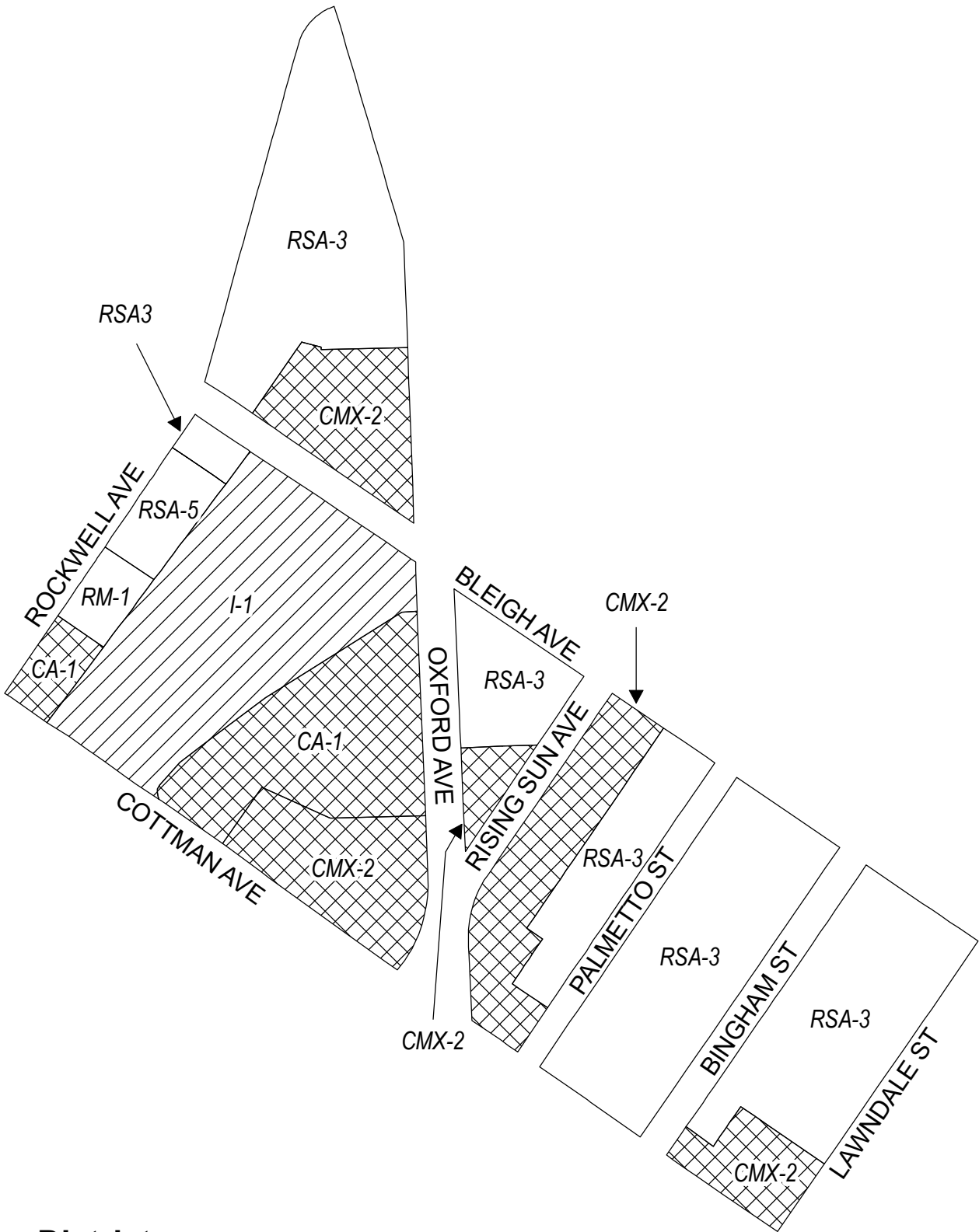
*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

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 Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard from the existing zoning designations indicated on Maps "A1" through "A23," set forth below, to the zoning designations indicated on Maps "B1" through "B23," set forth below.




SECTION 2. This Ordinance shall become effective immediately.



# Map A1 Existing Zoning

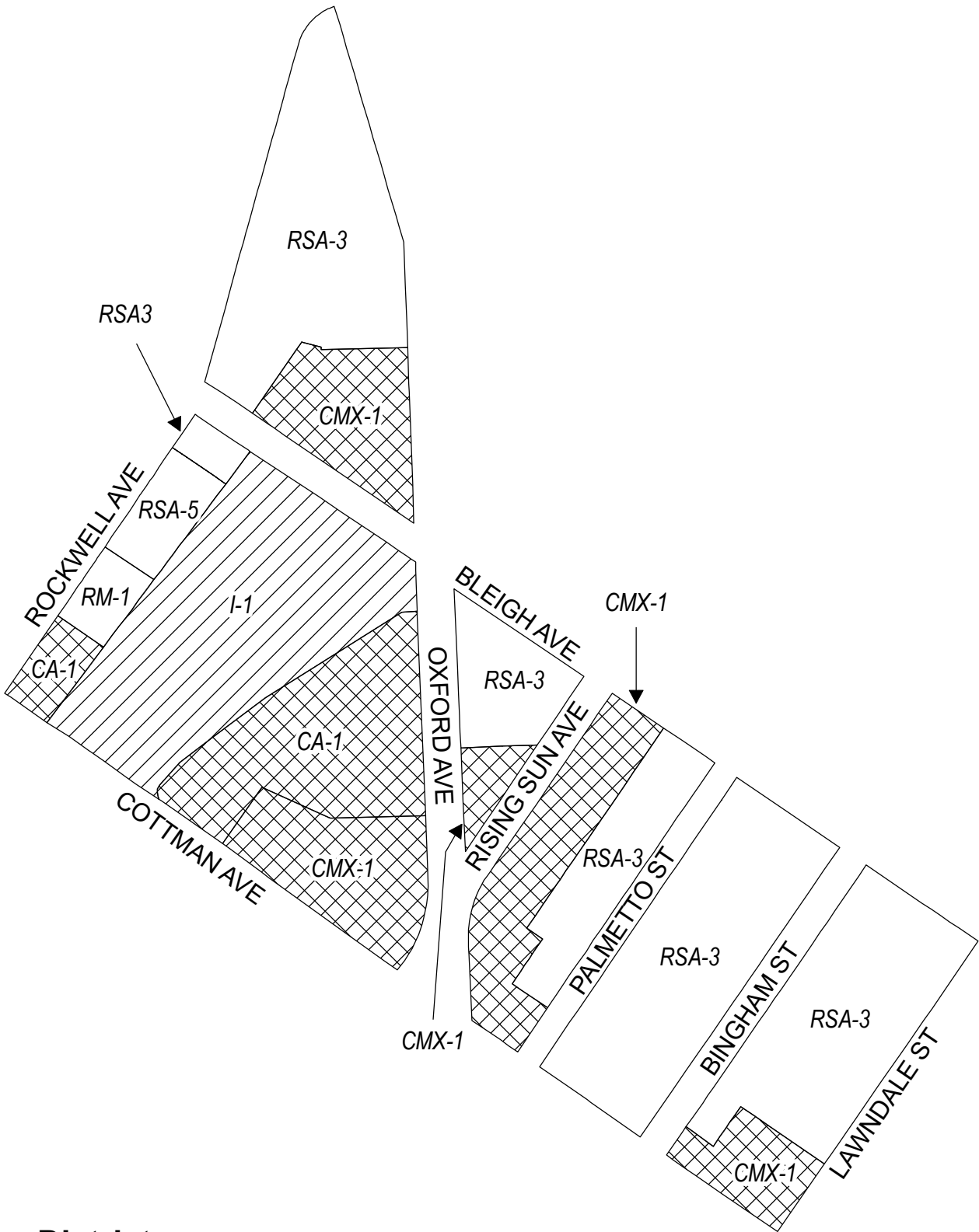


## Zoning Districts




-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
  -  I-1, Light Industrial
  -  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B1 Proposed Zoning

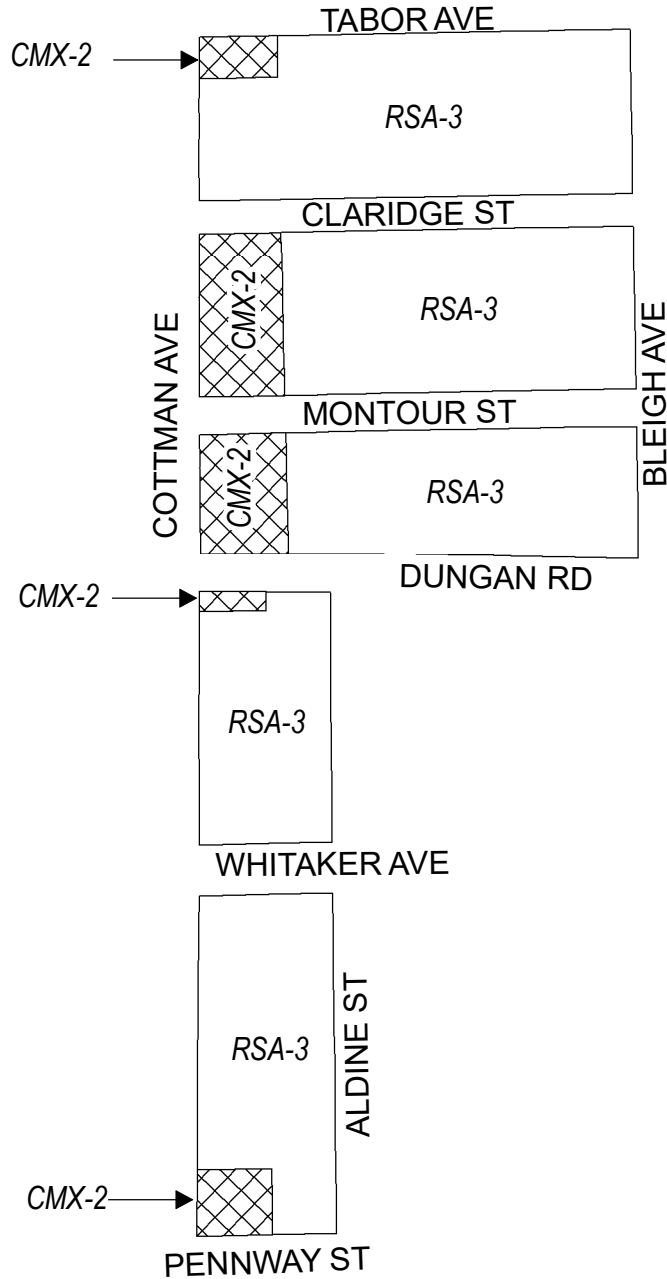


## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use
  -  I-1, Light Industrial
  -  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map A2 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use

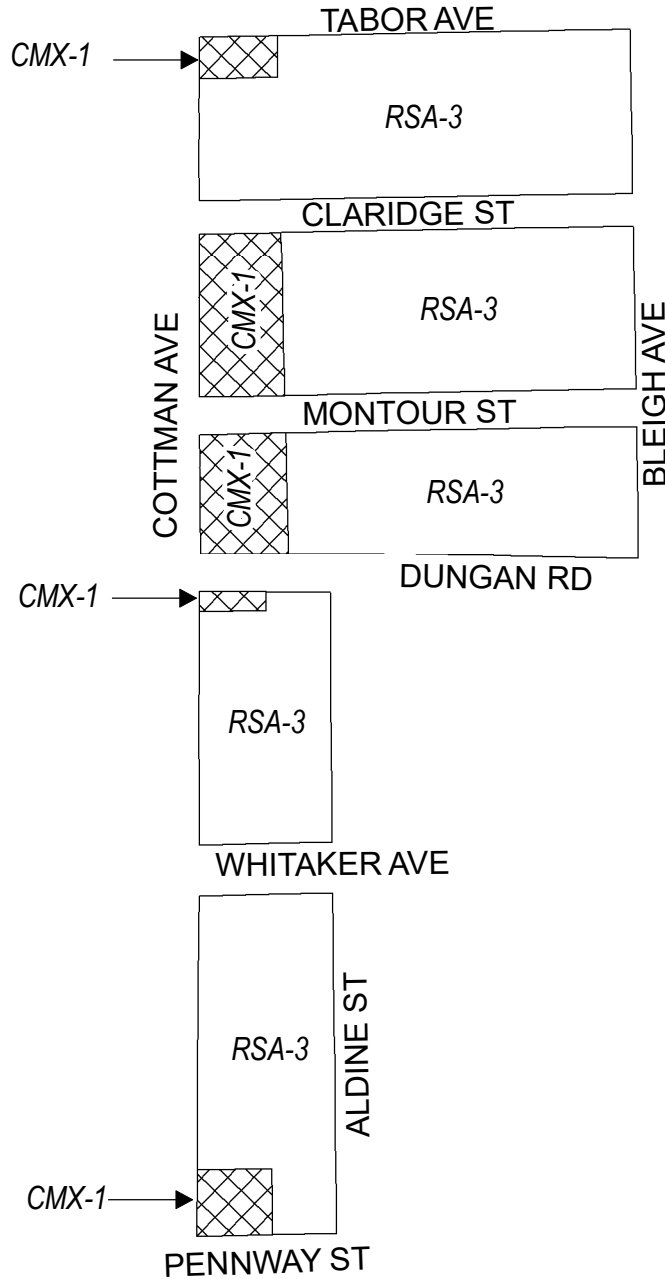


RSA-3, Residential Single-Family Attached

City of Philadelphia



# Map B2 Proposed Zoning



## Zoning Districts



CMX-1, Commercial Mixed-Use

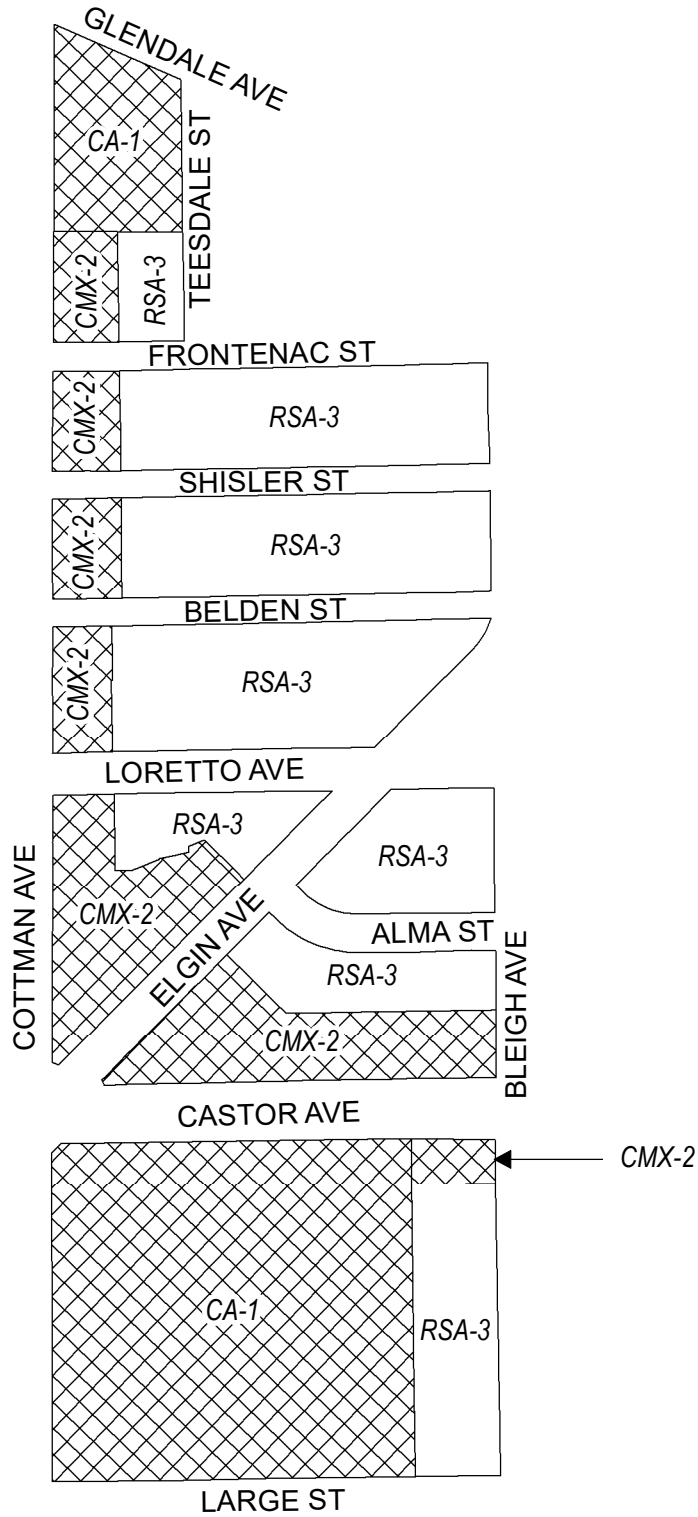


RSA-3, Residential Single-Family Attached



City of Philadelphia



# Map A3 Existing Zoning

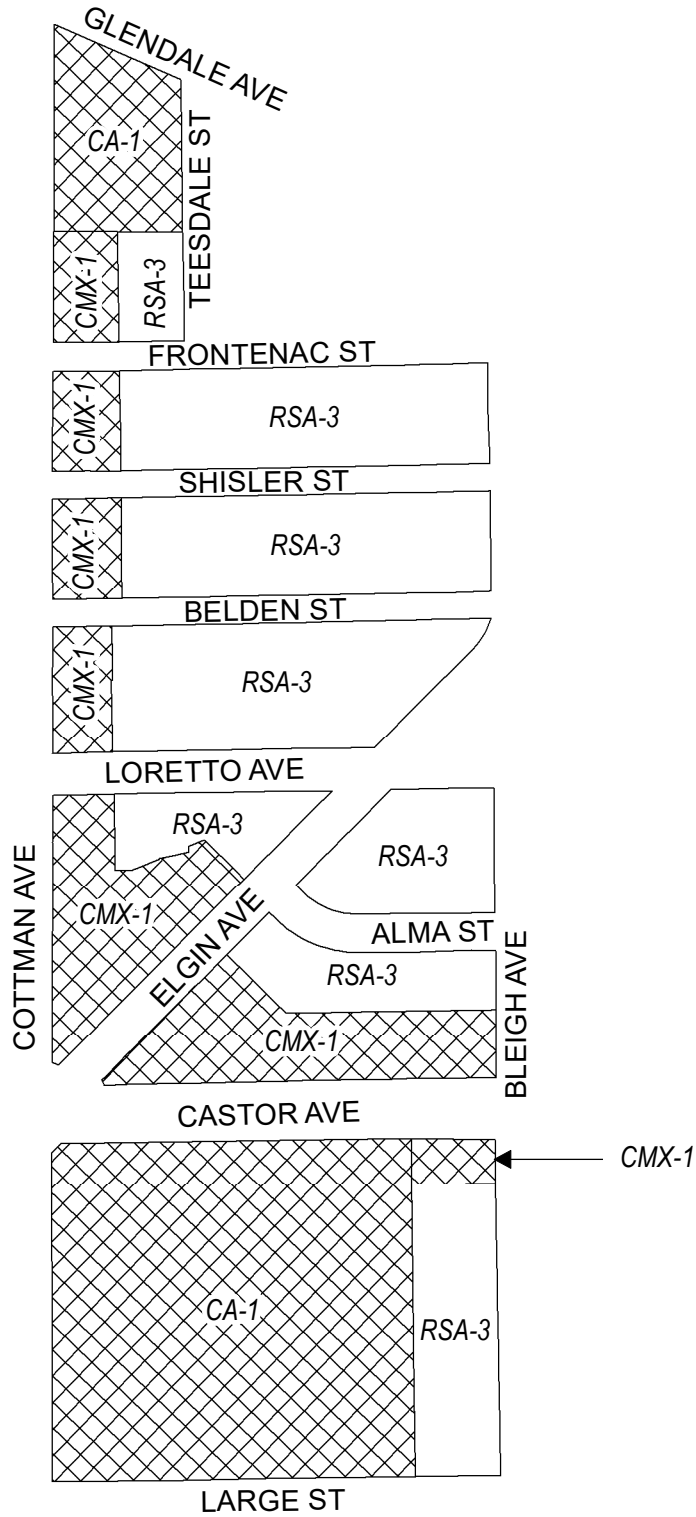


## Zoning Districts



-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RSA-3, Residential Single-Family Attached



# Map B3 Proposed Zoning



## Zoning Districts

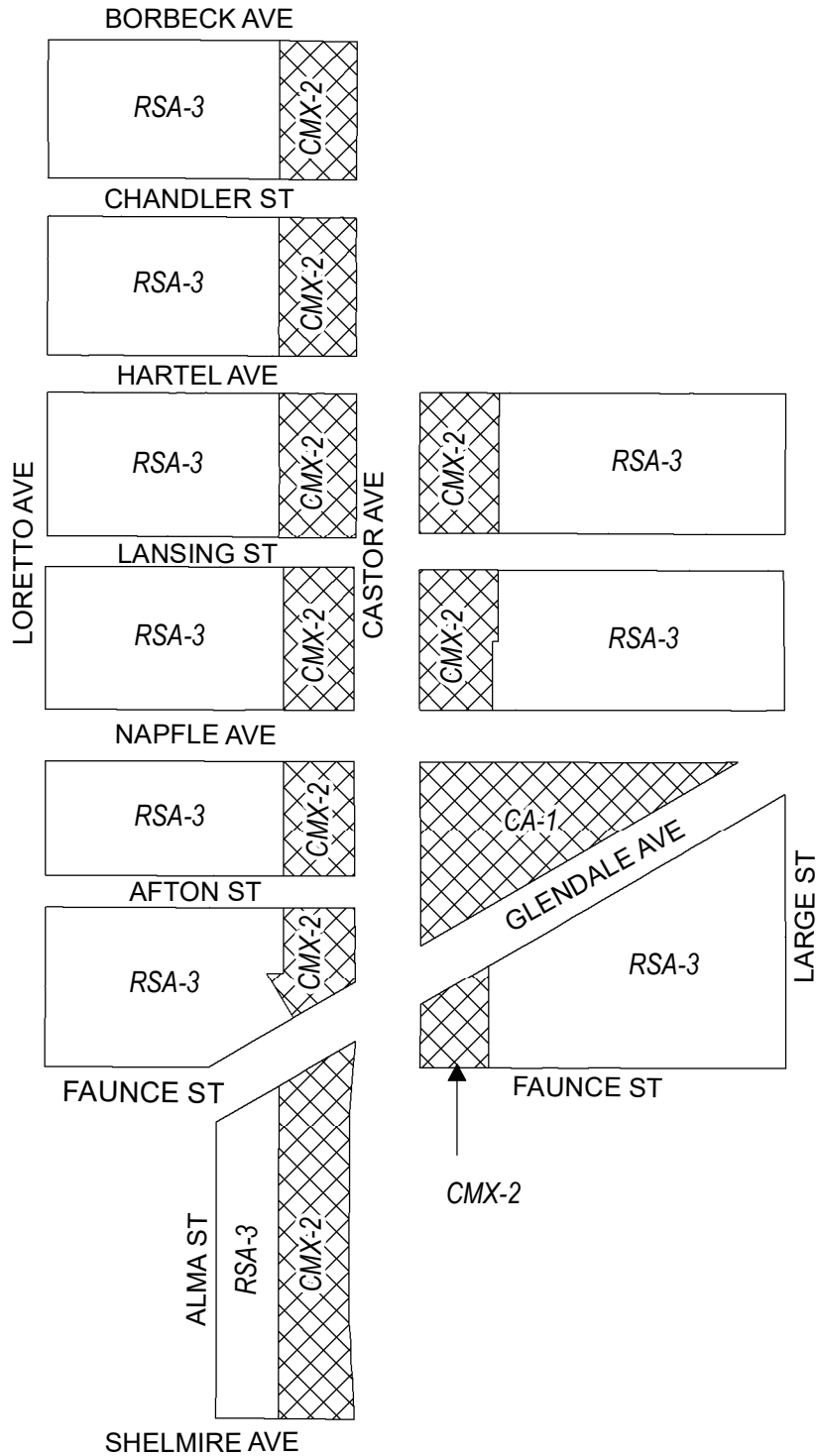
 CA-1, Auto Oriented Commercial;  CMX-1, Commercial Mixed-Use

 RSA-3, Residential Single-Family Attached






# Map A4 Existing Zoning



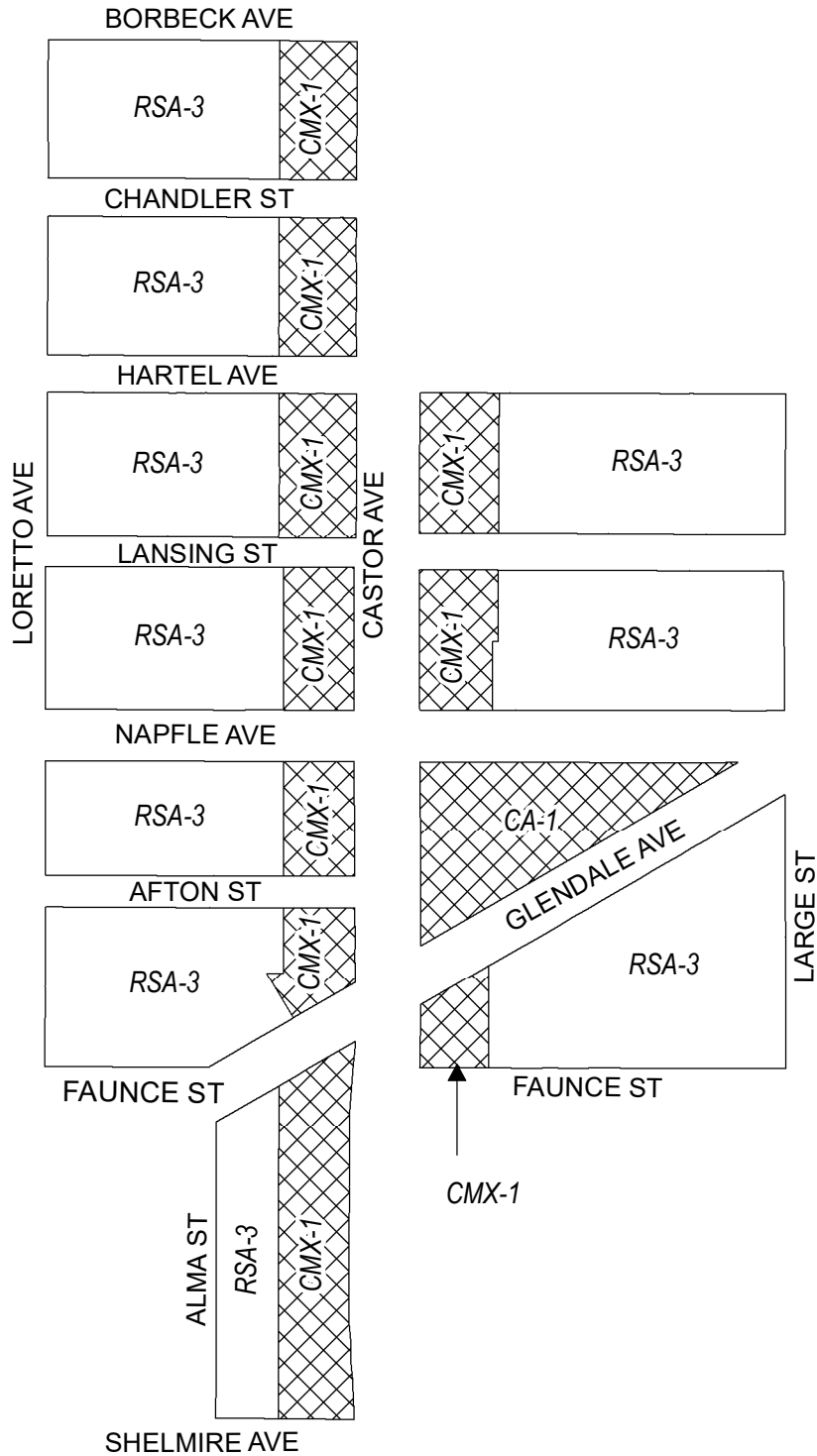
## Zoning Districts

 CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use


 RSA-3, Residential Single-Family Attached



# Map B4 Proposed Zoning



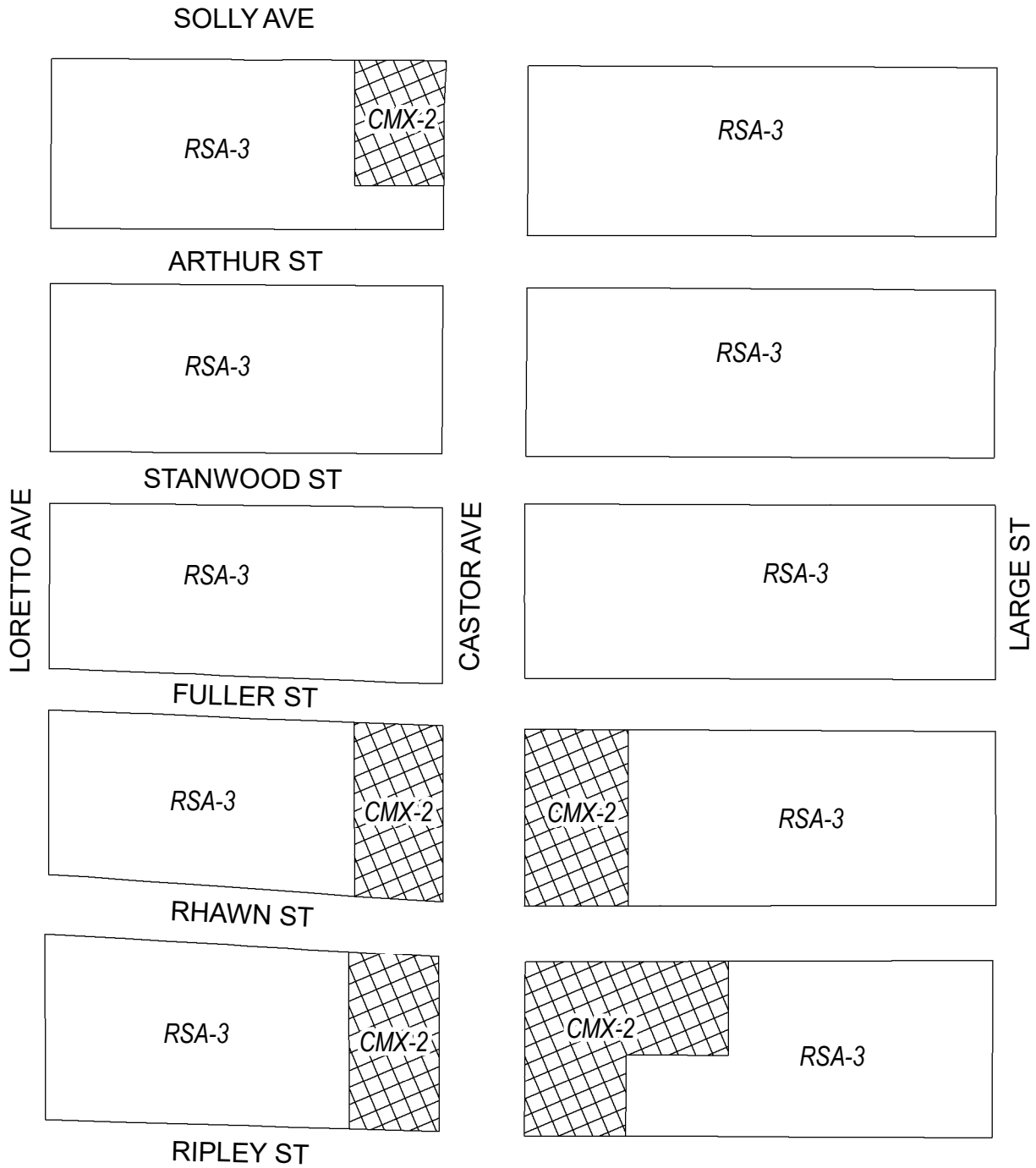
## Zoning Districts

 CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use



 RSA-3, Residential Single-Family Attached



# Map A5 Existing Zoning

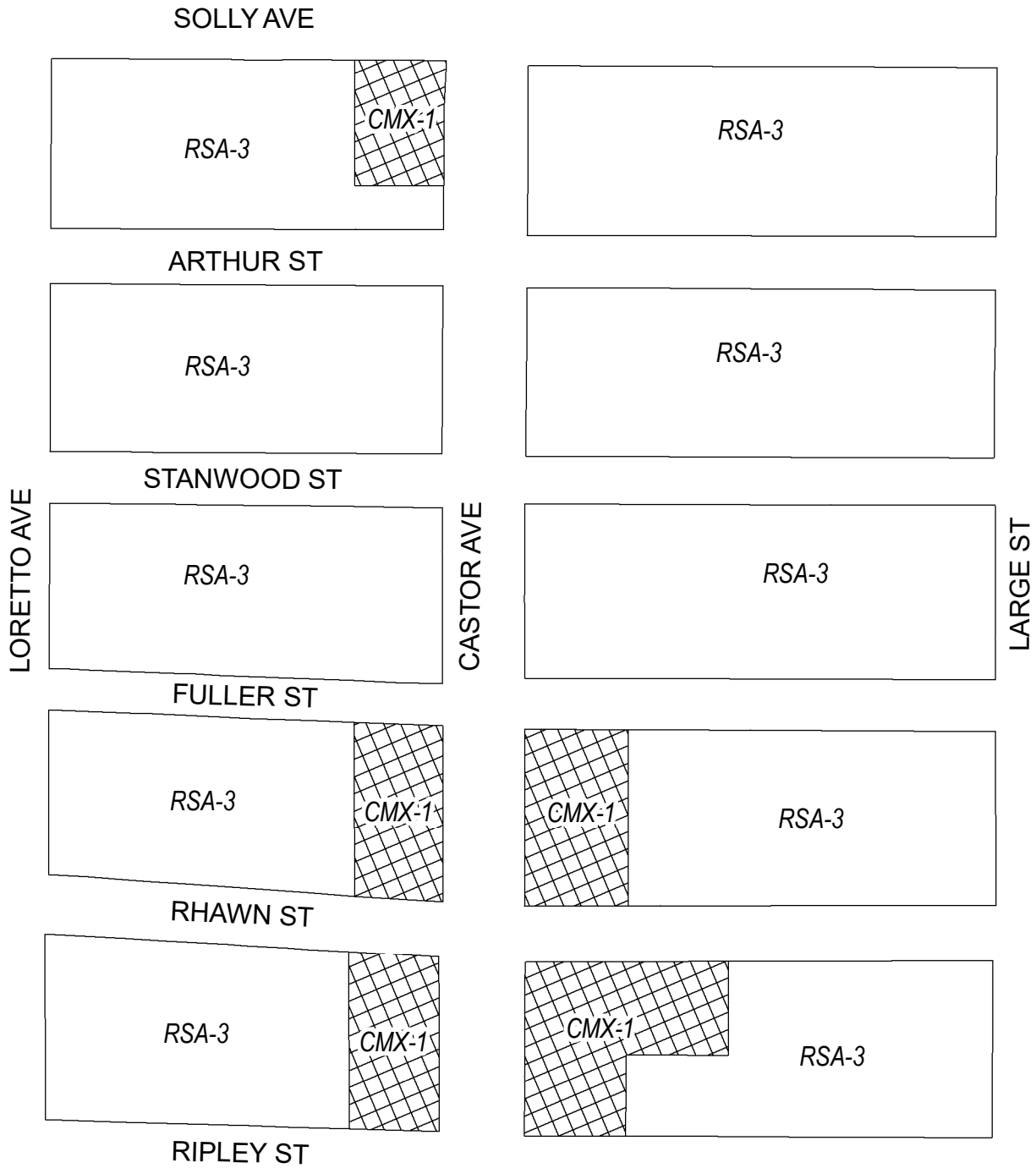


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
  -  RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map B5 Proposed Zoning

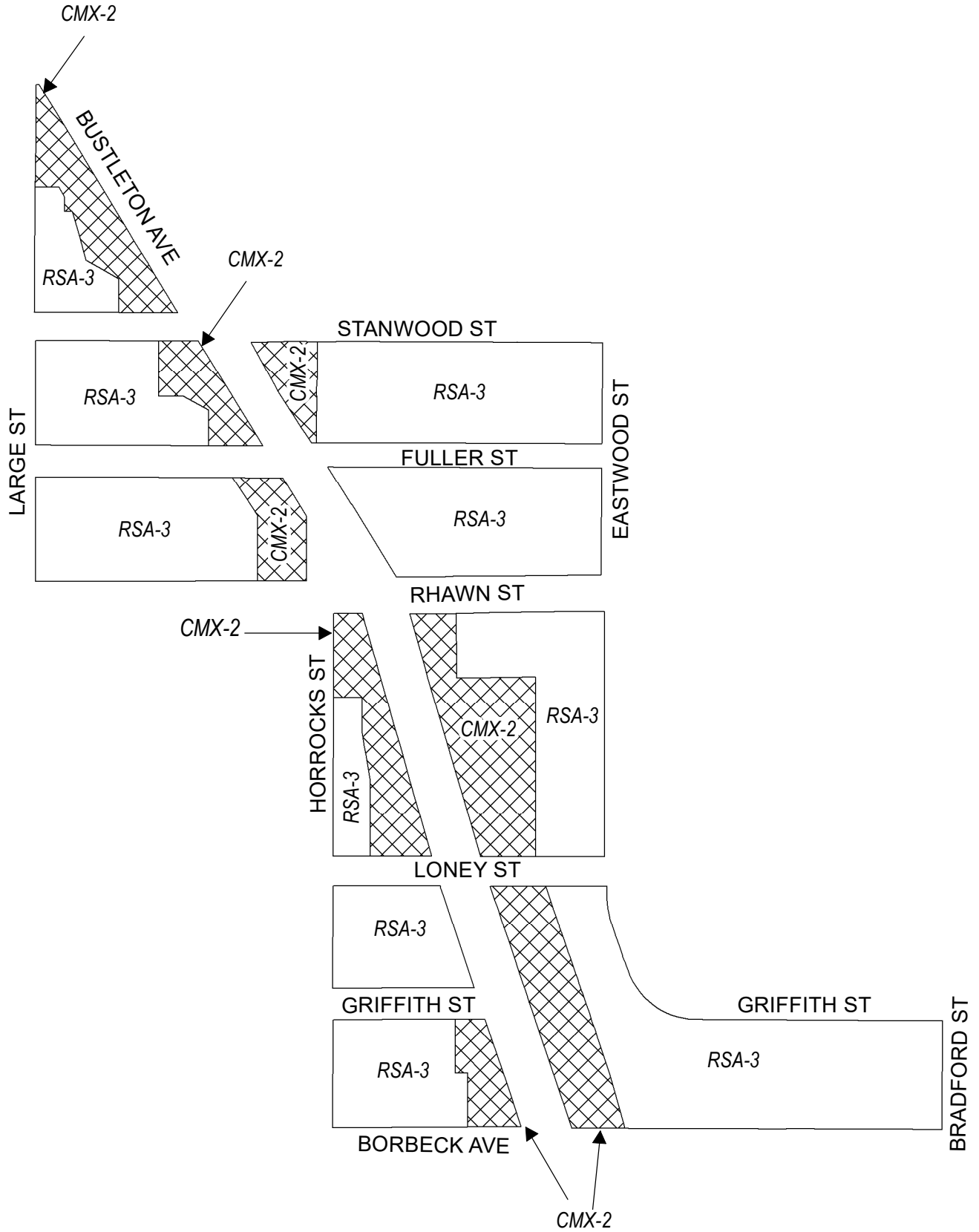


## Zoning Districts



-  CMX-1, Commercial Mixed-Use
  -  RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map A6 Existing Zoning

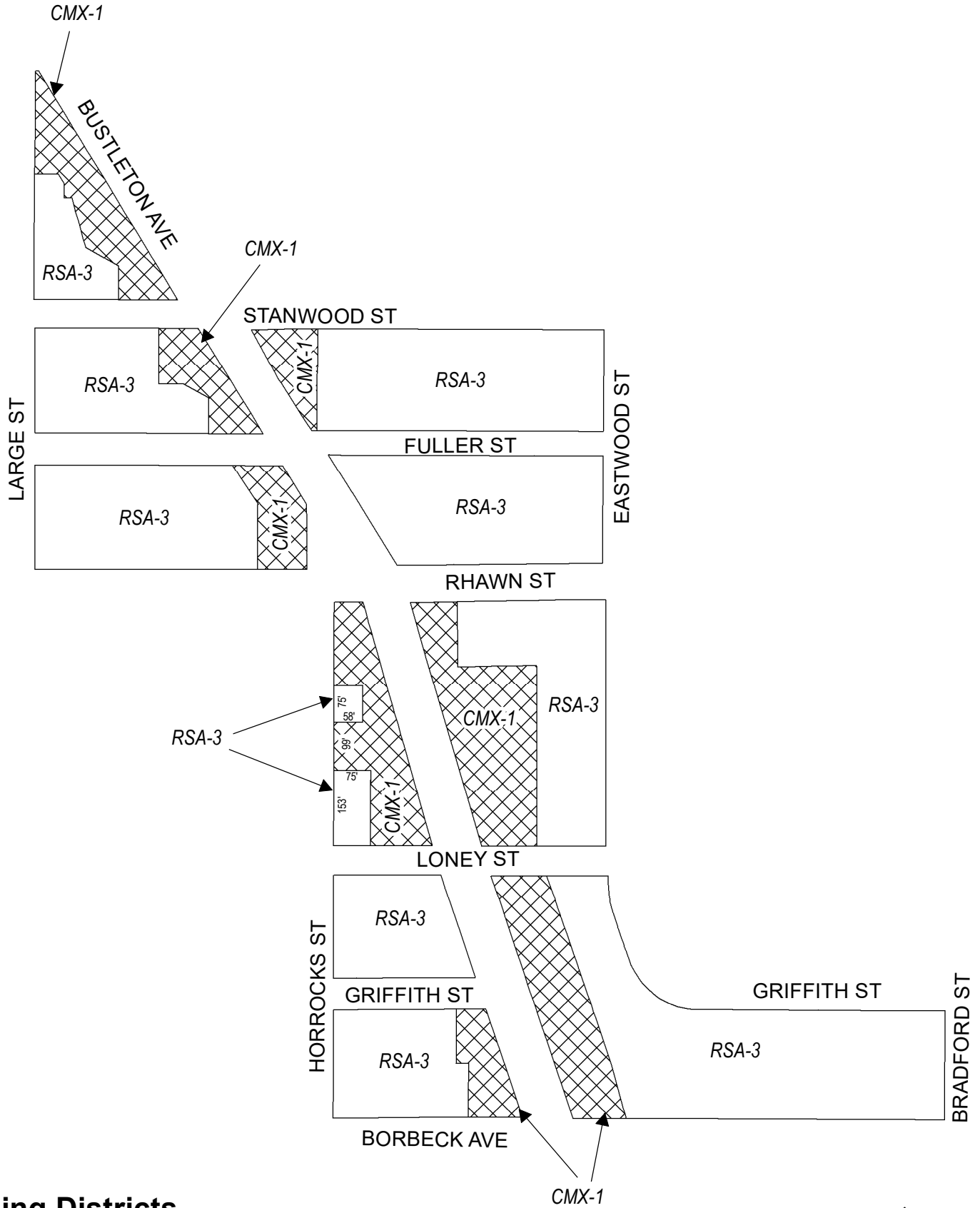


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
  -  RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map B6 Proposed Zoning

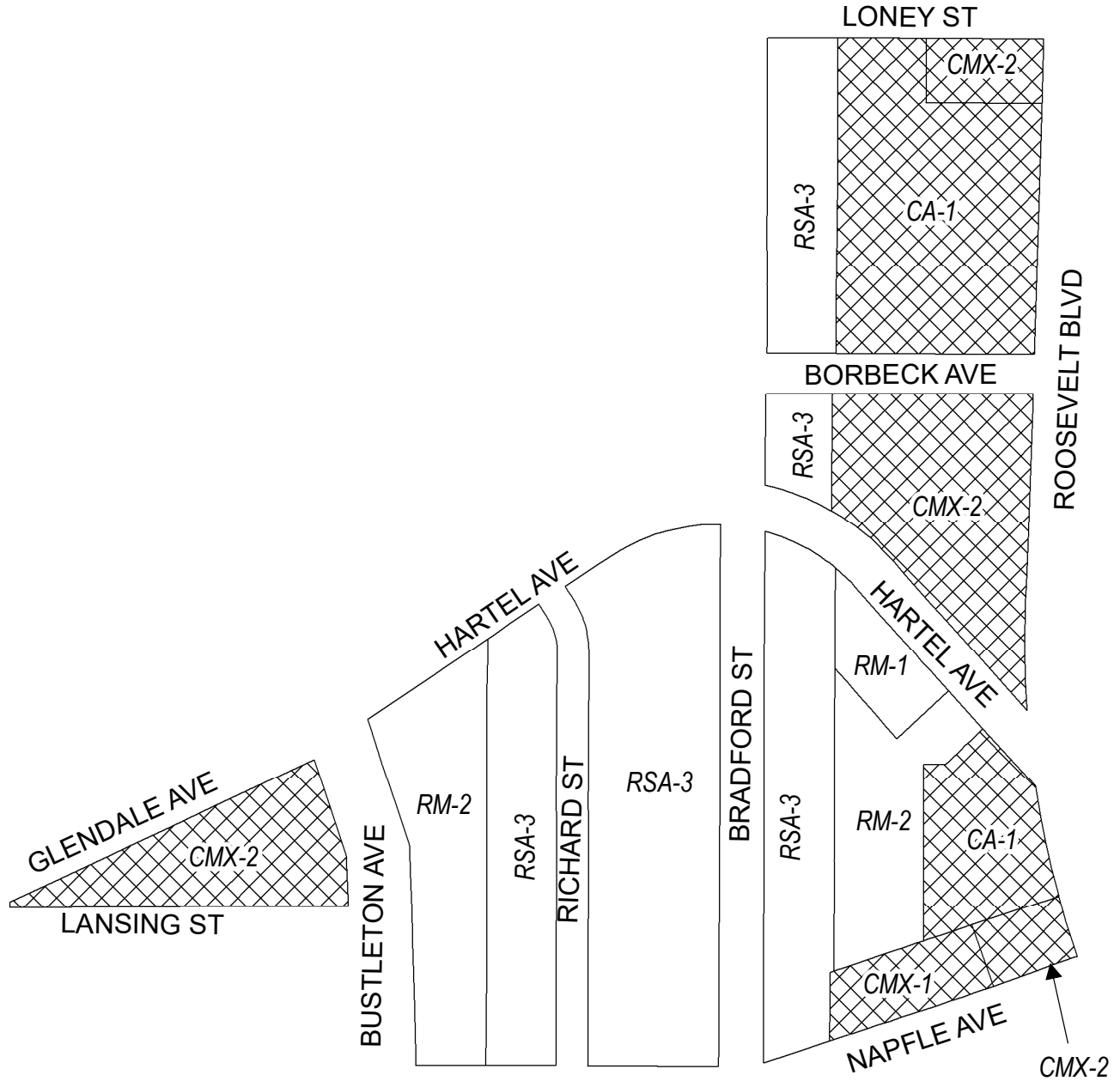


## Zoning Districts


-  CMX-1, Commercial Mixed-Use
  -  RSA-3, Residential Single-Family Attached
- City of Philadelphia



# Map A7 Existing Zoning



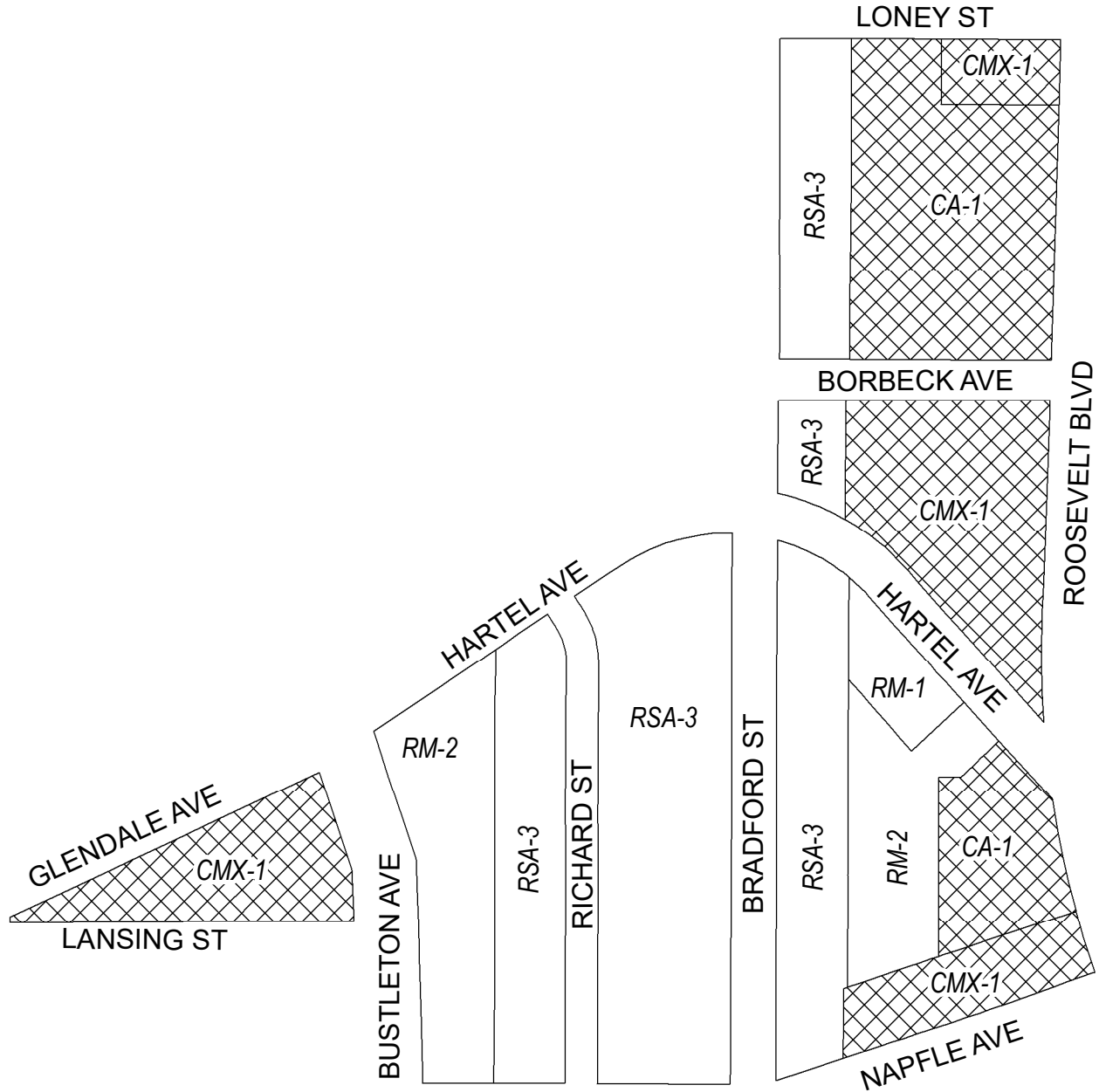
## Zoning Districts

 CA-1, Auto Oriented Commercial; CMX-1/CMX-2, Commercial Mixed-Use

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



# Map B7 Proposed Zoning



## Zoning Districts

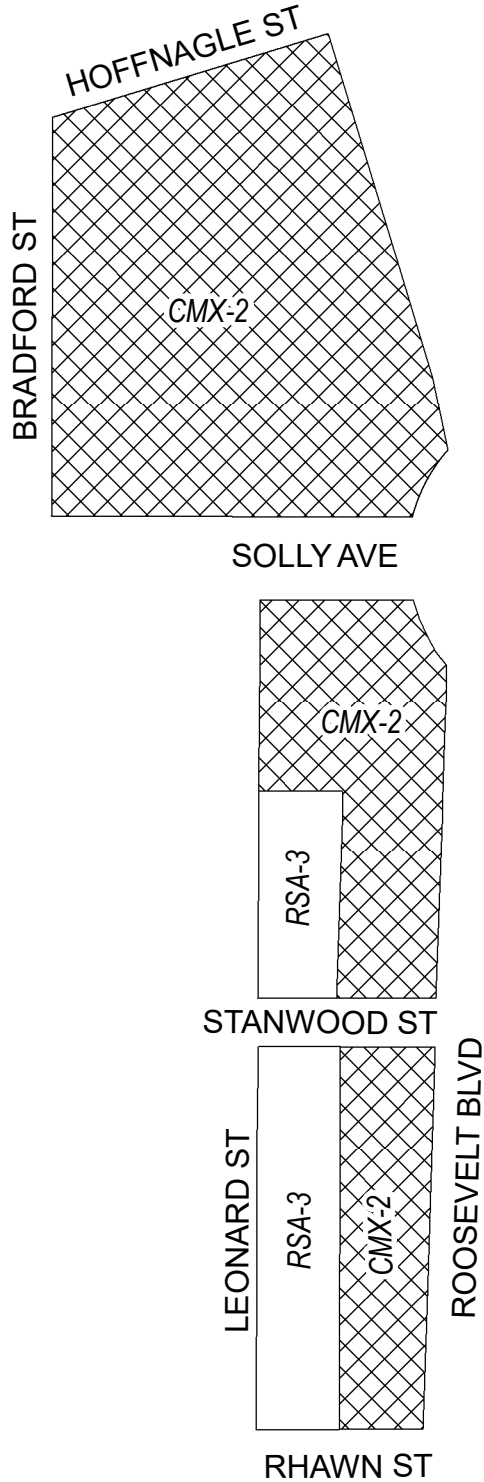
 CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use

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







# Map A8 Existing Zoning

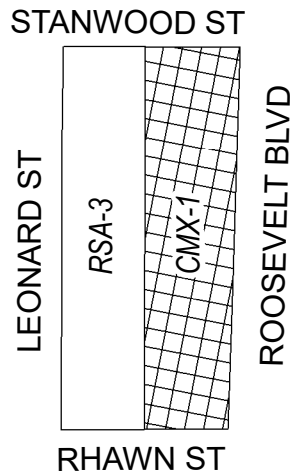
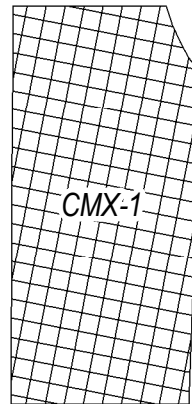
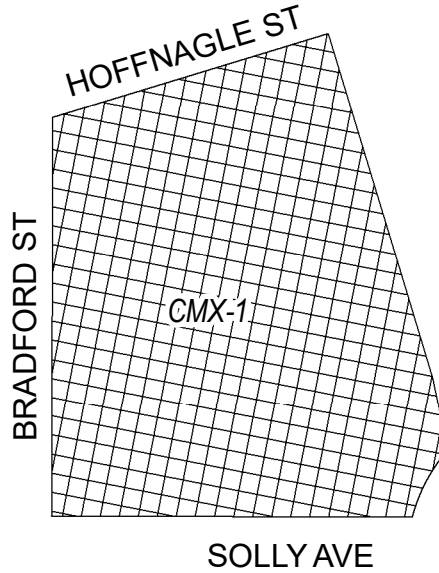


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-3, Residential Single-Family Attached



# Map B8 Proposed Zoning

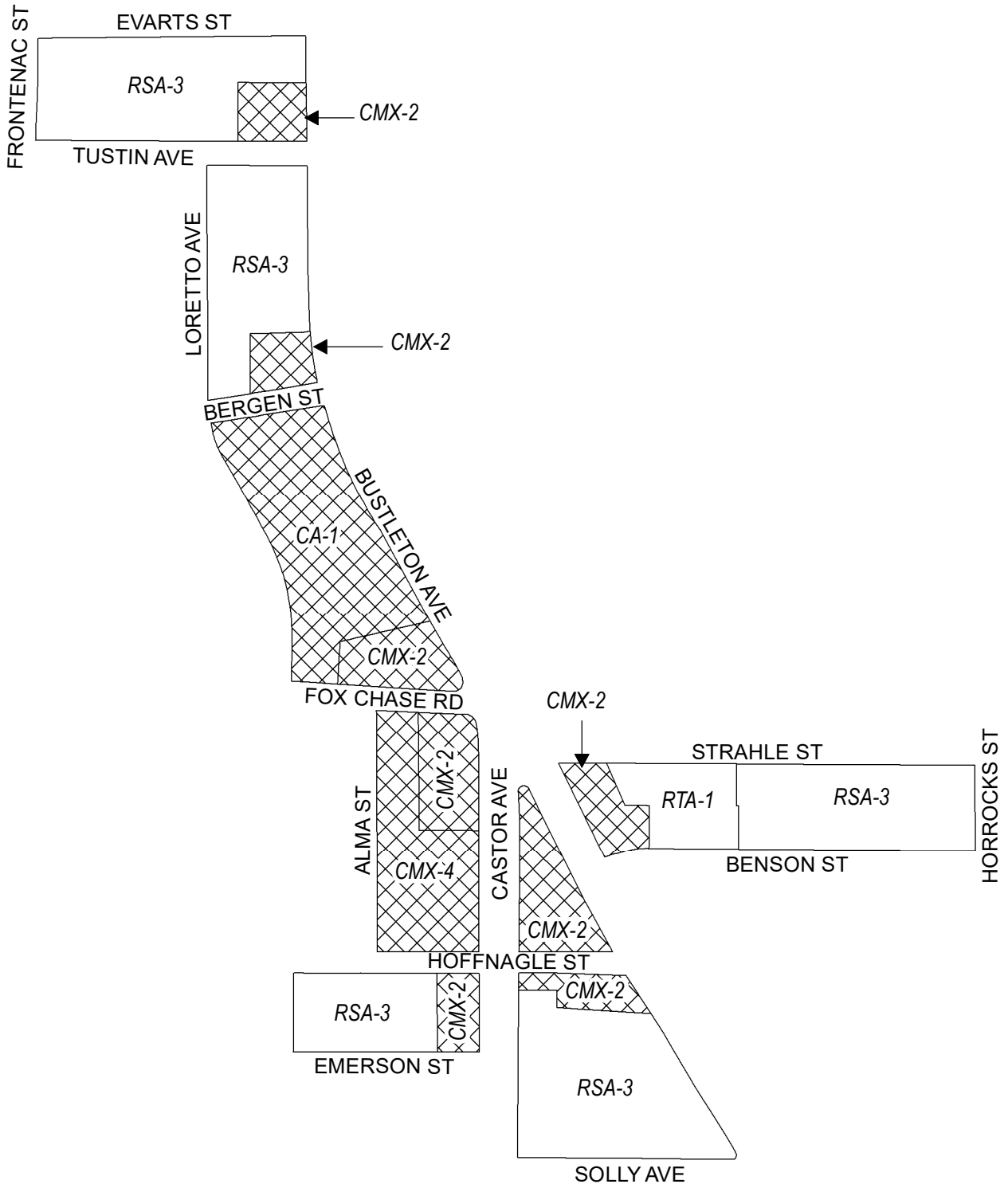


## Zoning Districts



-  CMX-1, Commercial Mixed-Use
-  RSA-3, Residential Single-Family Attached



# Map A9 Existing Zoning

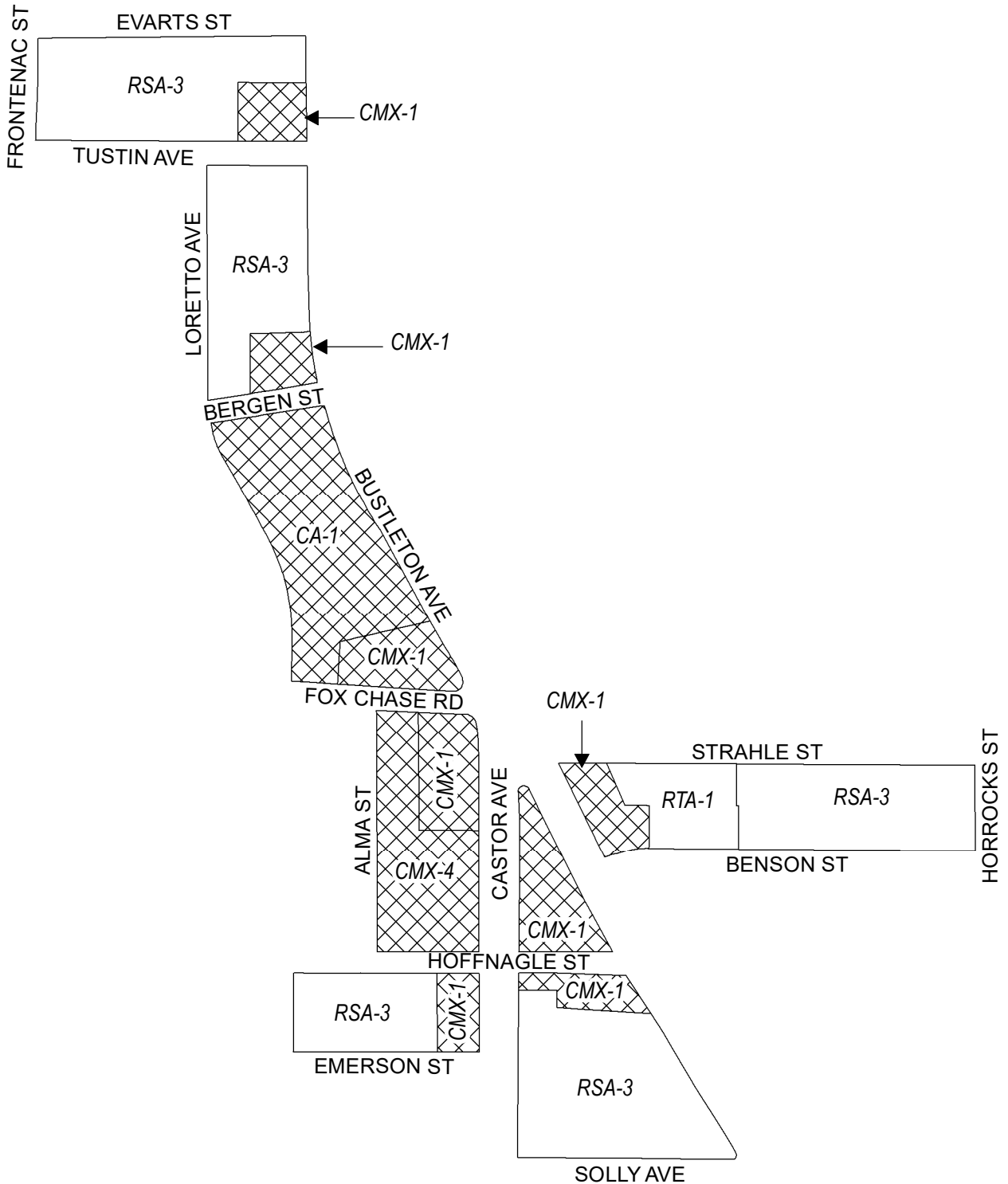


## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-2/CMX-4, Commercial Mixed-Use
  -  RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached
- City of Philadelphia



# Map B9 Proposed Zoning



## Zoning Districts



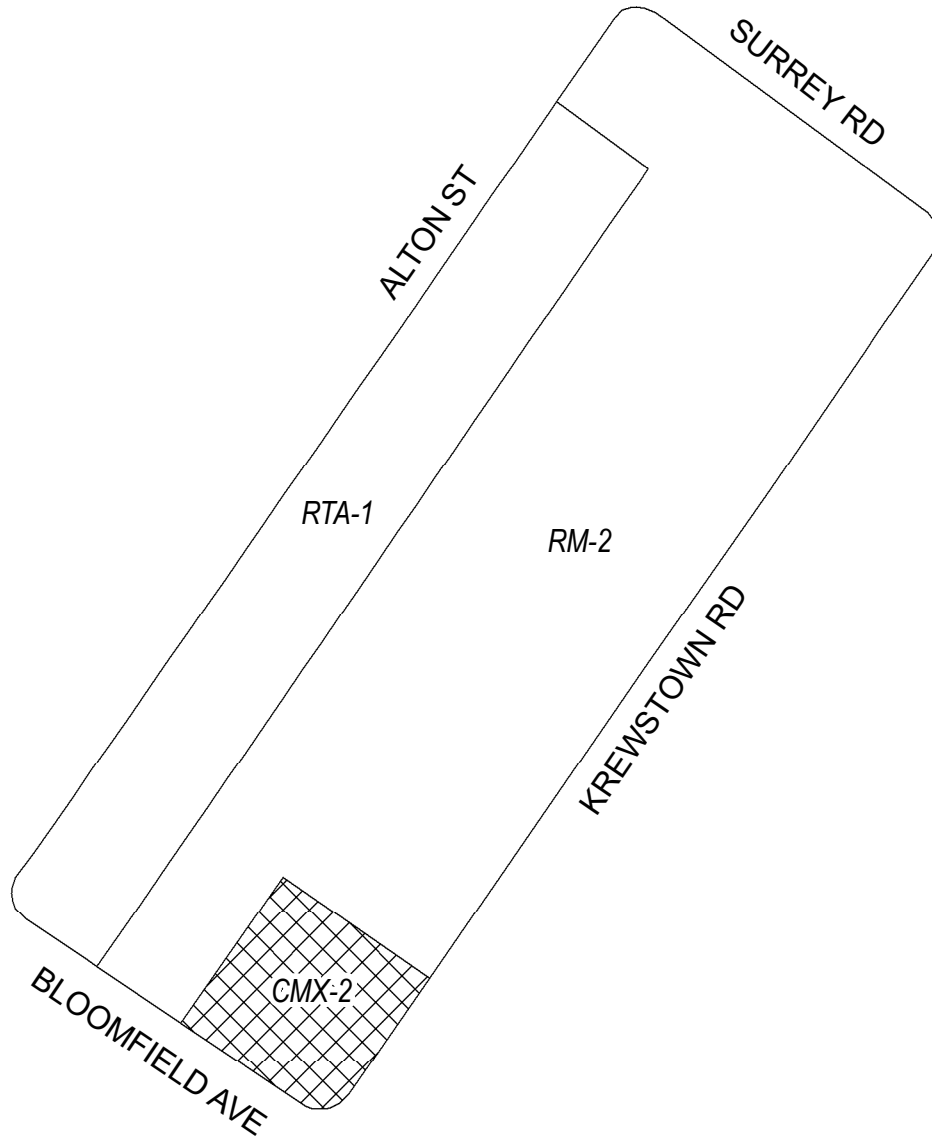
CA-1, Auto Oriented Commercial; CMX-1/CMX-4, Commercial Mixed-Use



RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached



# Map A10 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use

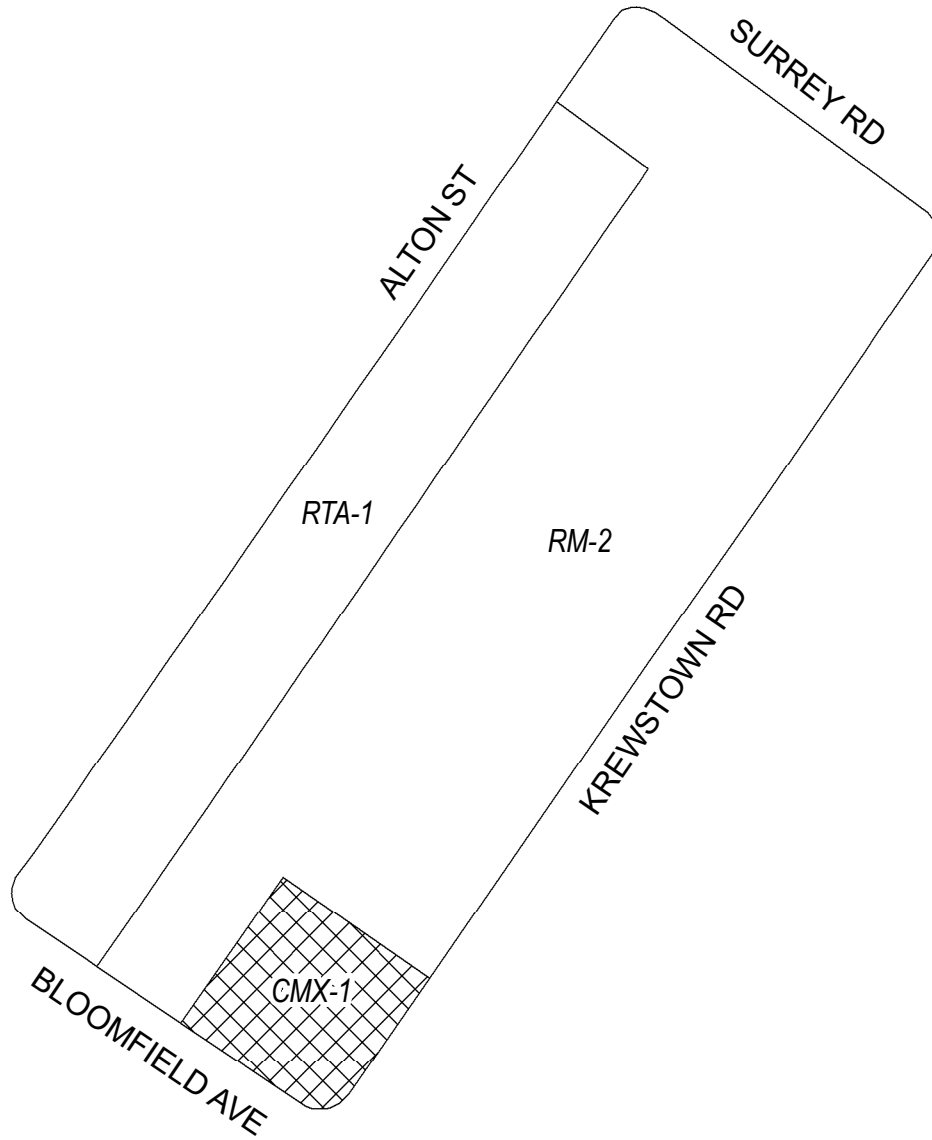


RM-2, Residential Multi-Family; RTA-1, Residential Two-Family Attached

City of Philadelphia



# Map B10 Proposed Zoning



## Zoning Districts



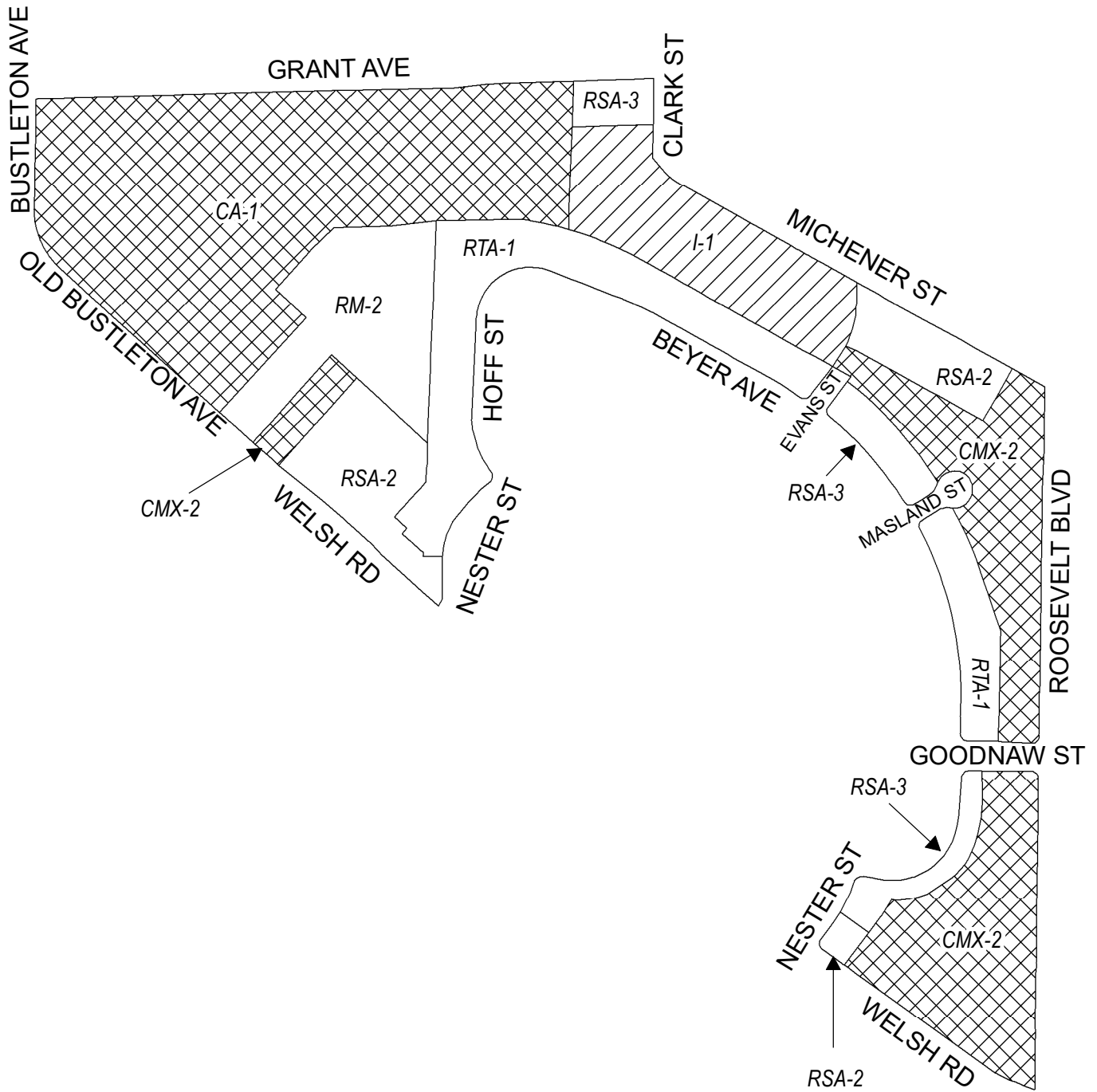
CMX-1, Commercial Mixed-Use






RM-2, Residential Multi-Family; RTA-1, Residential Two-Family Attached



# Map A11 Existing Zoning

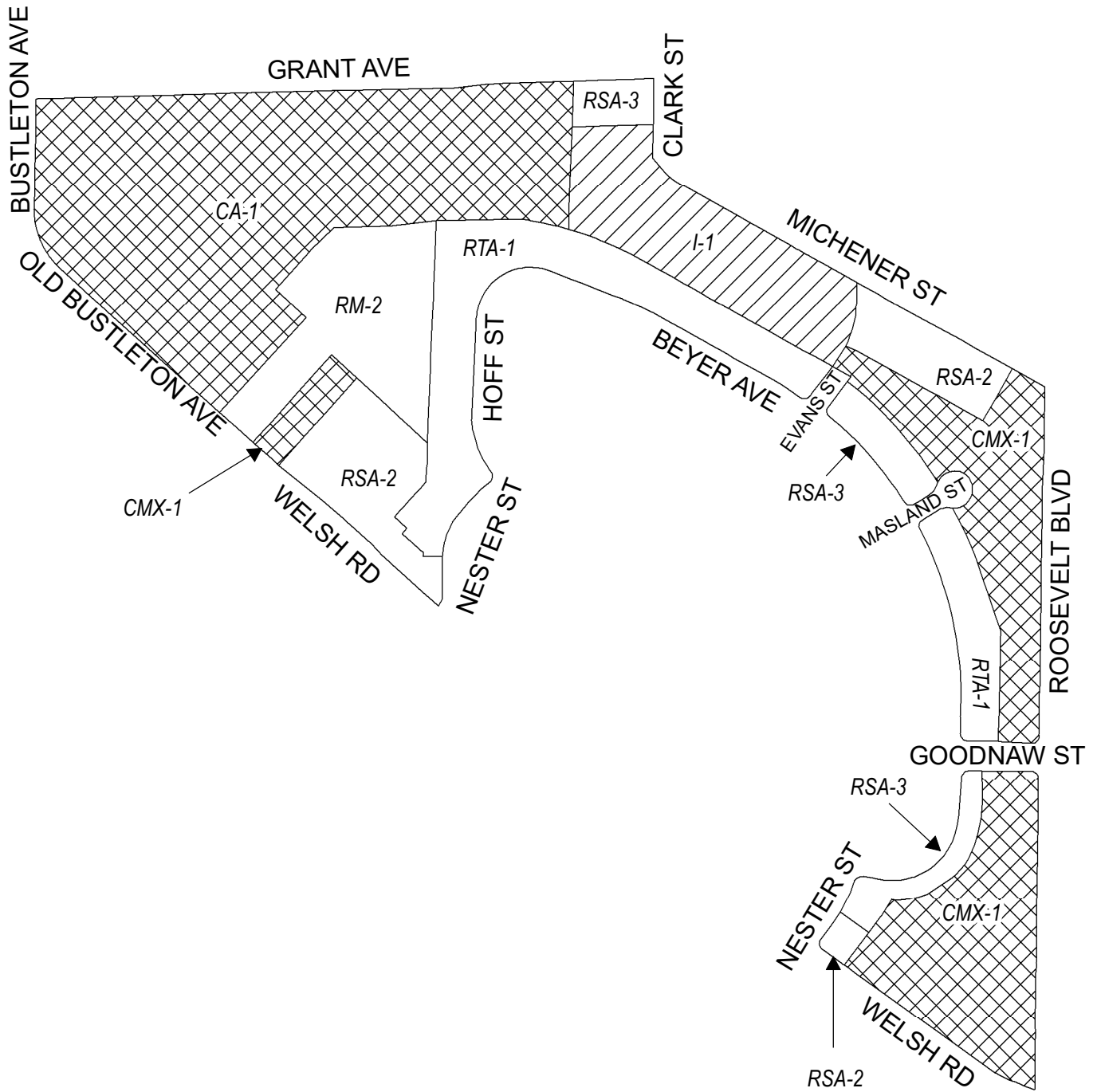


## Zoning Districts




-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
  -  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached
  -  I-1, Light Industrial
- City of Philadelphia



# Map B11 Proposed Zoning



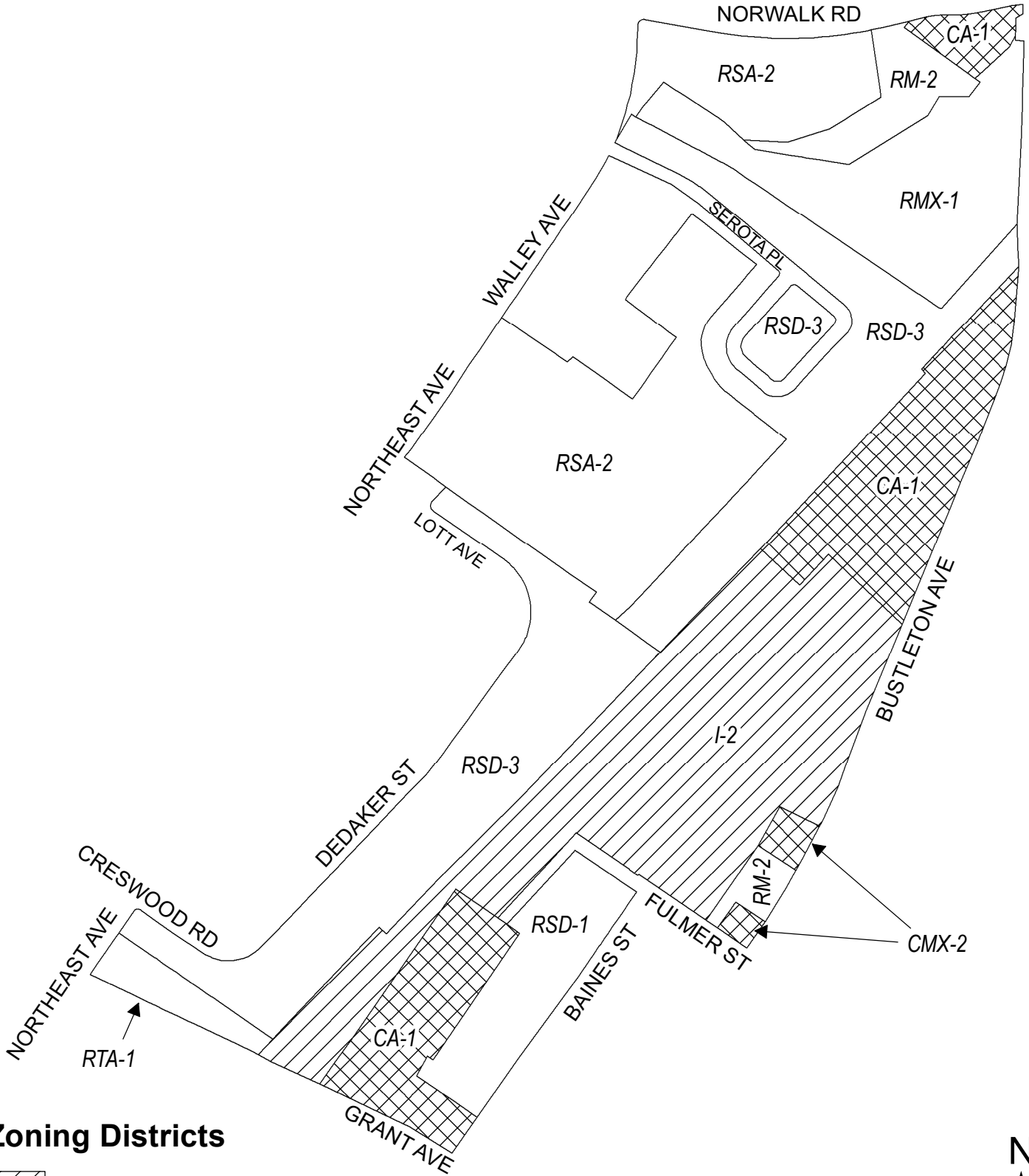
## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use
  -  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RTA-1, Residential Two-Family Attached
  -  I-1, Light Industrial
- City of Philadelphia









# Map A12 Existing Zoning



## Zoning Districts

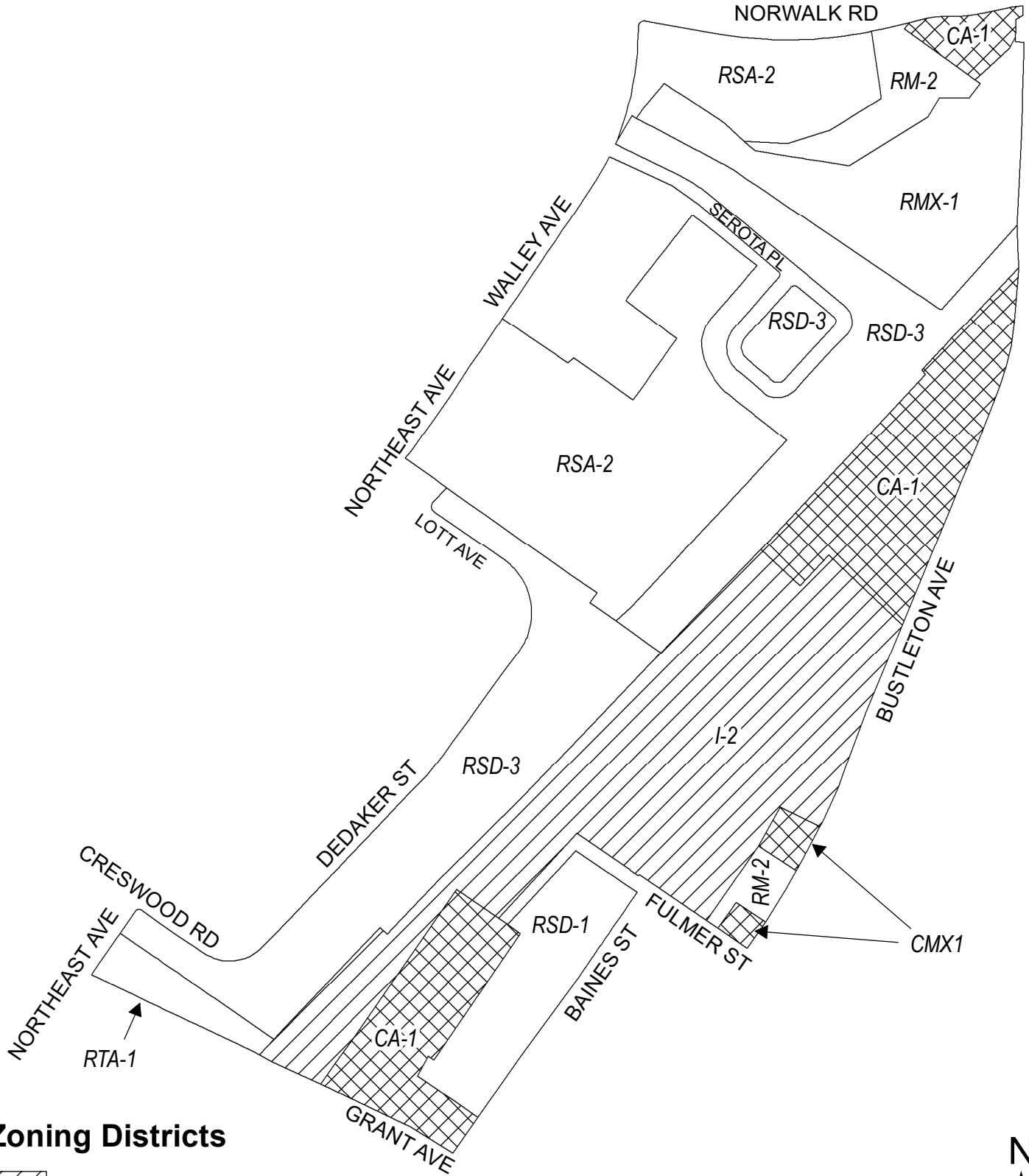
 I-2, Medium Industrial

 CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use




 RM-2, Residential Multi-Family; RMX-1, Residential Mixed-Use;  
 RSA-2, Residential Single-Family Attached; RSD-1/RSD-3, Residential Single-Family Detached;  
 RTA-1, Residential Two-Family Attached



# Map B12 Proposed Zoning

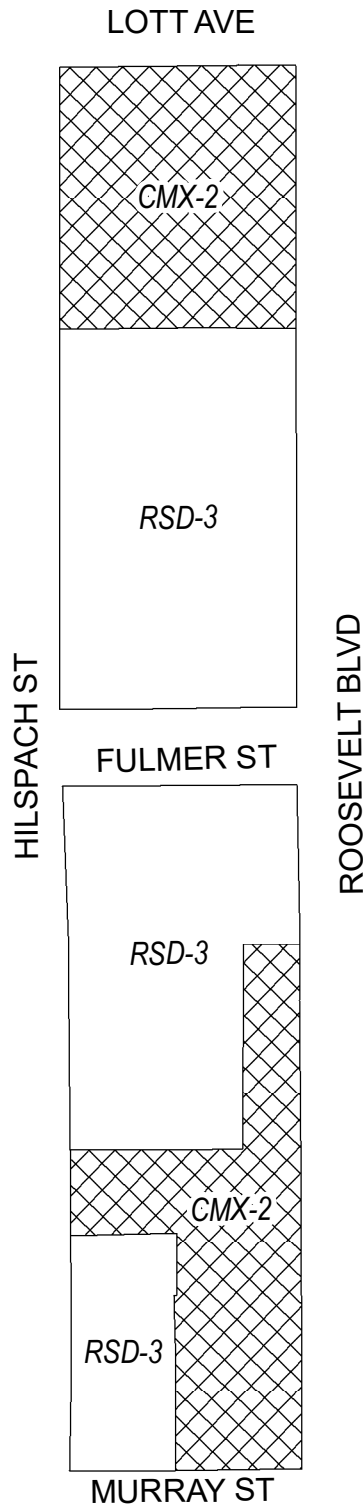


## Zoning Districts

-  I-2, Medium Industrial
-  CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RMX-1, Residential Mixed-Use;  
RSA-2, Residential Single-Family Attached; RSD-1/RSD-3, Residential Single-Family Detached;  
RTA-1, Residential Two-Family Attached




# Map A13 Existing Zoning



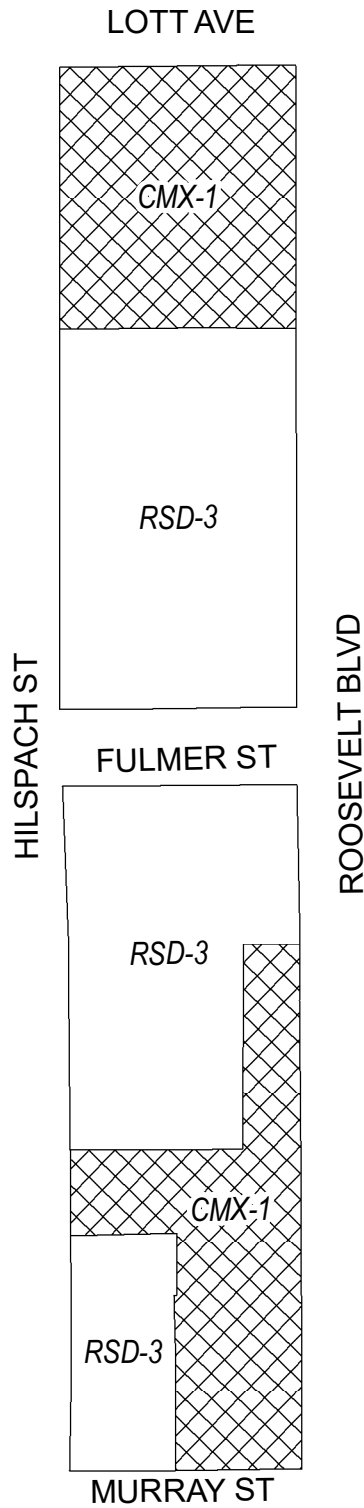
## Zoning Districts

 CMX-2, Commercial Mixed-Use

 RSD-3, Residential Single-Family Detached  
City of Philadelphia




# Map B13 Proposed Zoning



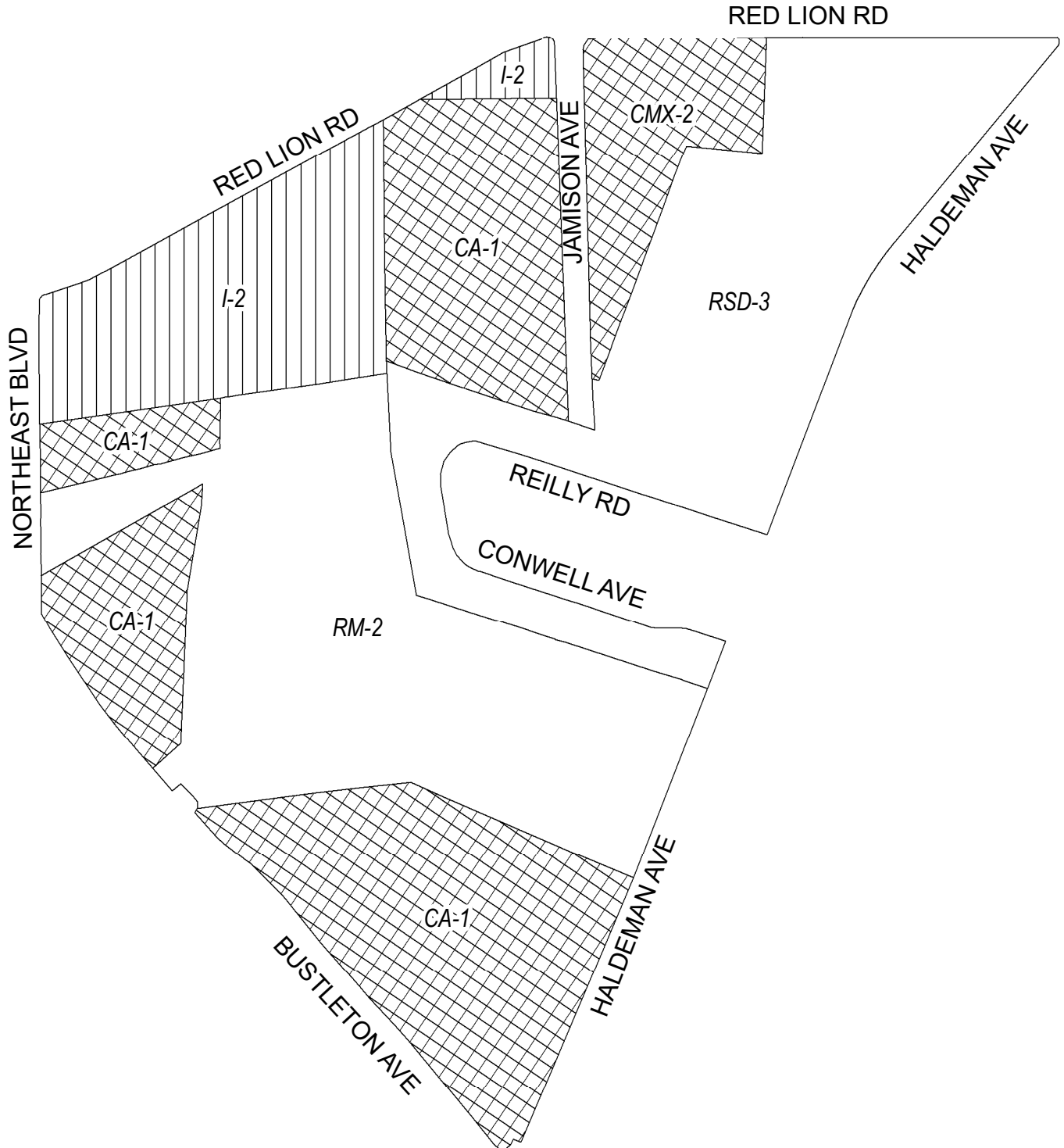
## Zoning Districts

 CMX-1, Commercial Mixed-Use




 RSD-3, Residential Single-Family Detached  
City of Philadelphia



# Map A14 Existing Zoning

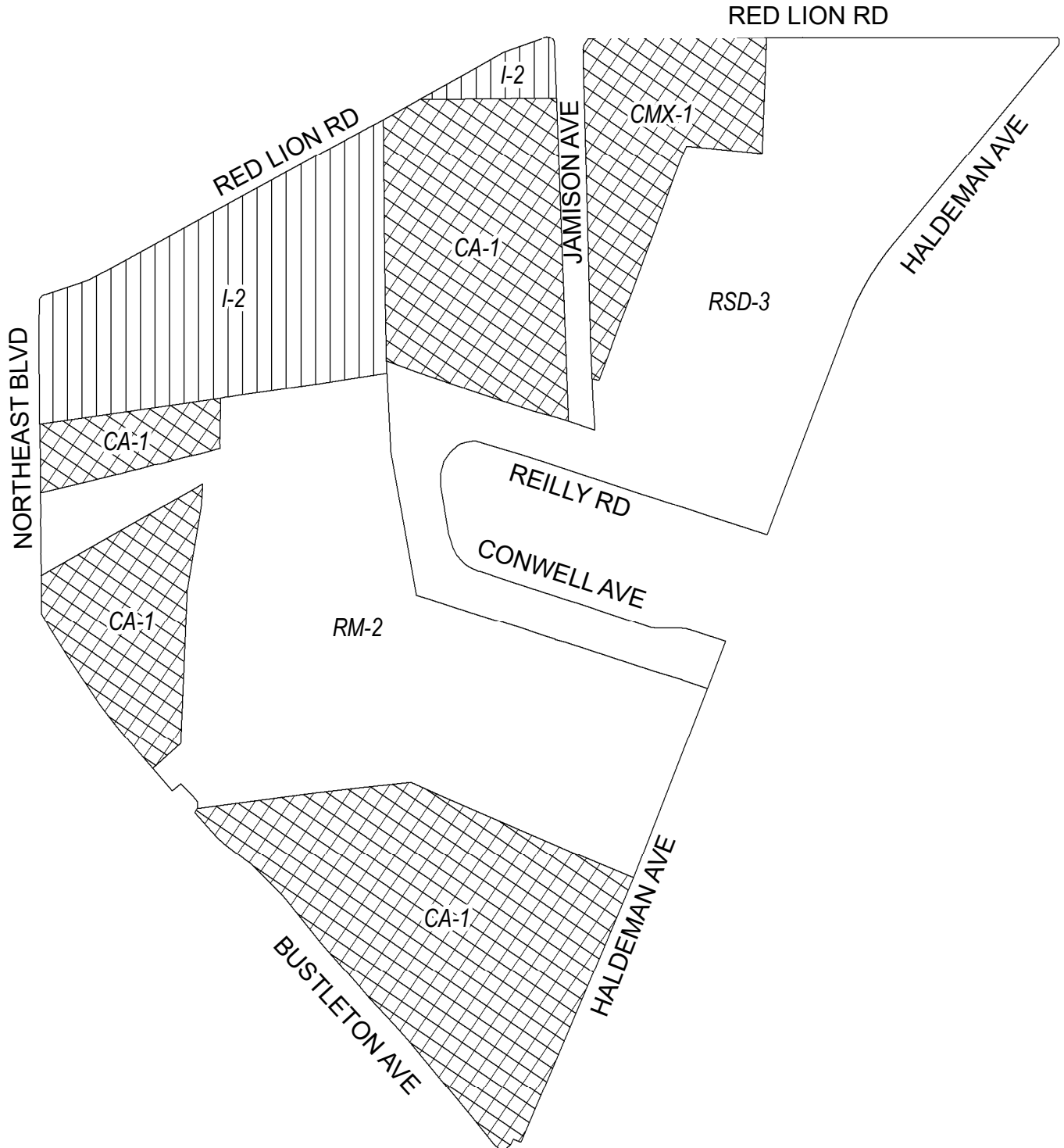


## Zoning Districts




-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
  -  RM-2, Residential Multi-Family; RSD-3, Residential Single-Family Detached
  -  I-2, Medium Industrial
- City of Philadelphia



# Map B14 Proposed Zoning

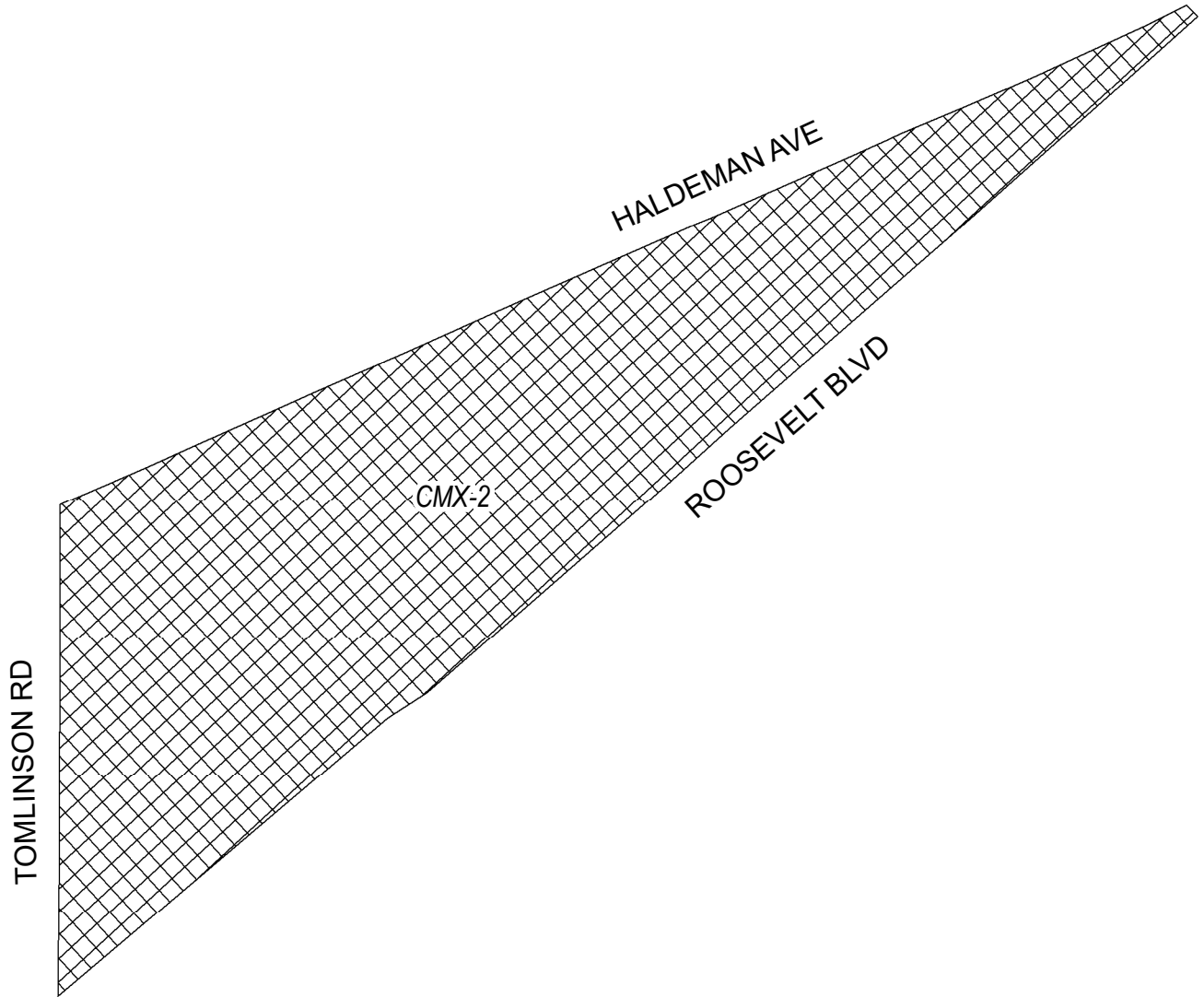


## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use
  -  RM-2, Residential Multi-Family; RSD-3, Residential Single-Family Detached
  -  I-2, Medium Industrial
- City of Philadelphia



# Map A15 Existing Zoning

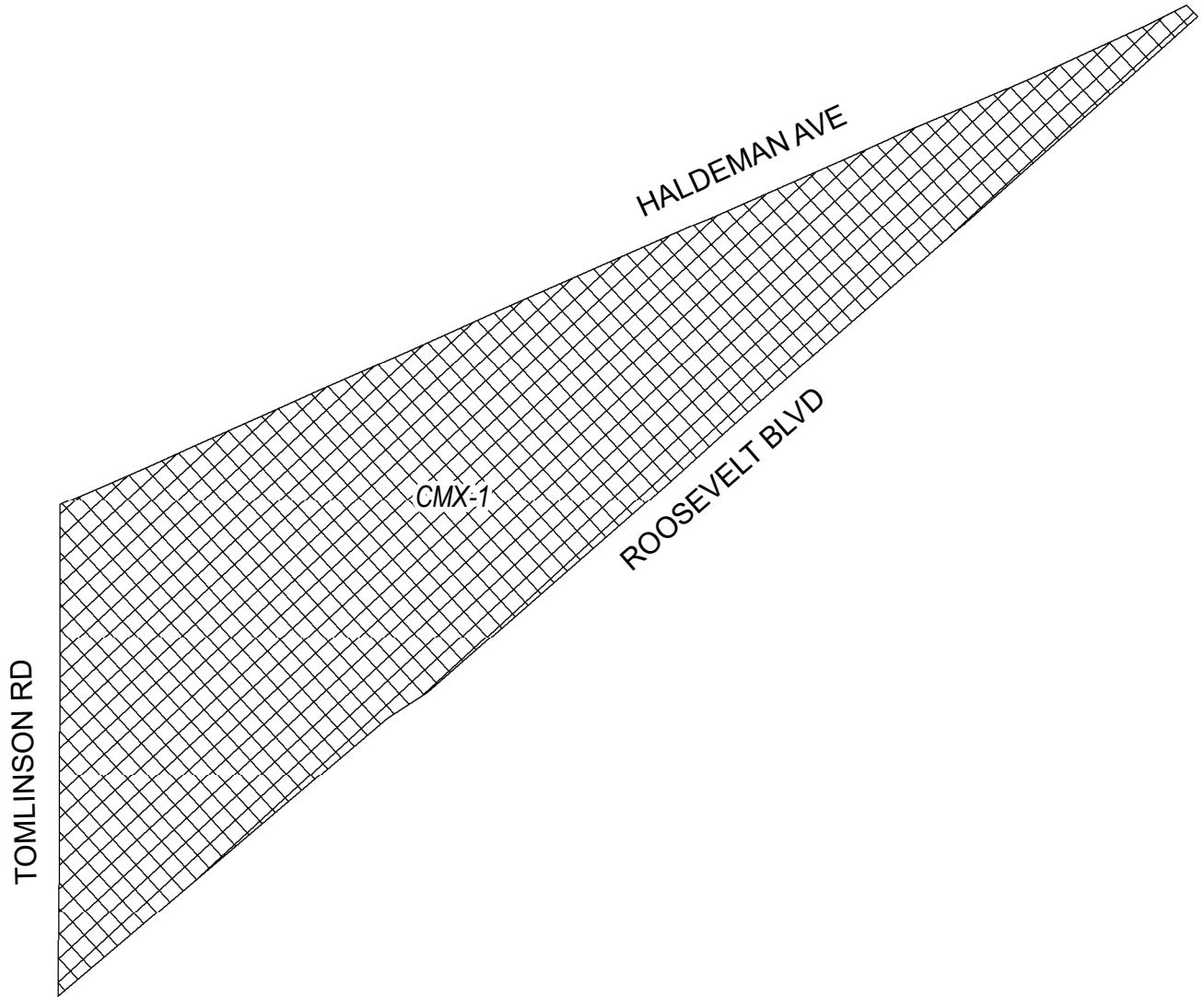


## Zoning Districts

 CMX-2, Commercial Mixed-Use  
City of Philadelphia



# Map B15 Proposed Zoning



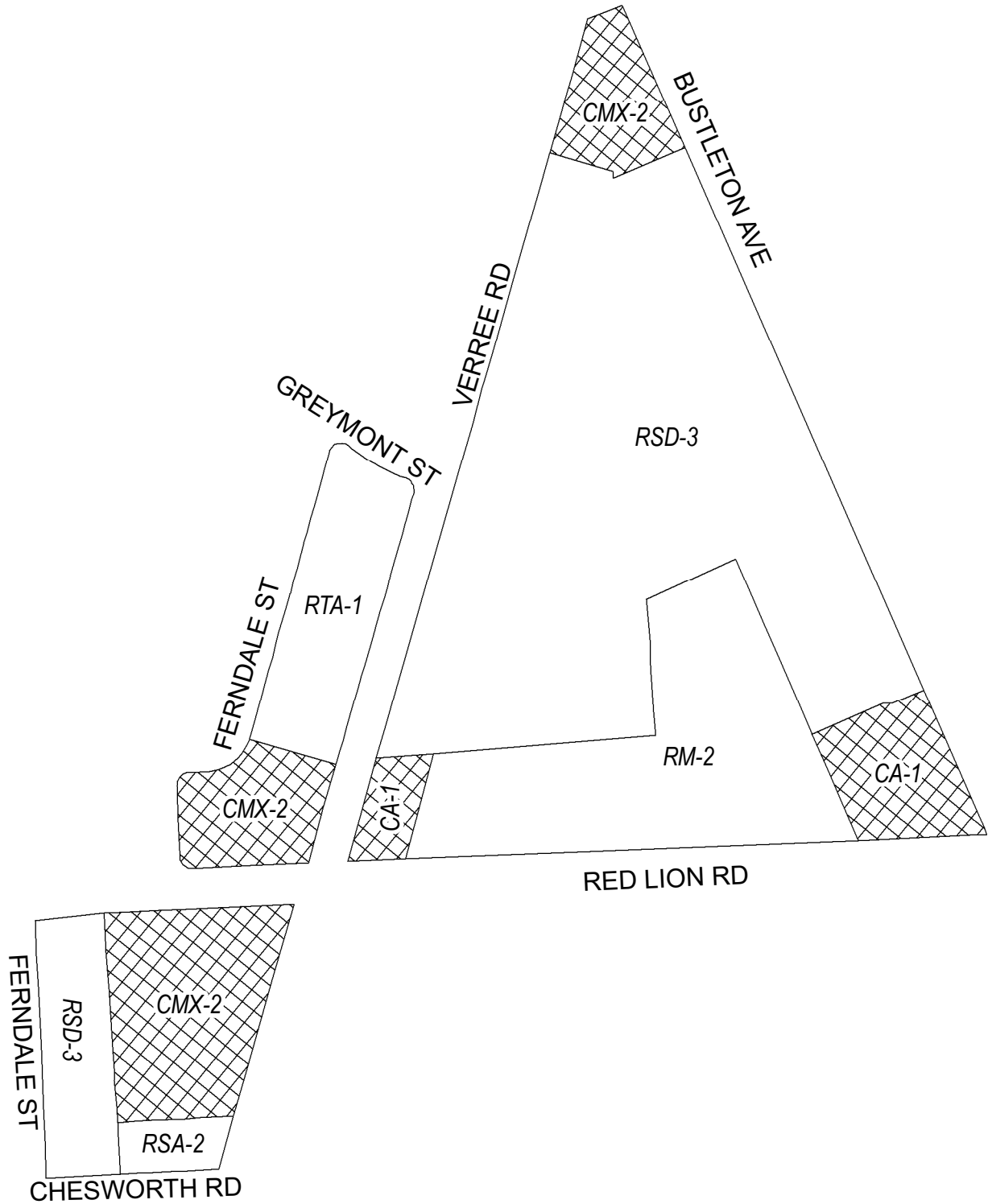
## Zoning Districts

 CMX-1, Commercial Mixed-Use  
City of Philadelphia







# Map A16 Existing Zoning

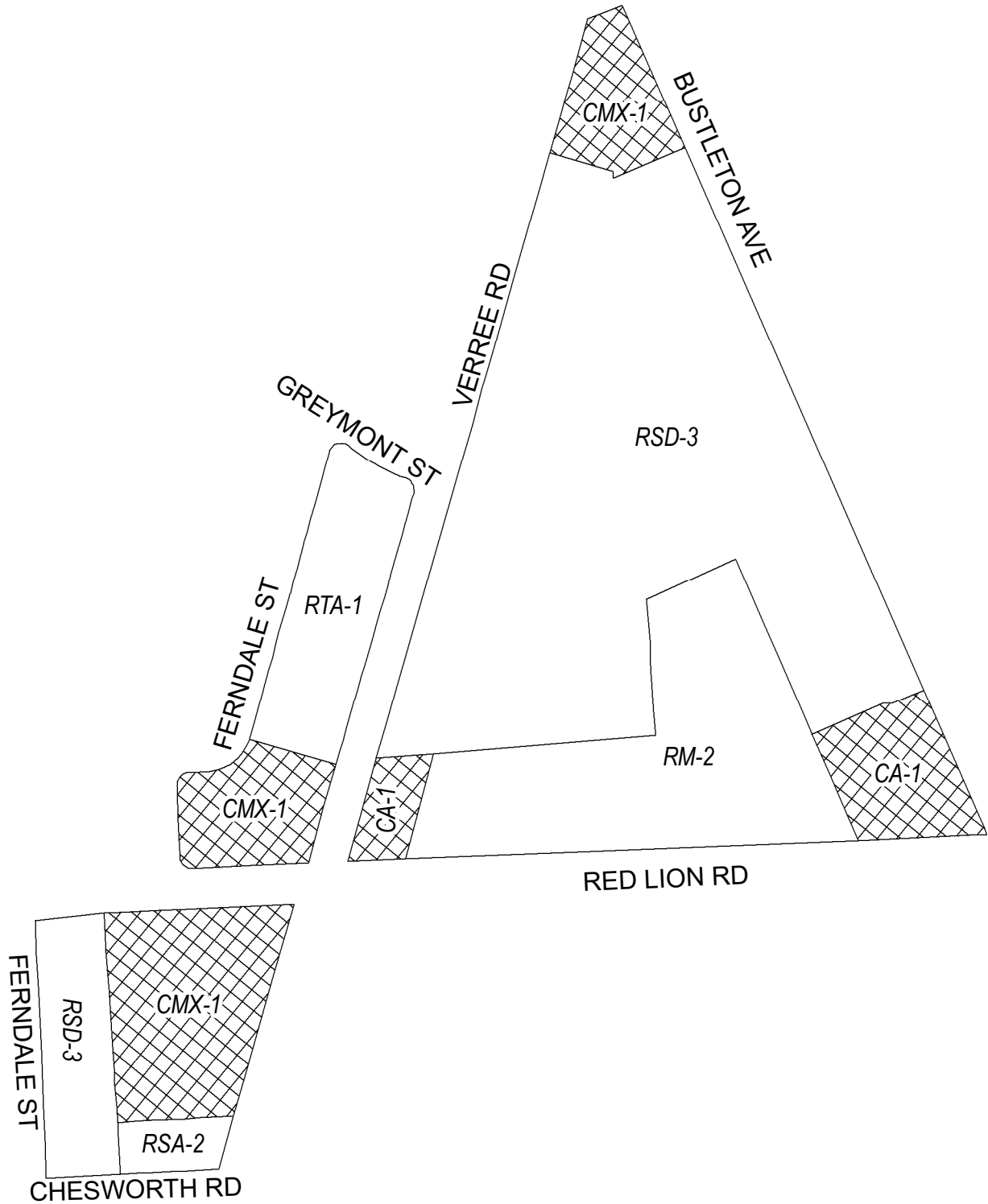


## Zoning Districts


-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RSA-2, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached; RTA-1, Residential Two-Family Attached




# Map B16 Proposed Zoning



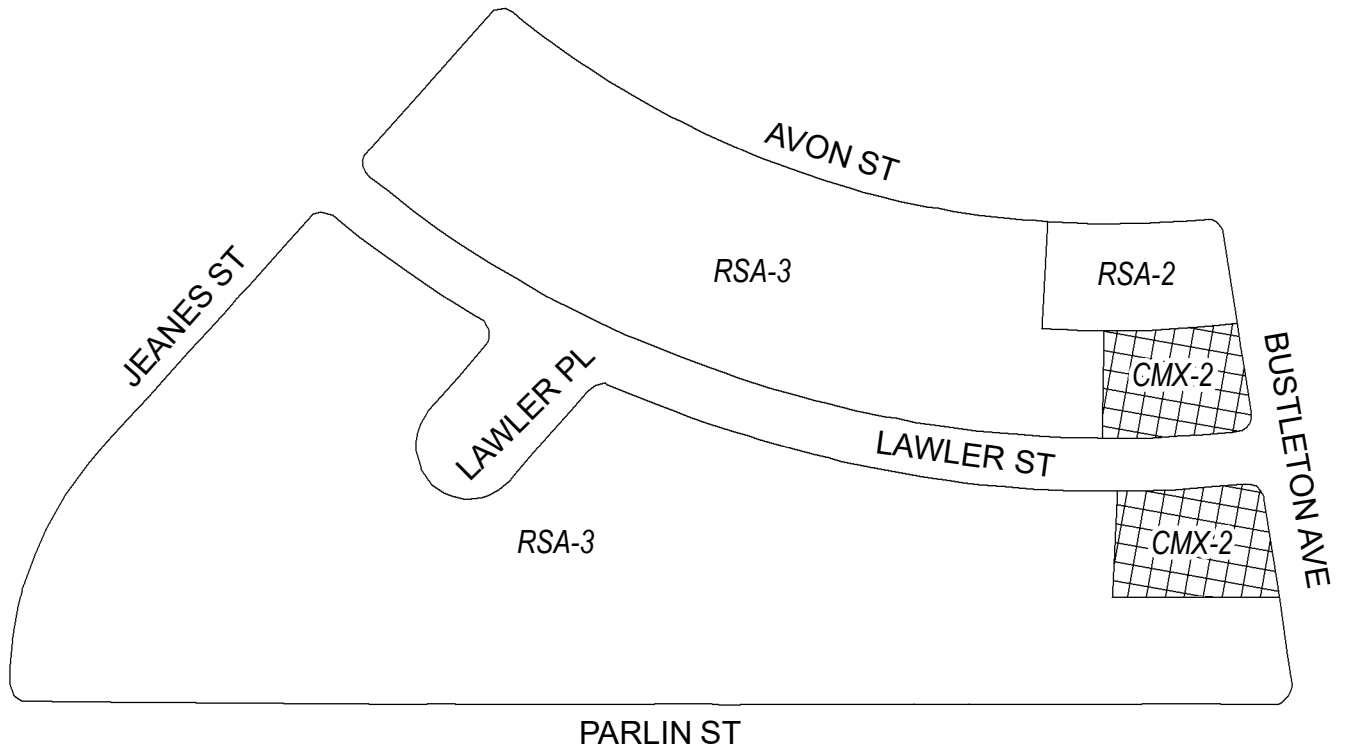
## Zoning Districts

 CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use

 RM-2, Residential Multi-Family; RSA-2, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached; RTA-1, Residential Two-Family Attached



# Map A17 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use

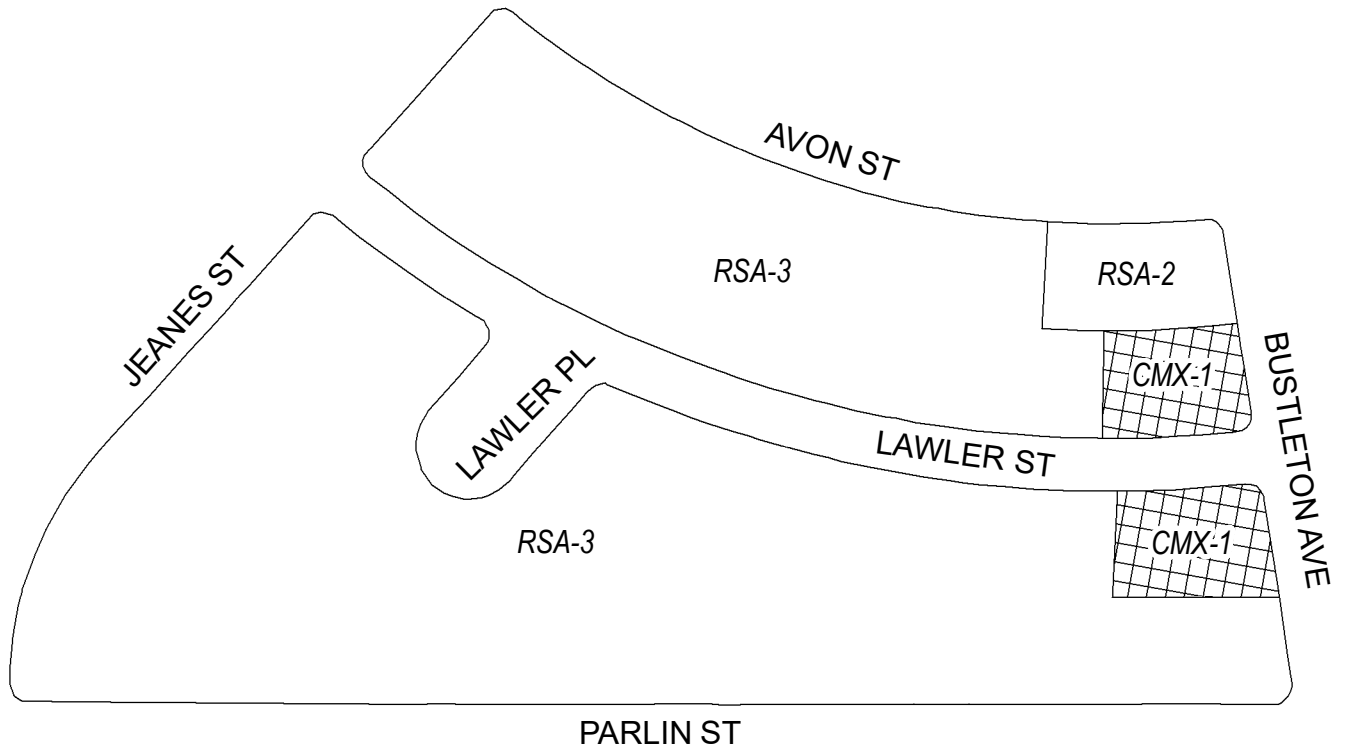


RSA-2/RSA-3, Residential Single-Family Attached



City of Philadelphia



# Map B17 Proposed Zoning

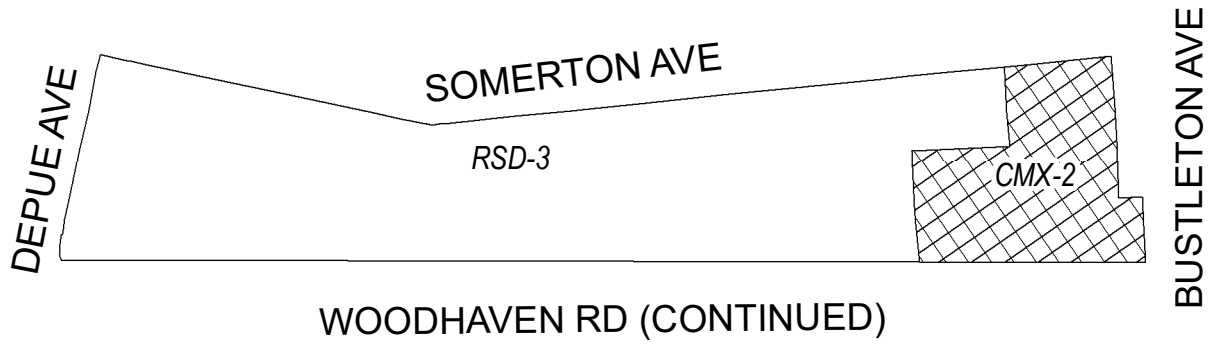


## Zoning Districts

-  CMX-1, Commercial Mixed-Use
-  RSA-2/RSA-3, Residential Single-Family Attached



# Map A18 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use

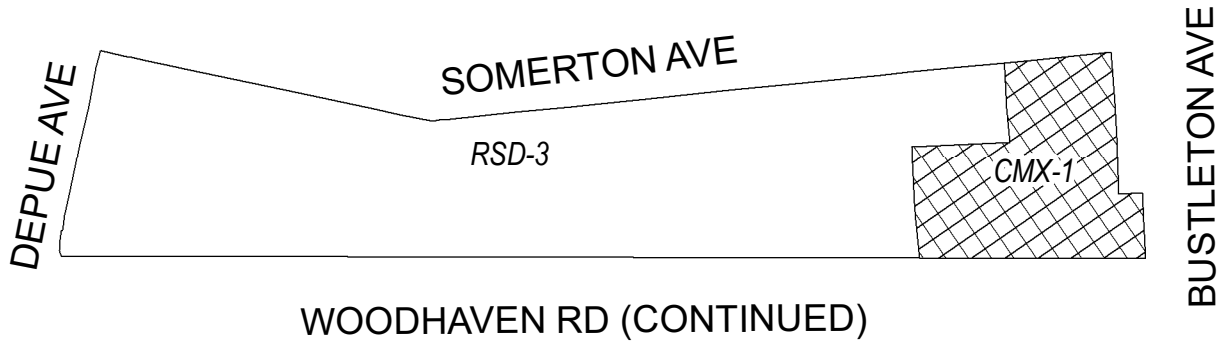


RSD-3, Residential Single-Family Detached

City of Philadelphia



# Map B18 Proposed Zoning



## Zoning Districts



CMX-1, Commercial Mixed-Use

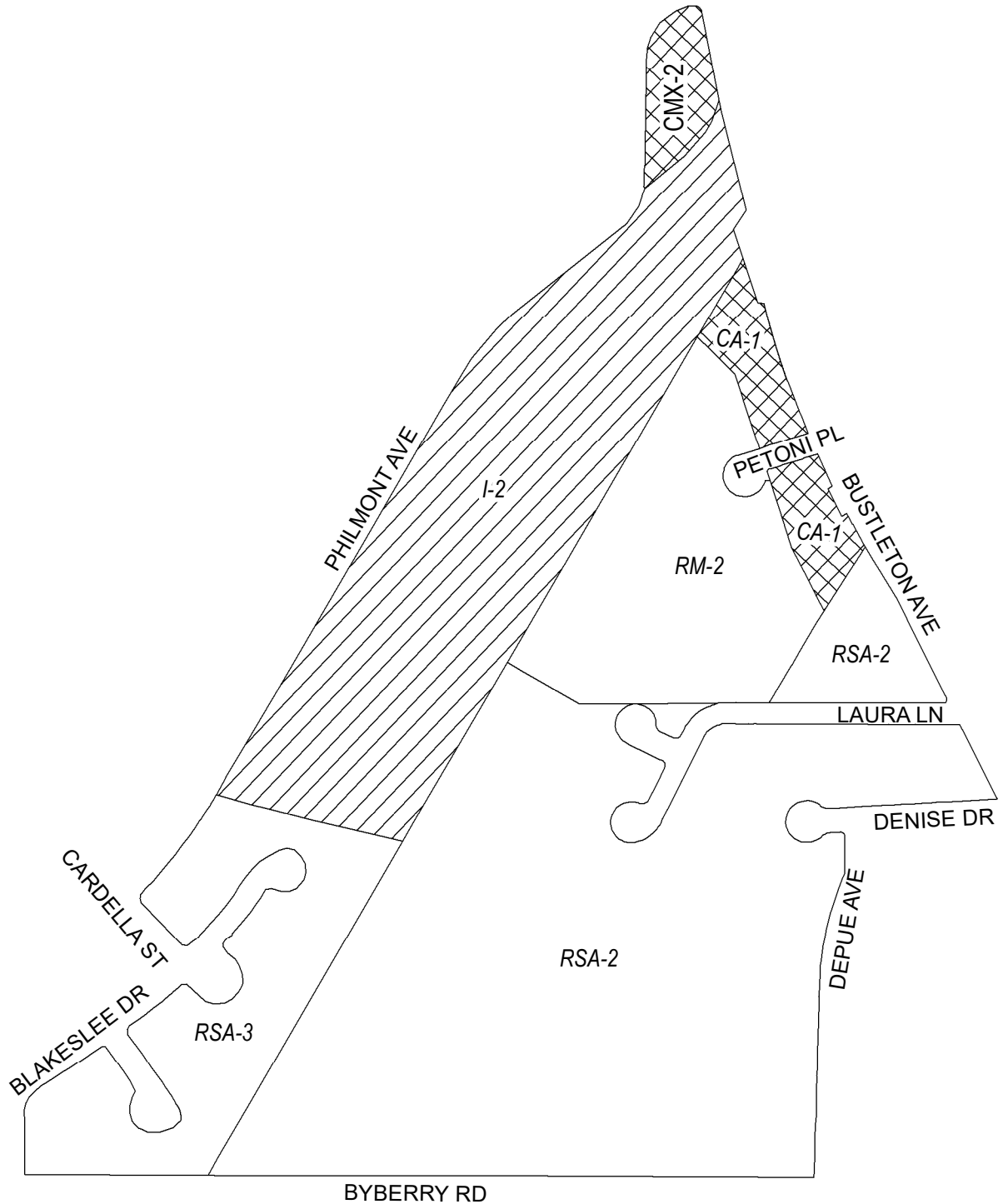


RSD-3, Residential Single-Family Detached




City of Philadelphia



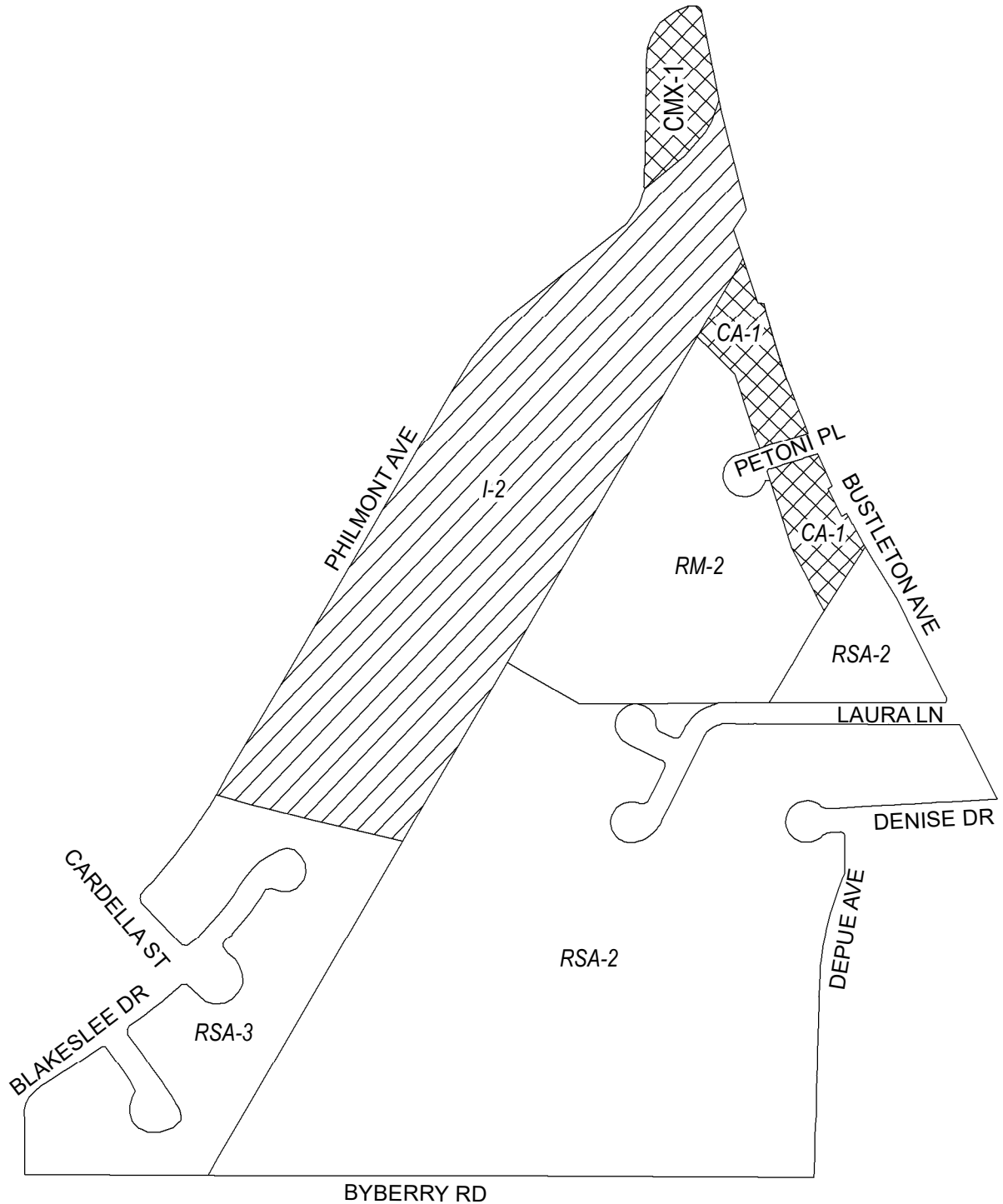
# Map A19 Existing Zoning






## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
  -  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached
  -  I-2, Medium Industrial
- City of Philadelphia

# Map B19 Proposed Zoning



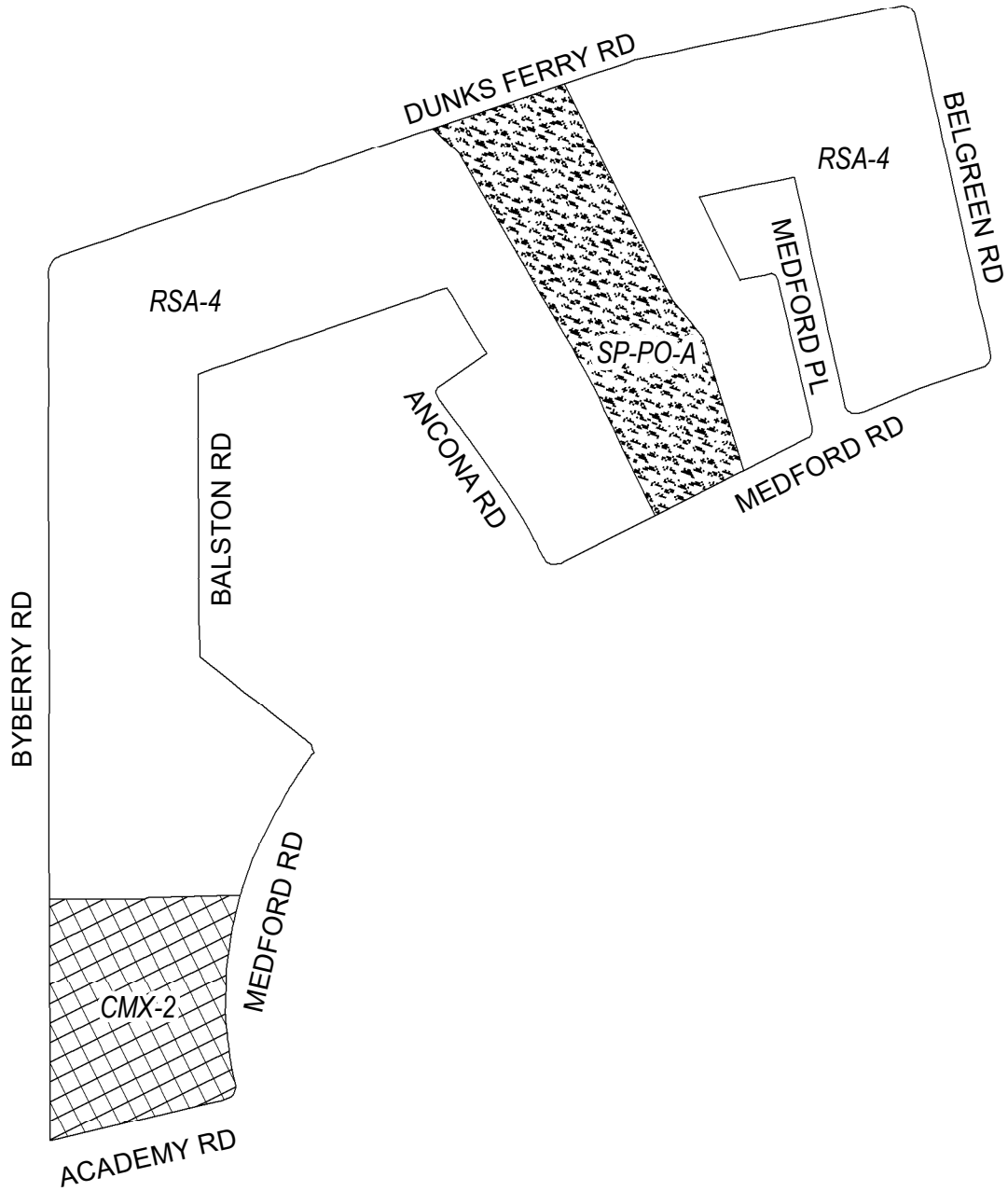
## Zoning Districts

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








# Map A20 Existing Zoning

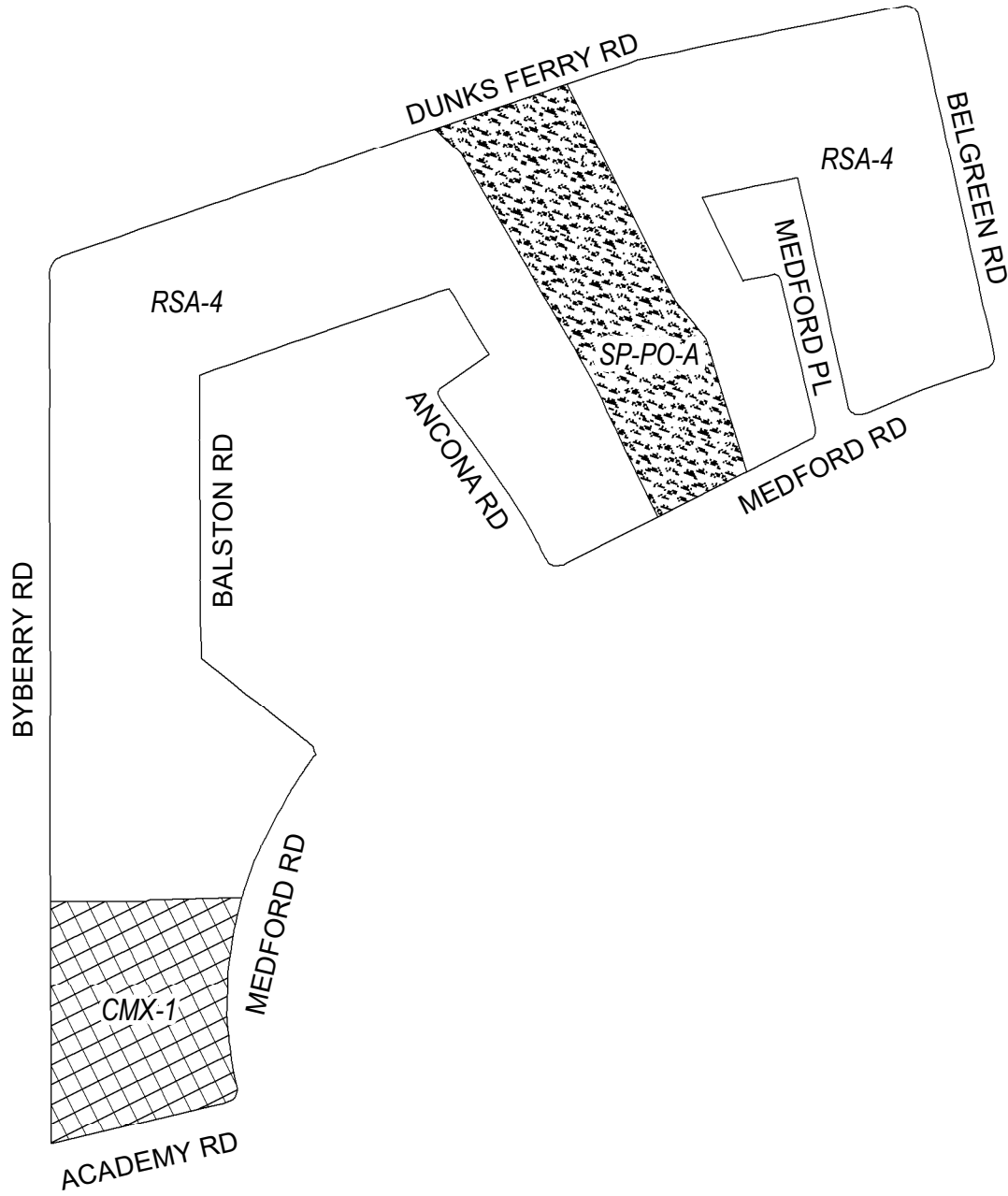


## Zoning Districts




-  CMX-2, Commercial Mixed-Use
-  RSA-4, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



# Map B20 Proposed Zoning

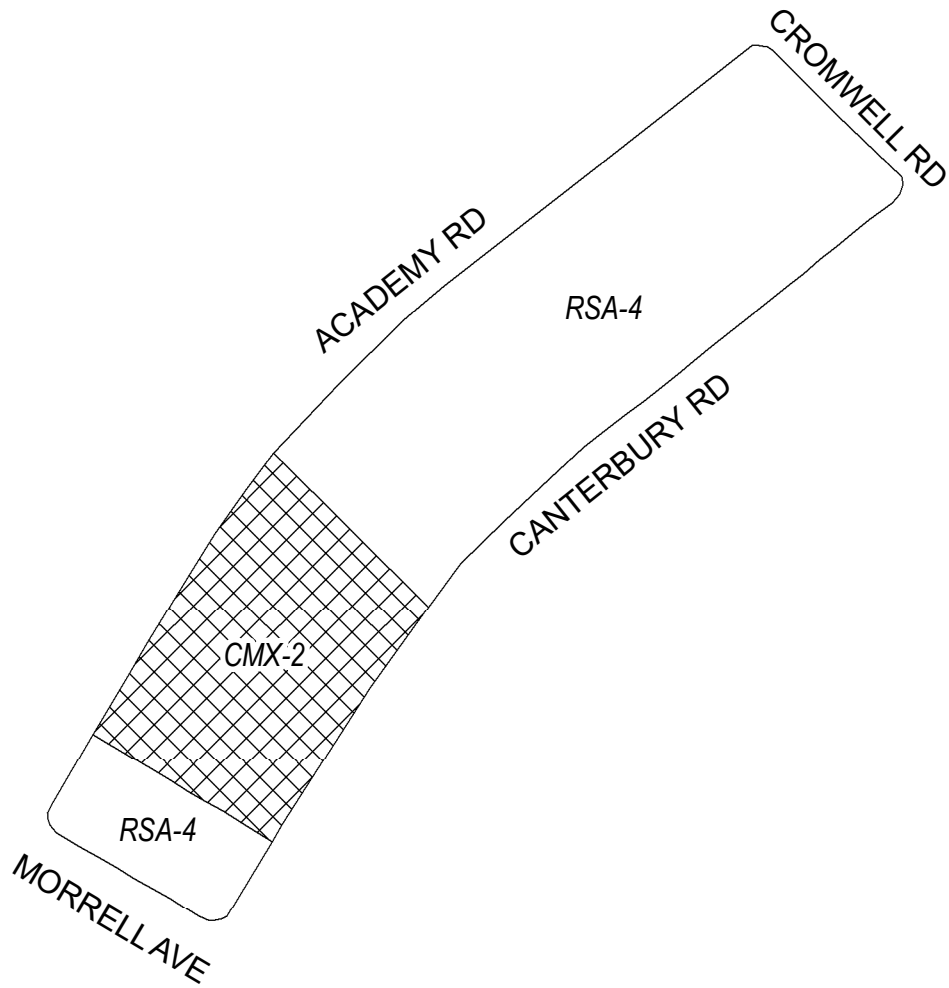


## Zoning Districts

-  CMX-1, Commercial Mixed-Use
-  RSA-4, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



# Map A21 Existing Zoning



## Zoning Districts



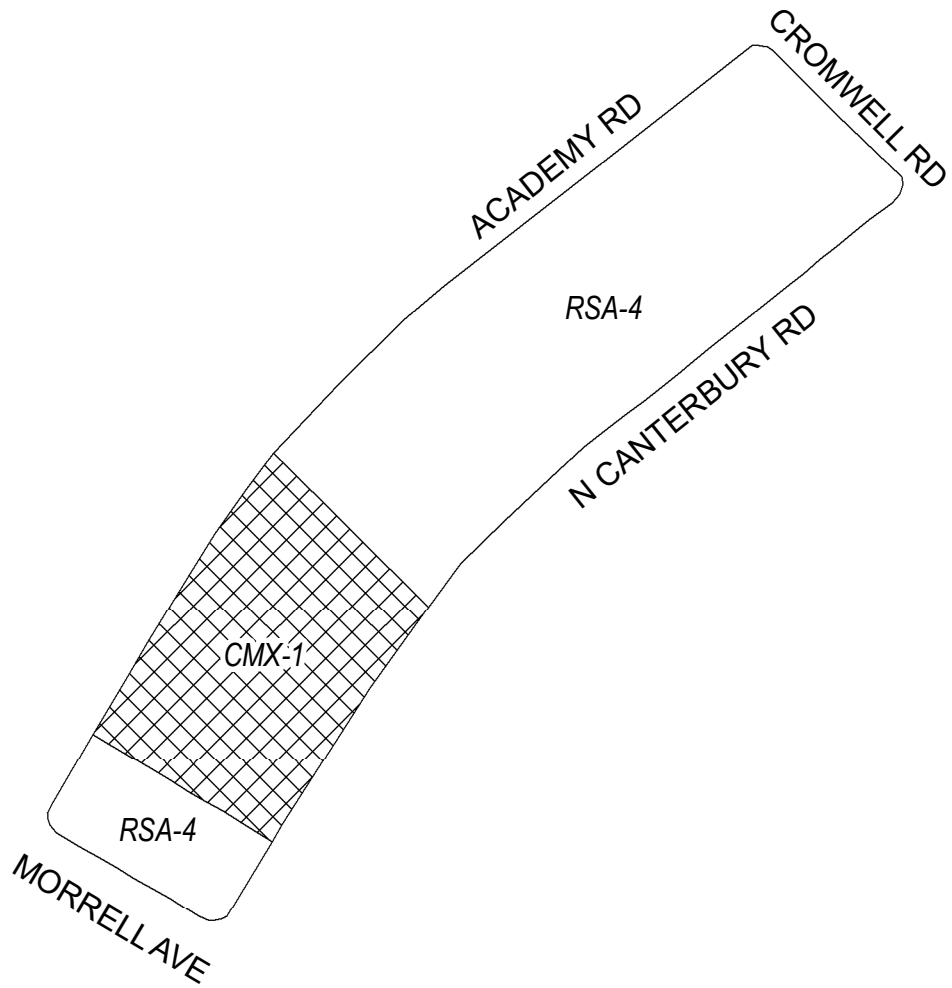
CMX-2, Commercial Mixed-Use





RSA-4, Residential Single-Family Attached



# Map B21 Proposed Zoning

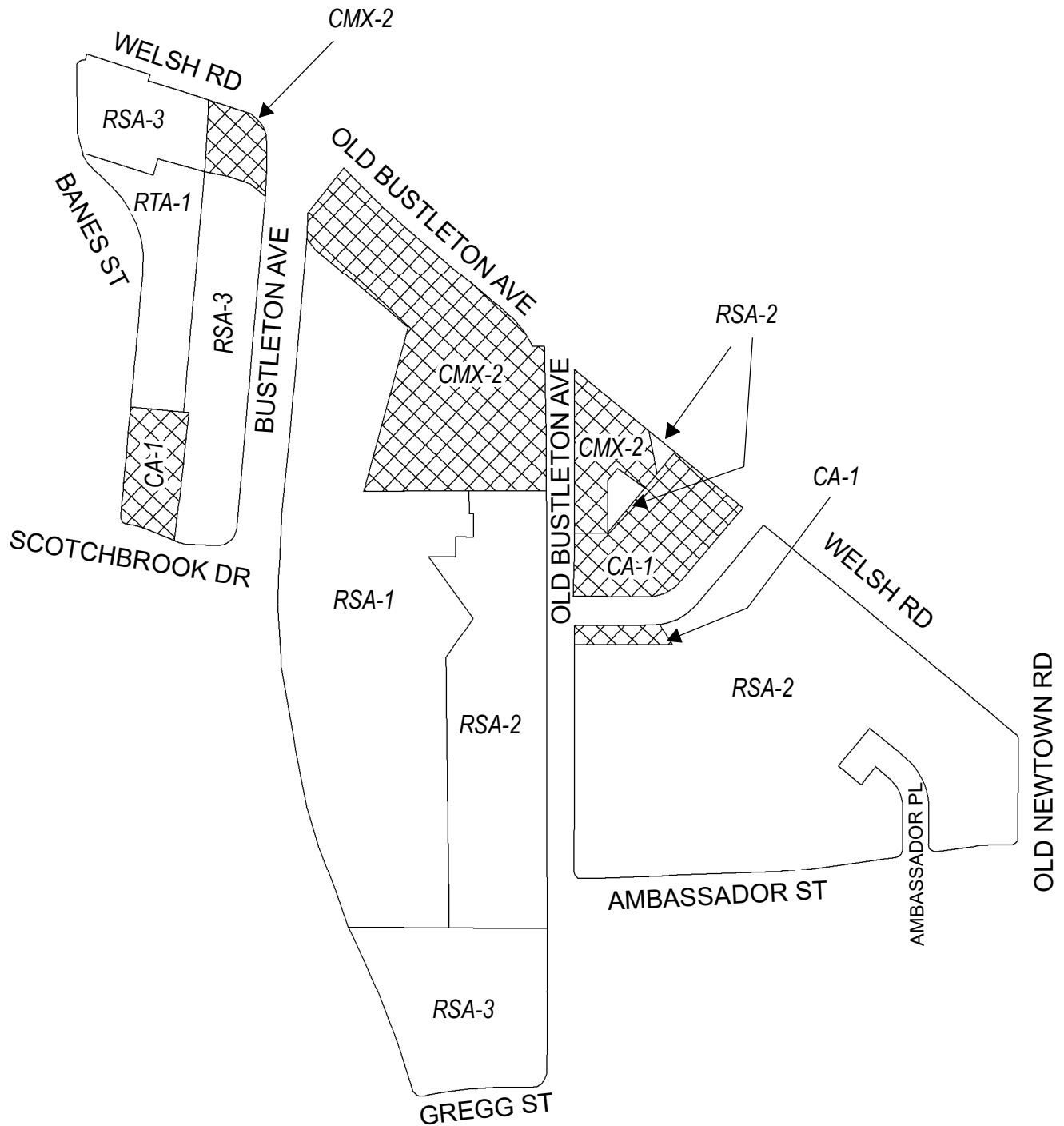


## Zoning Districts



-  CMX-1, Commercial Mixed-Use
  -  RSA-4, Residential Single-Family Attached
- City of Philadelphia - 44 -



# Map A22 Existing Zoning

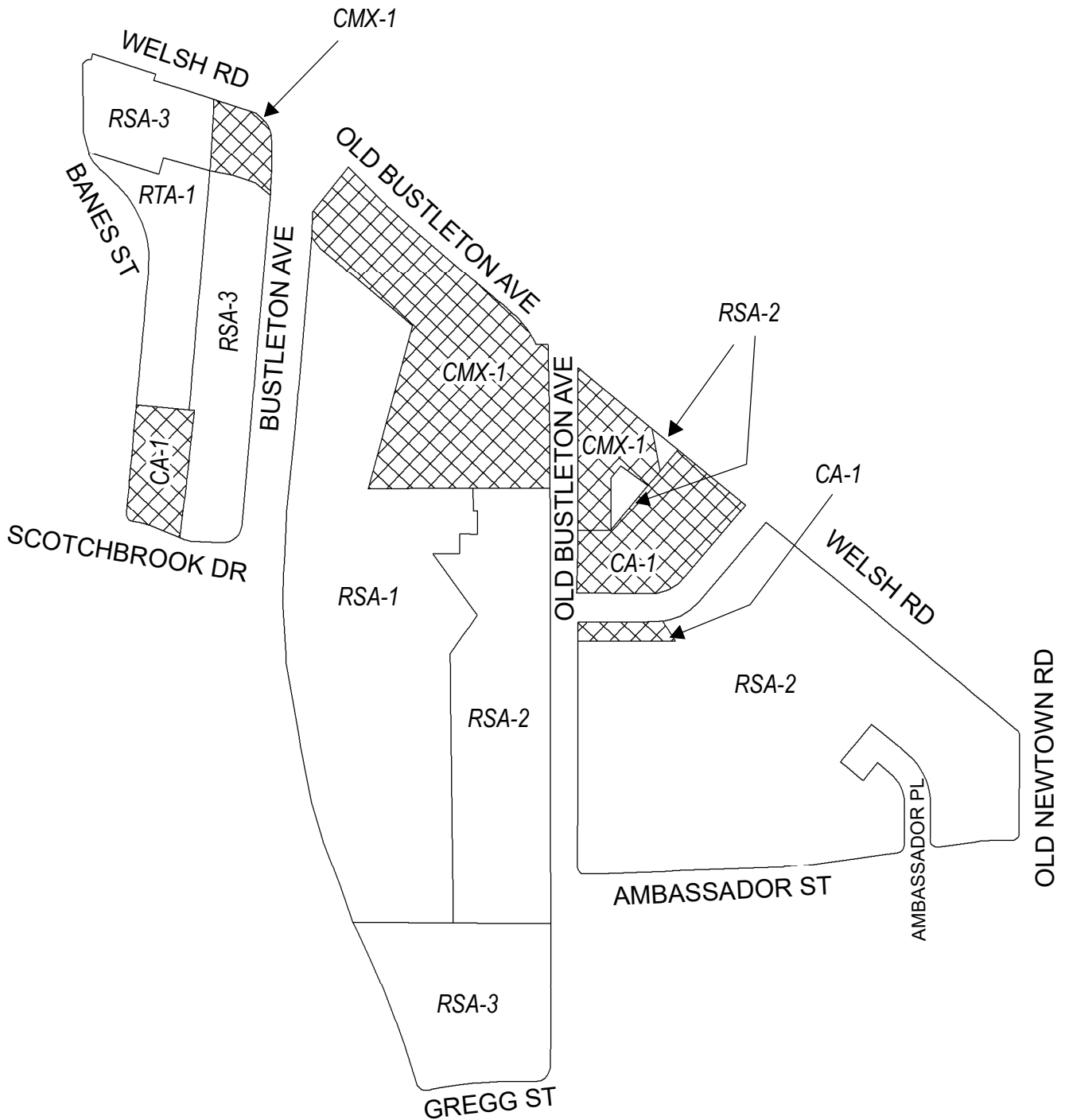


## Zoning Districts

-  CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use
-  RSA-1/RSA-2/RSA-3, Residential Single-Family Attached;  
RTA-1, Residential Two-Family Attached



# Map B22 Proposed Zoning



## Zoning Districts



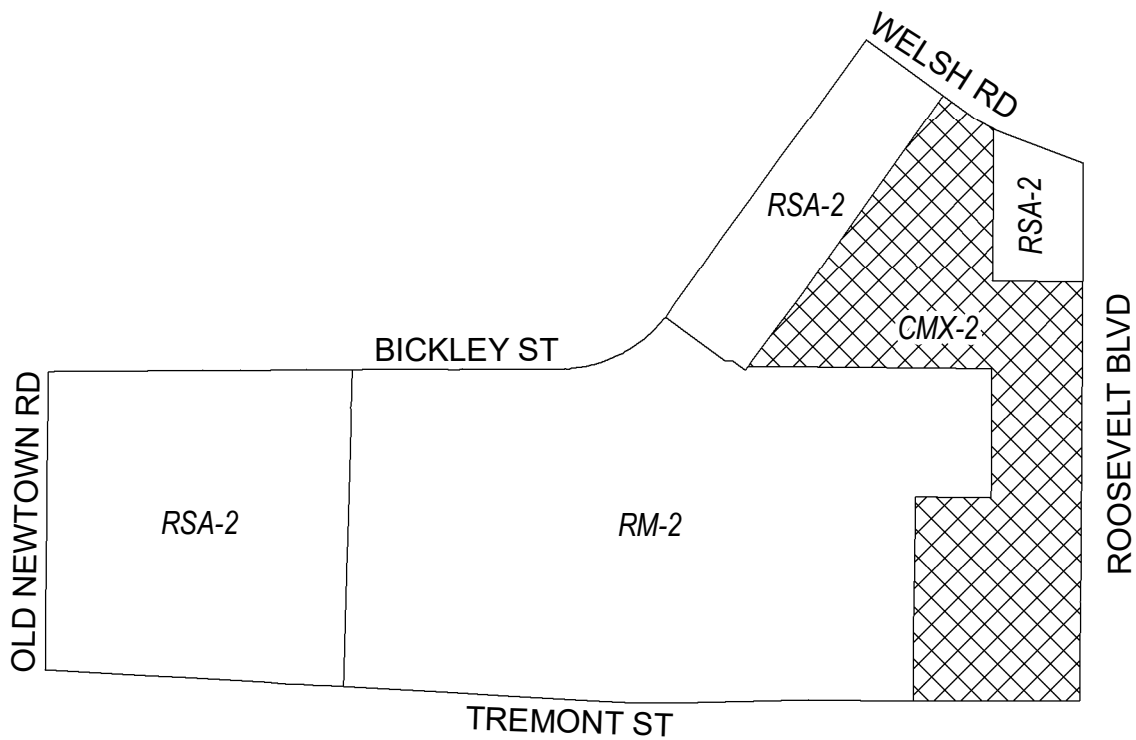
CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use



RSA-1/RSA-2/RSA-3, Residential Single-Family Attached;  
RTA-1, Residential Two-Family Attached



# Map A23 Existing Zoning



## Zoning Districts



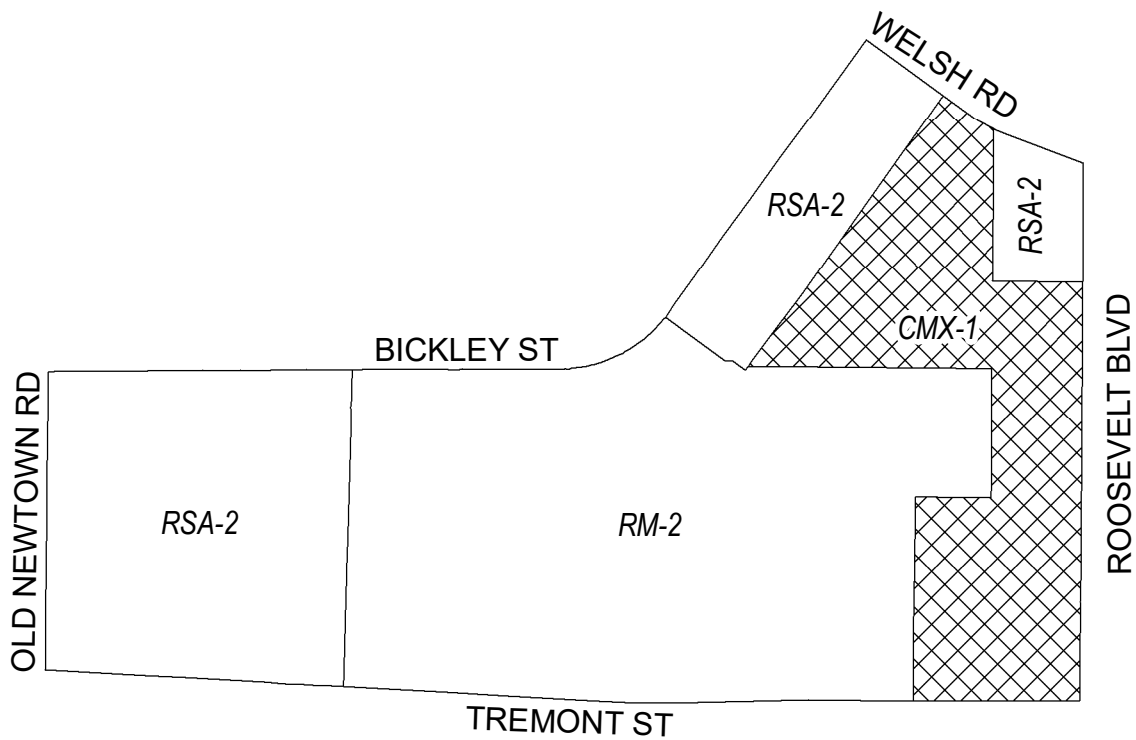
CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use




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



# Map B23 Proposed Zoning



## Zoning Districts

 CA-1, Auto Oriented Commercial; CMX-1, Commercial Mixed-Use

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

