

City of Philadelphia



Philadelphia, December 15, 2022

CERTIFICATION: This is to certify that Bill No. 220776 was presented to the Mayor on the first day of December, 2022, and was not returned to the Council with his signature at a meeting held December 15, 2022 (being more than ten days after it had been presented to him).

THEREFORE, Pursuant to the provisions of Section 2-202 of the Philadelphia Home Rule Charter, the ordinance becomes effective as if the Mayor had approved it.

A handwritten signature in cursive script that reads "Michael A. Decker".

Michael A. Decker
Chief Clerk of the City Council

(Bill No. 220776)

AN ORDINANCE

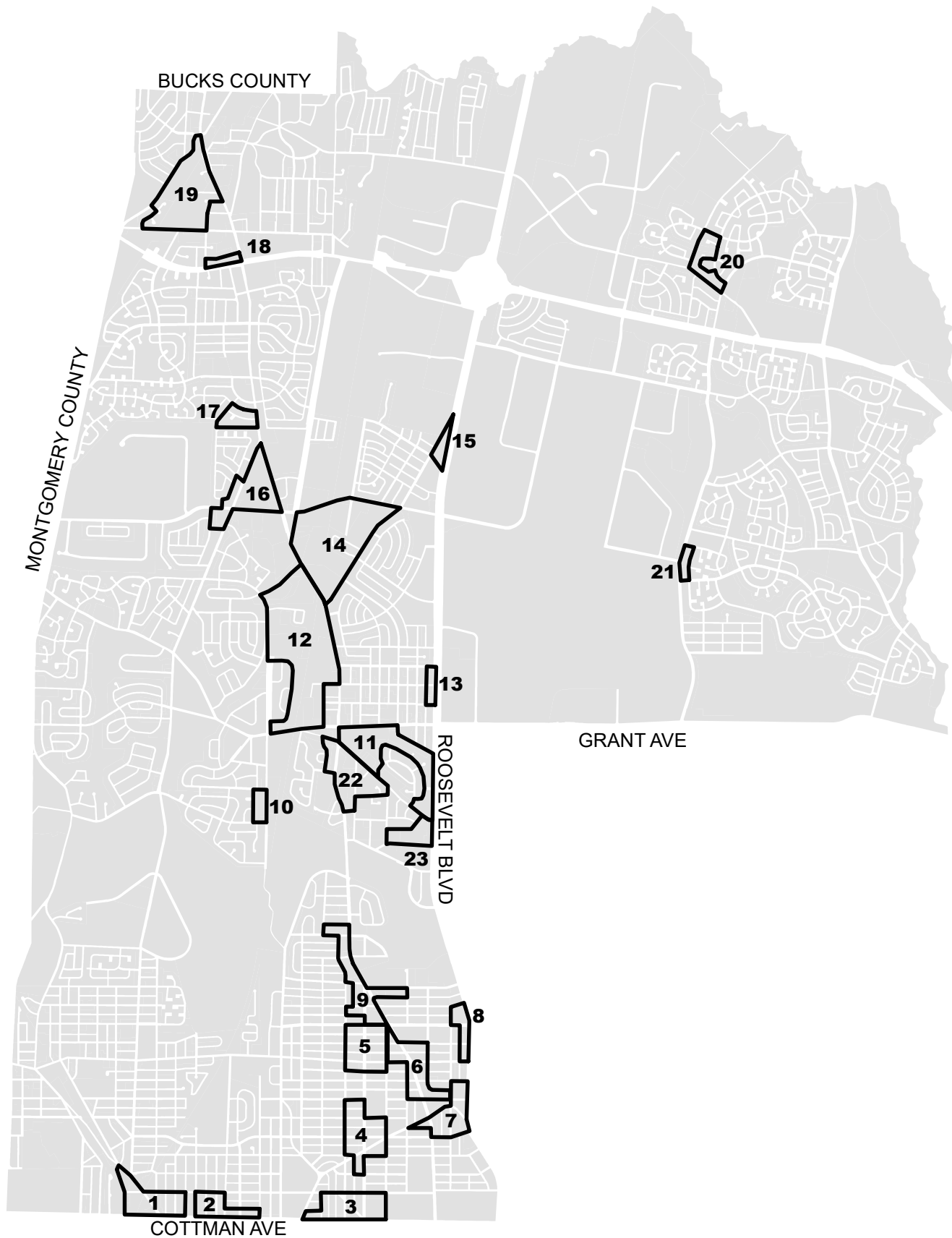
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

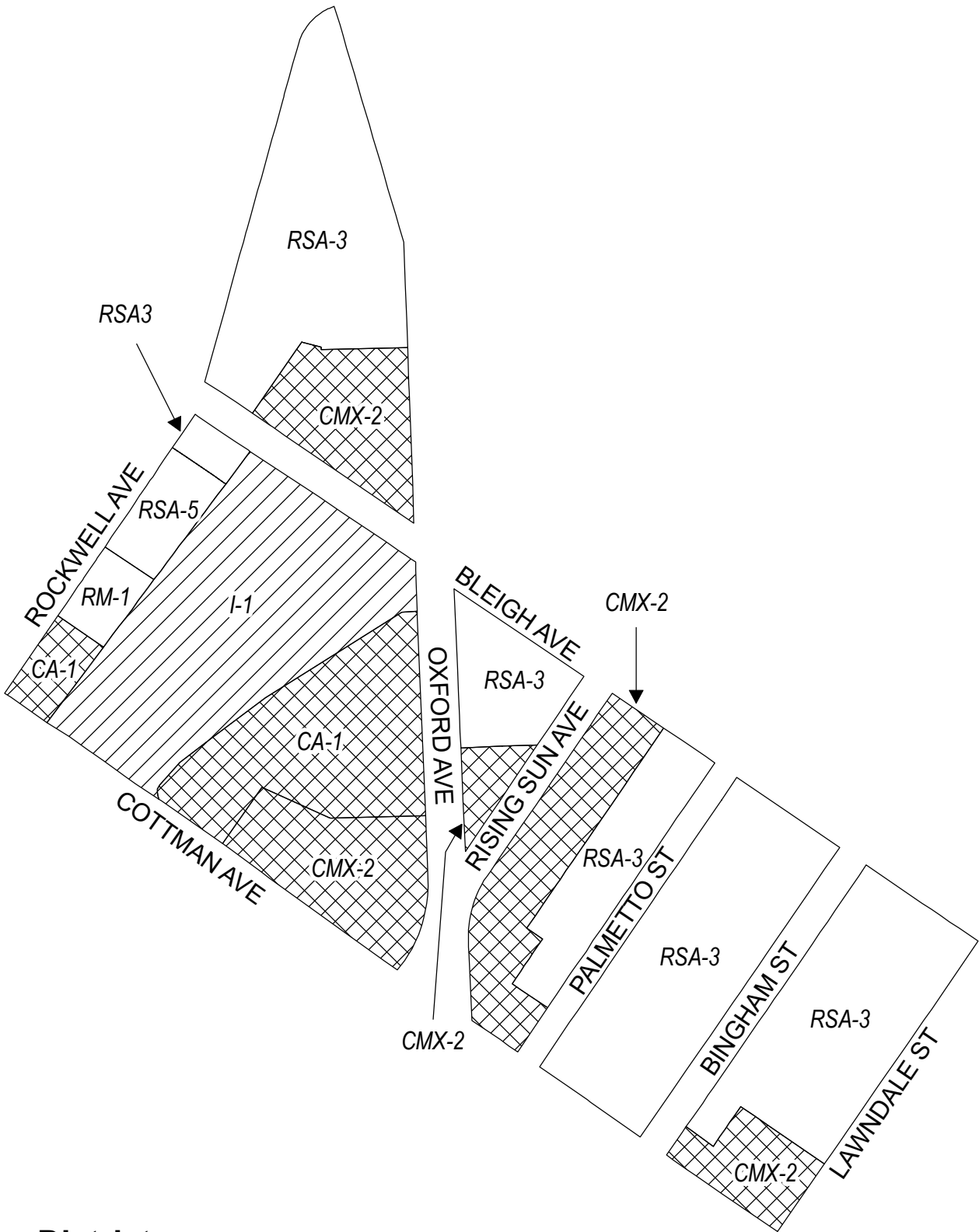
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt 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.




Key Map



Map A1 Existing Zoning

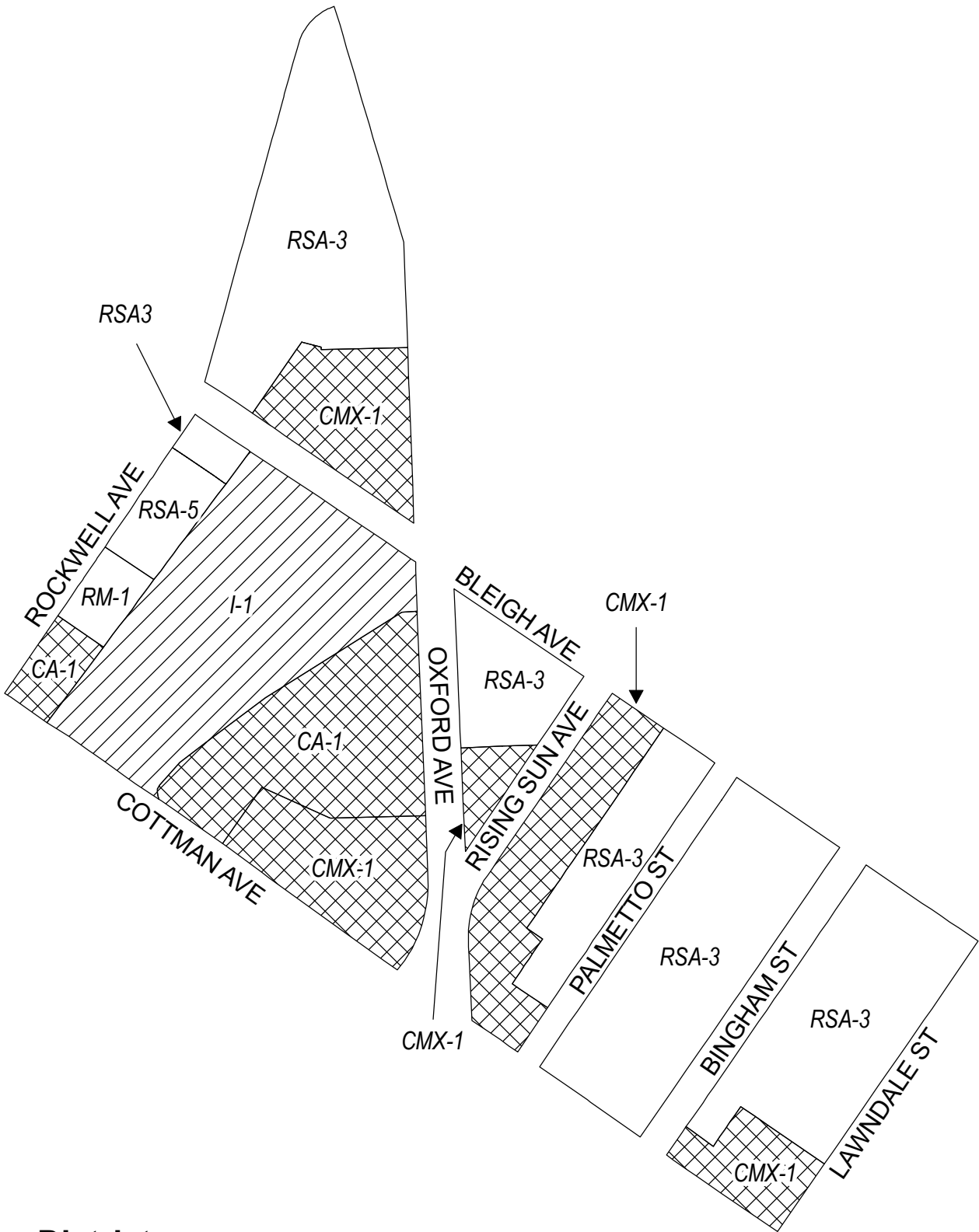


Zoning Districts




-  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



Map B1 Proposed Zoning

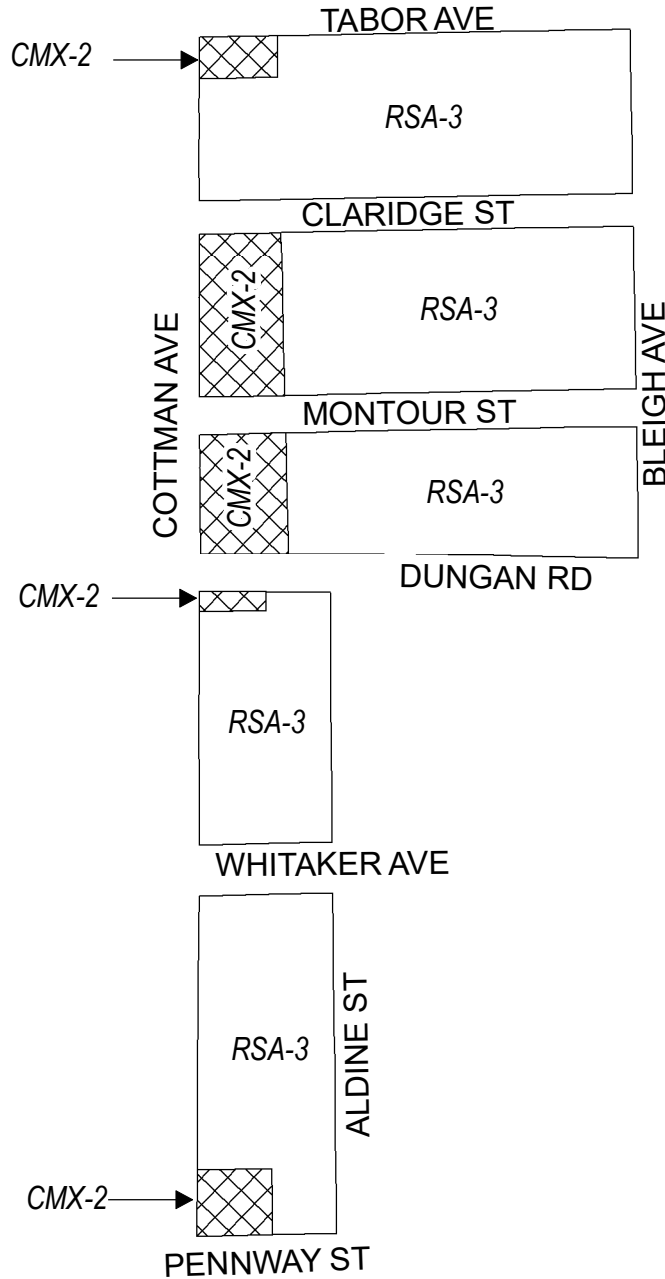


Zoning Districts

-  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



Map A2 Existing Zoning



Zoning Districts



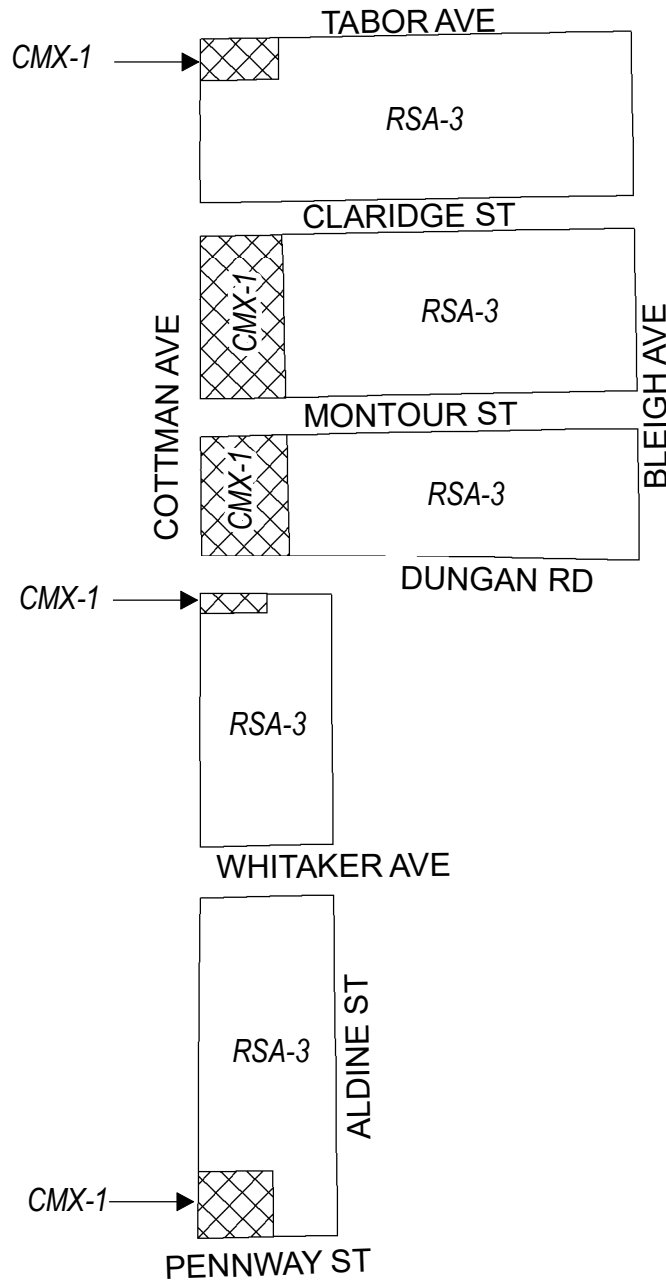
CMX-2, Commercial Mixed-Use





RSA-3, Residential Single-Family Attached



Map B2 Proposed Zoning

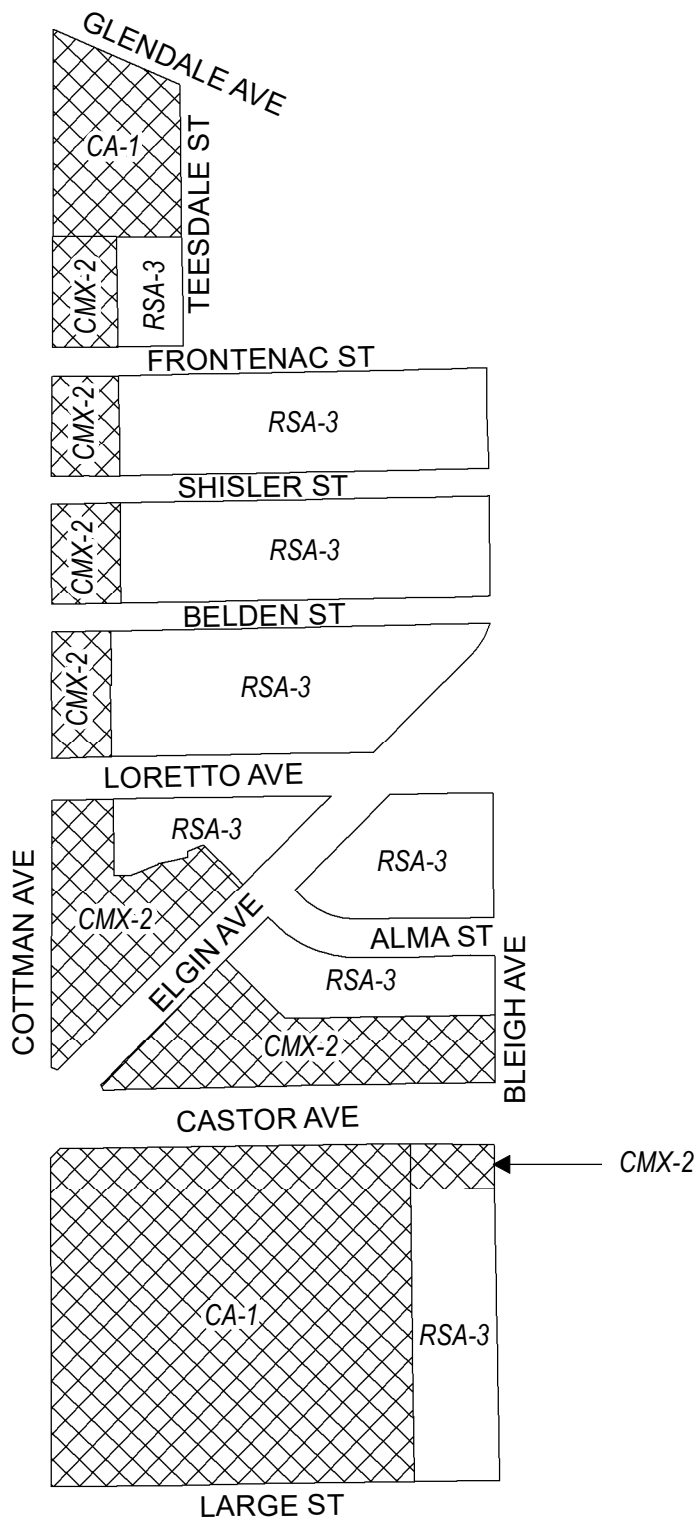


Zoning Districts



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



Map A3 Existing Zoning

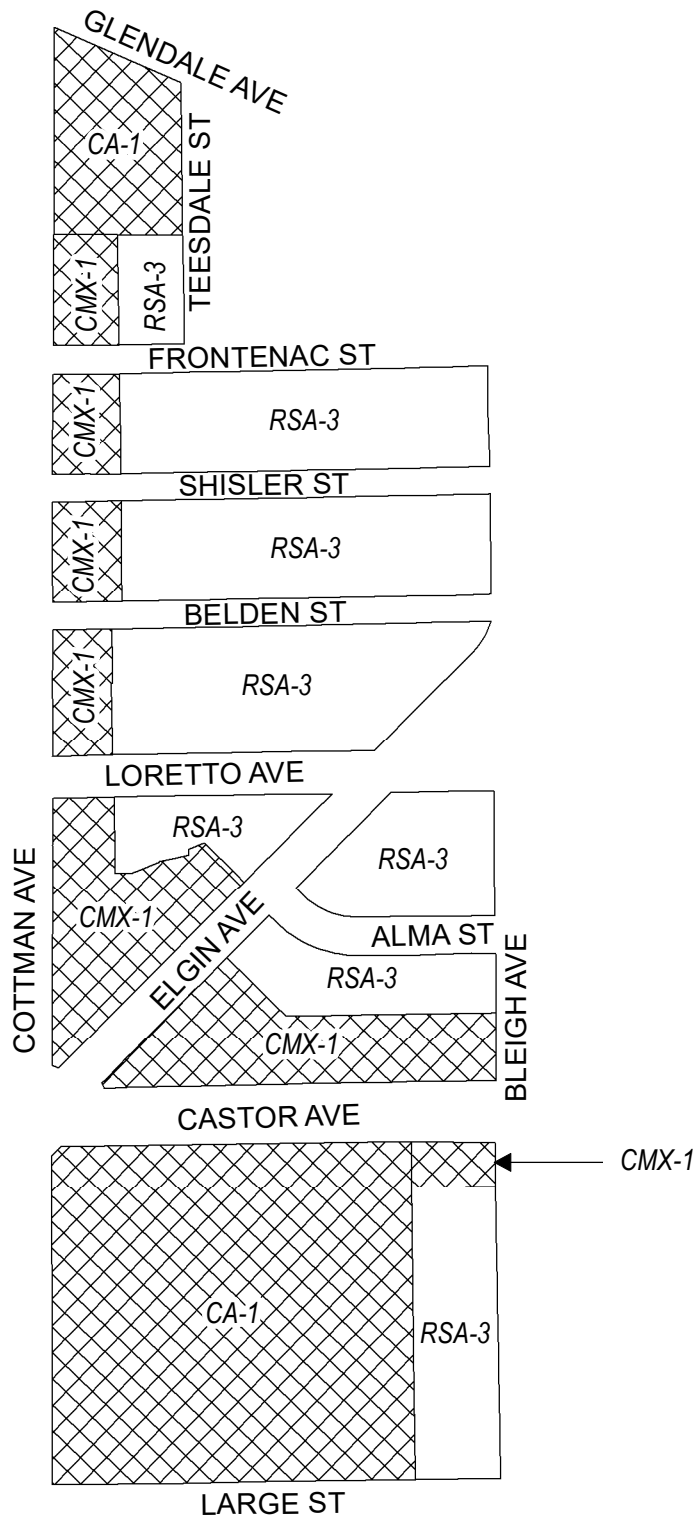


Zoning Districts



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



Map B3 Proposed Zoning

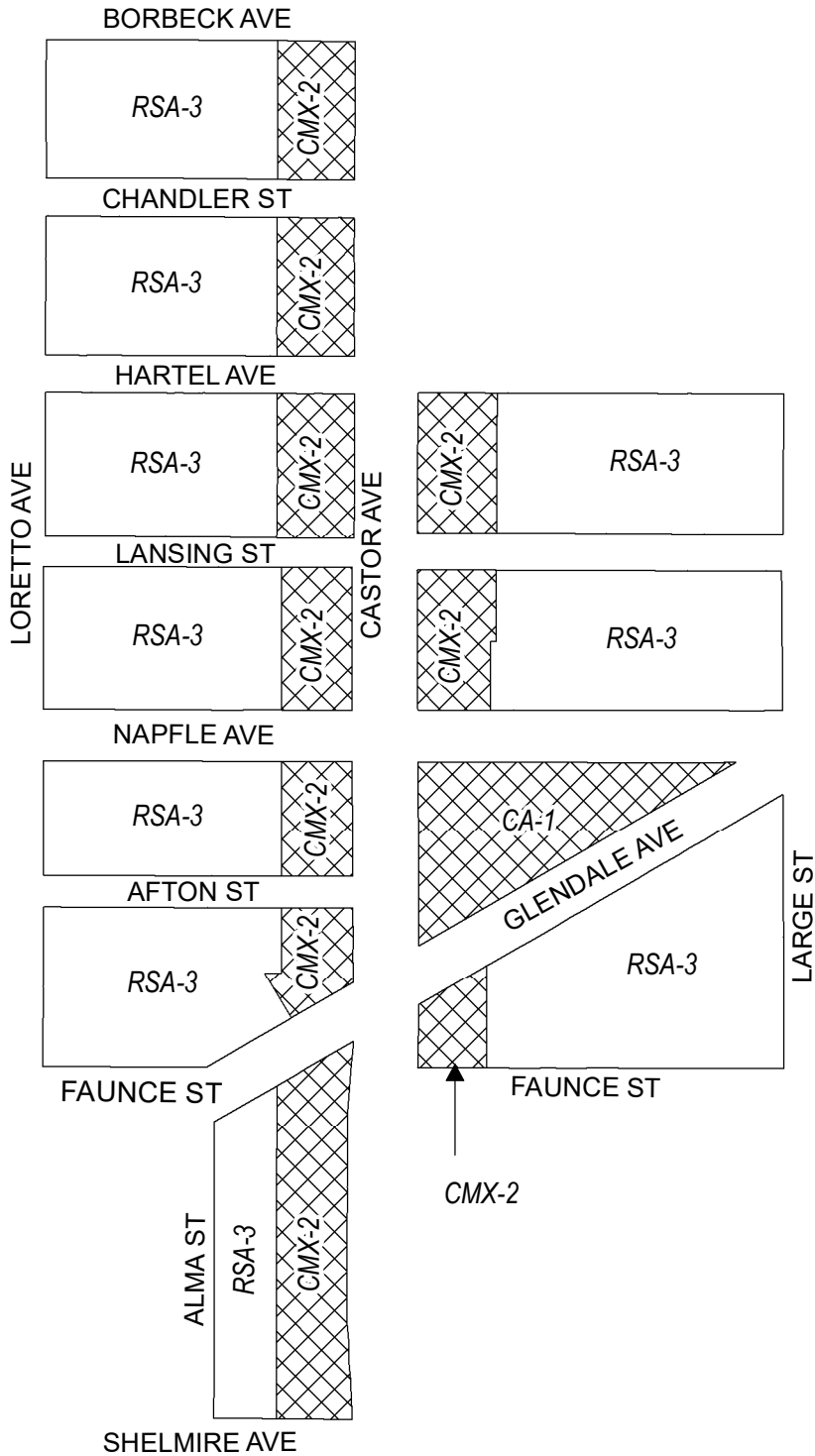


Zoning Districts



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



Map A4 Existing Zoning

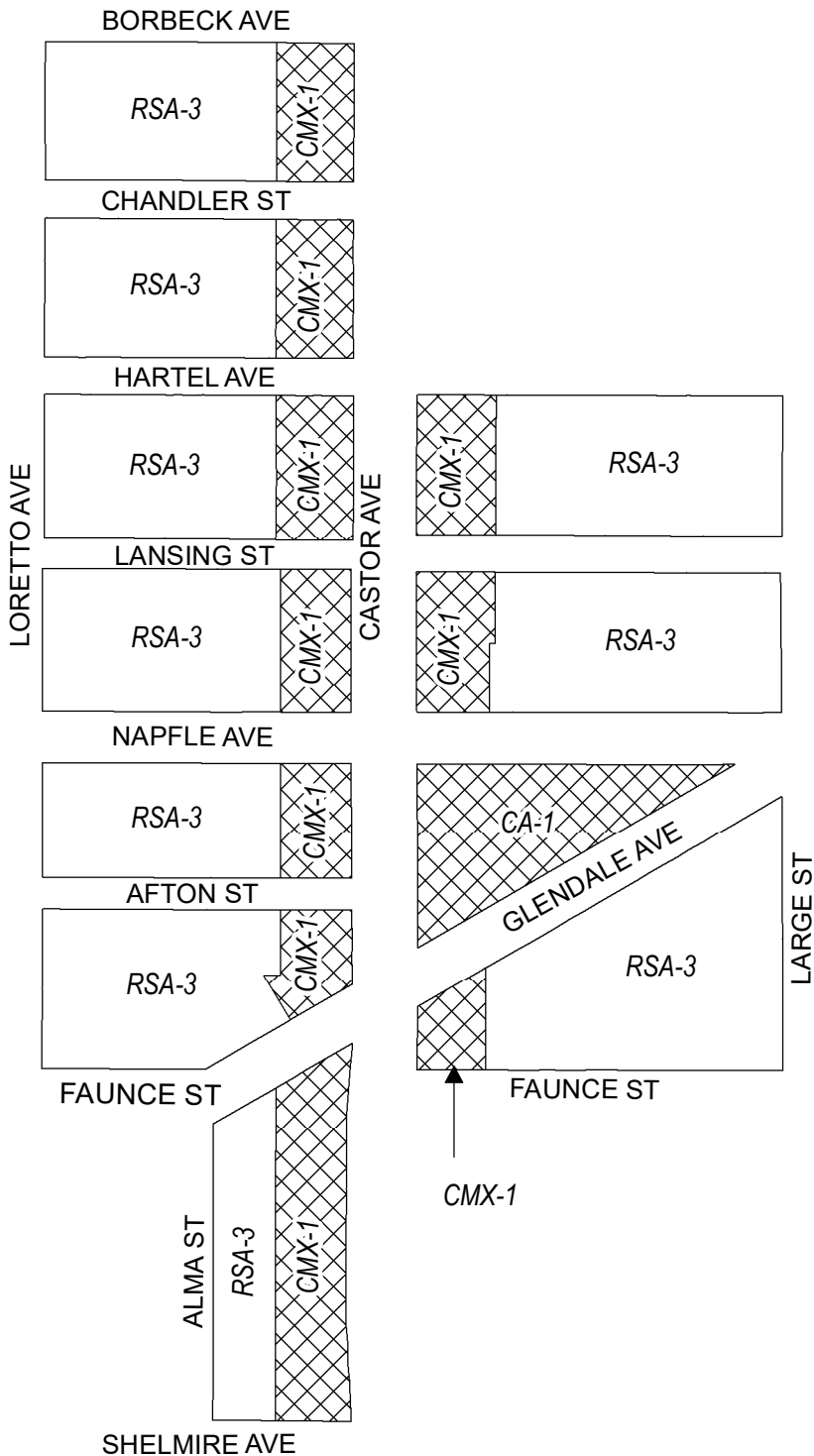


Zoning Districts



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



Map B4 Proposed Zoning

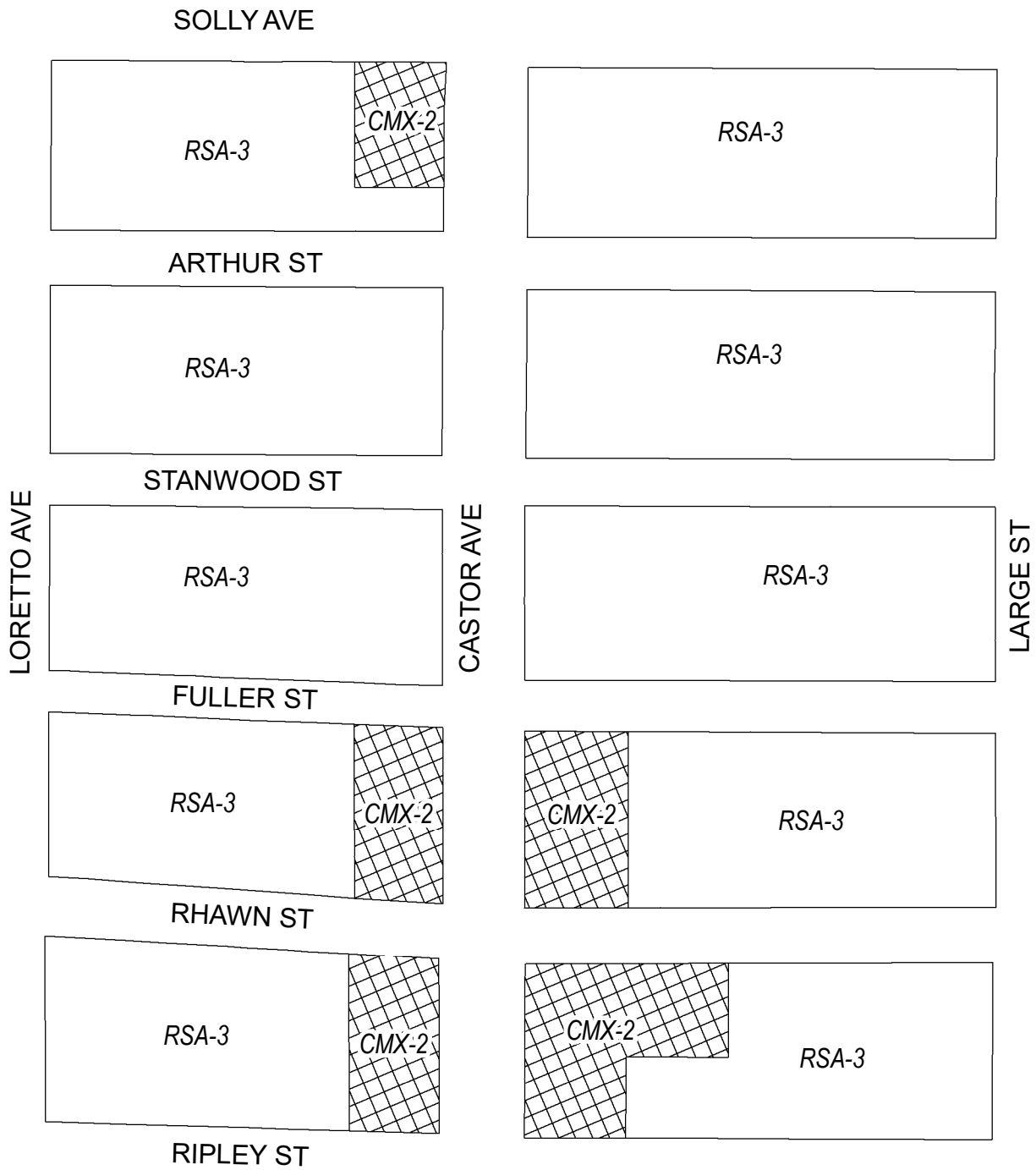


Zoning Districts

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



Map A5 Existing Zoning



Zoning Districts



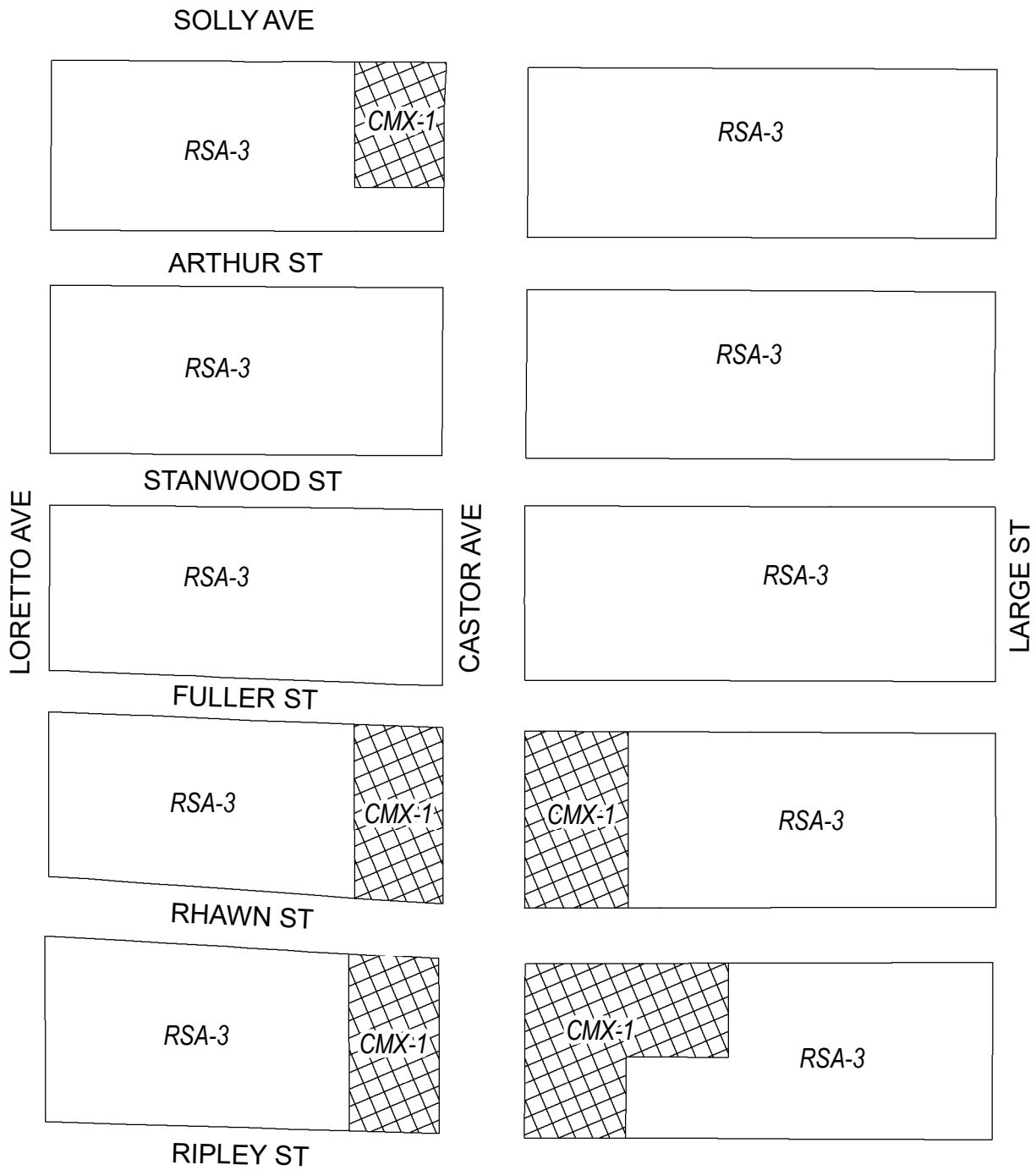
CMX-2, Commercial Mixed-Use





RSA-3, Residential Single-Family Attached



Map B5 Proposed Zoning

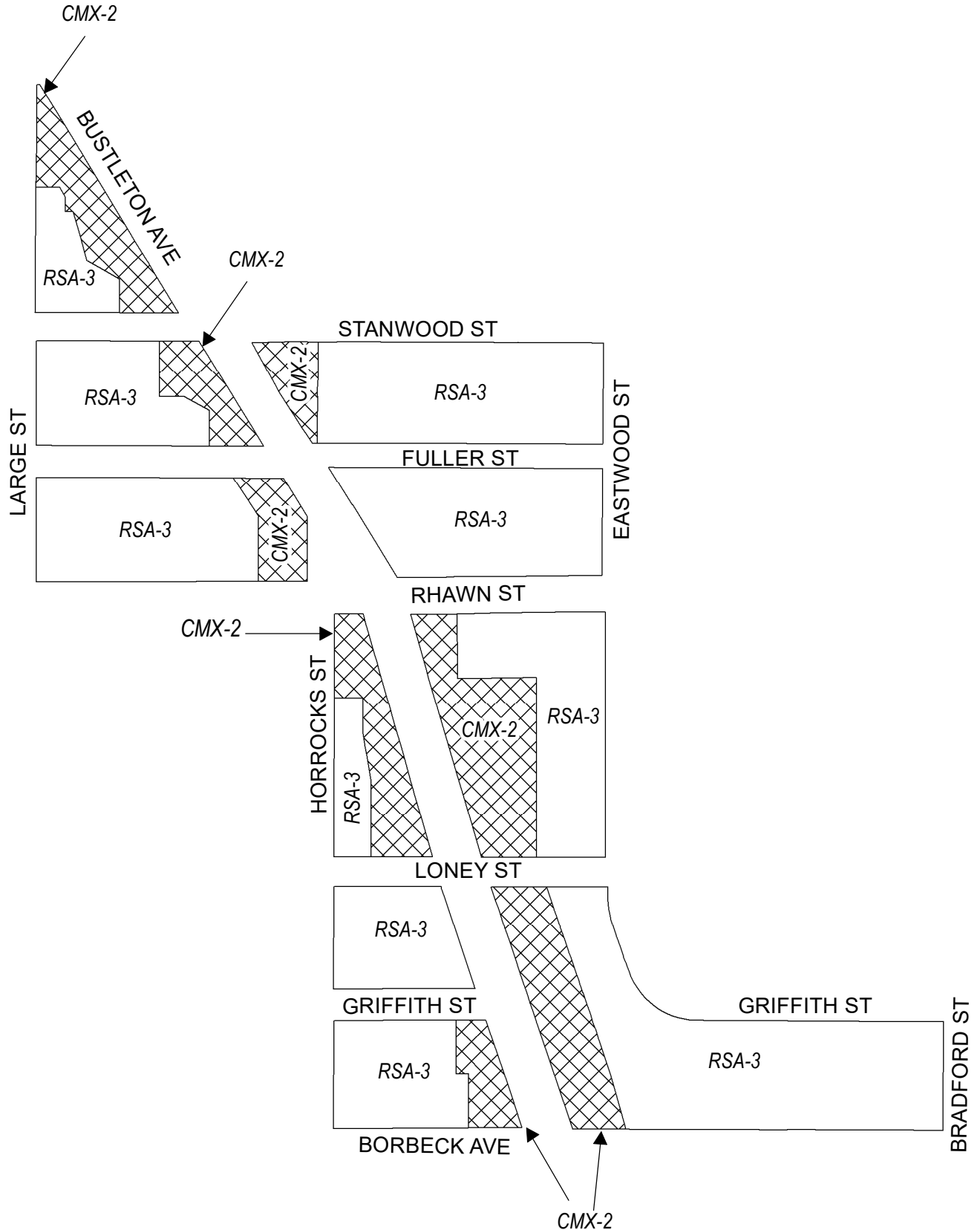


Zoning Districts



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



Map A6 Existing Zoning

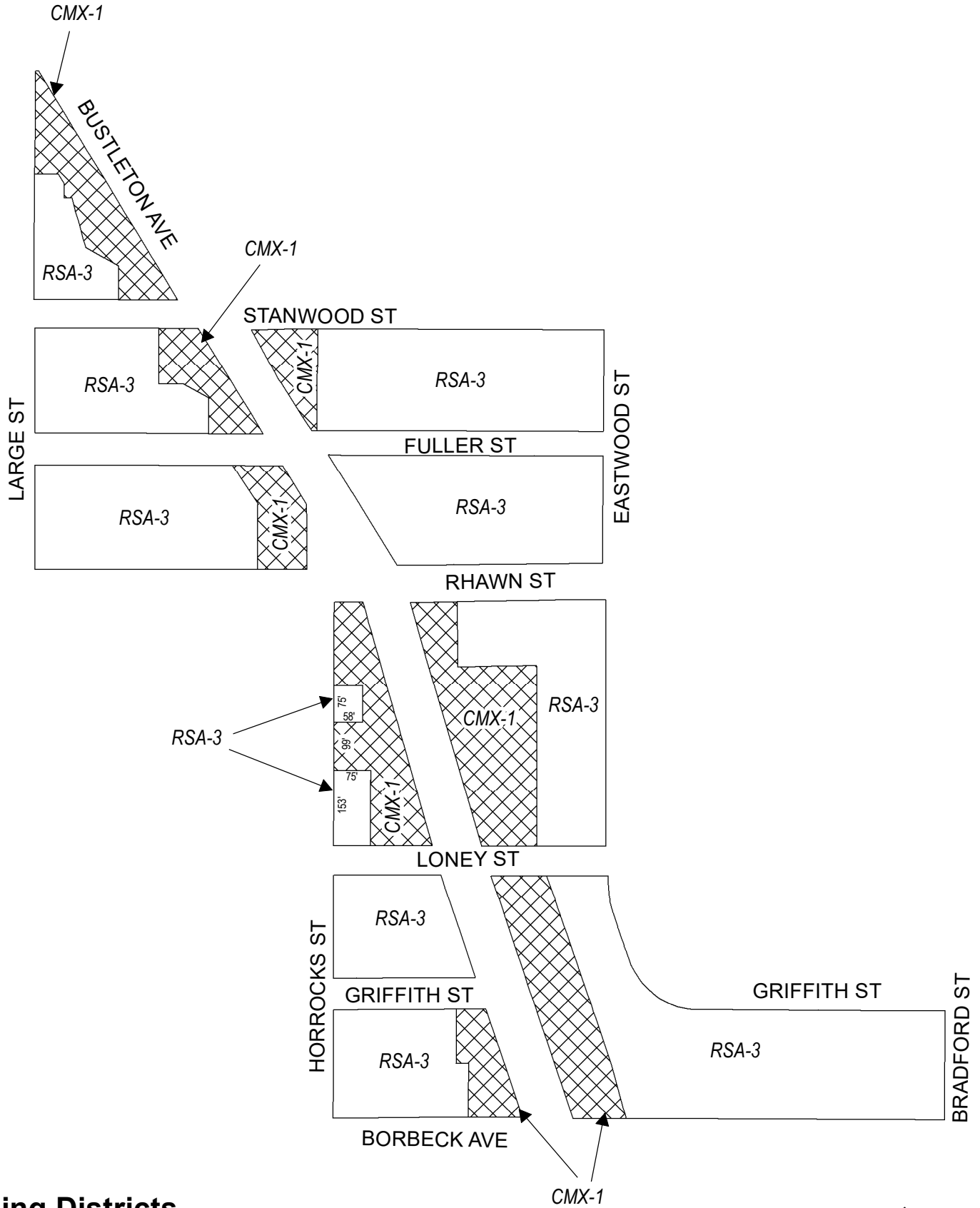


Zoning Districts



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



Map B6 Proposed Zoning

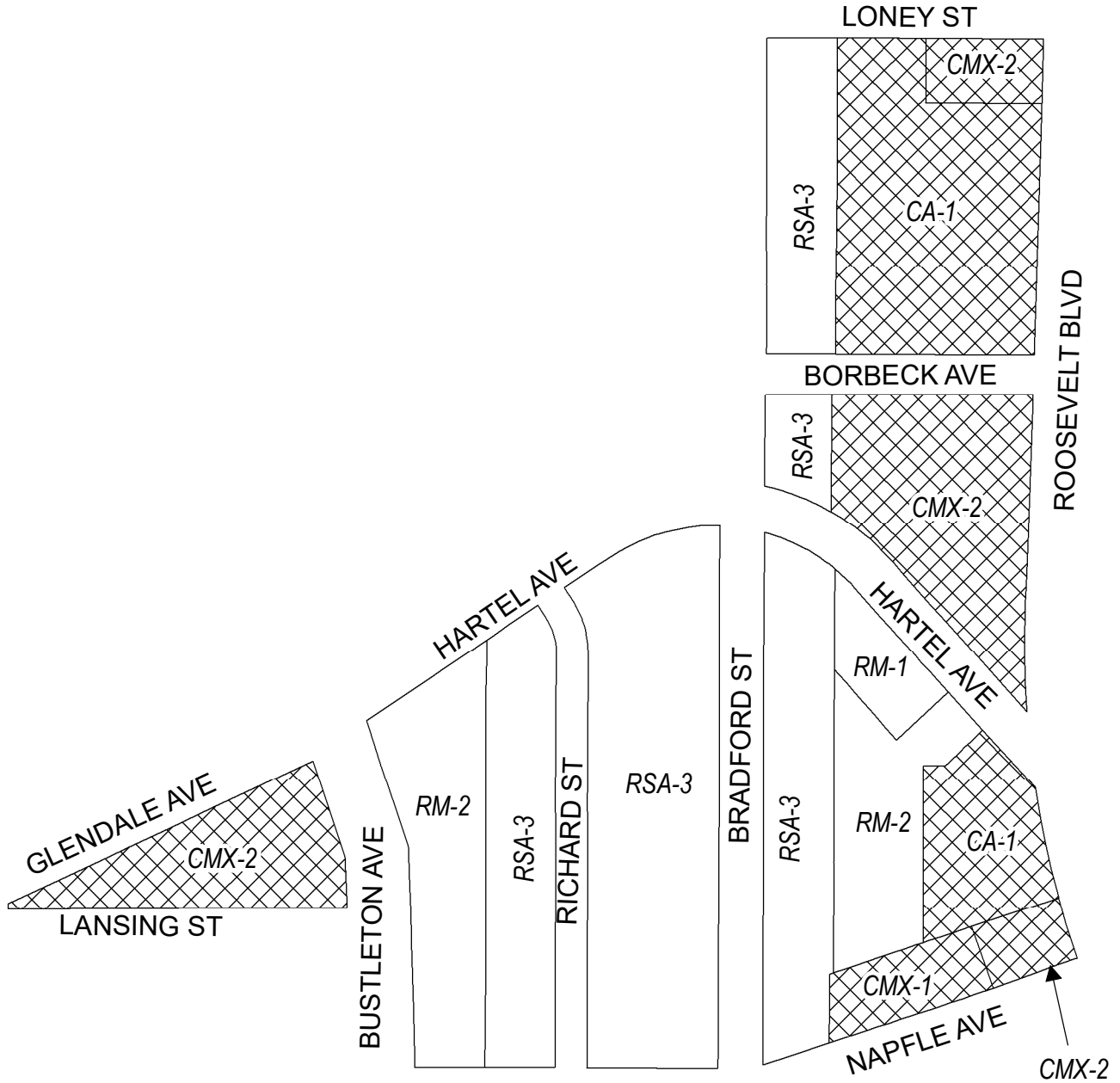


Zoning Districts



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



Map A7 Existing Zoning

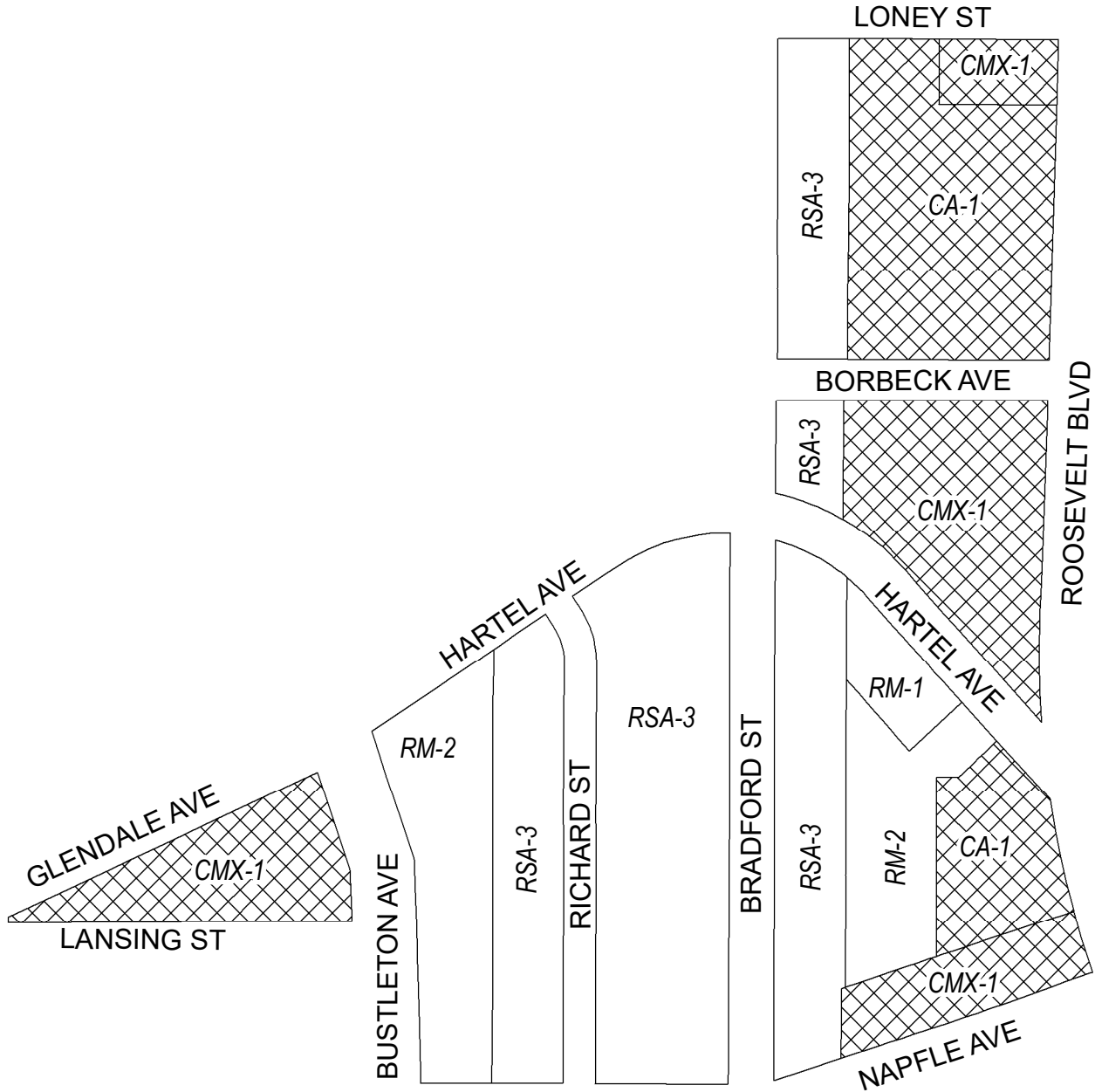


Zoning Districts



-  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

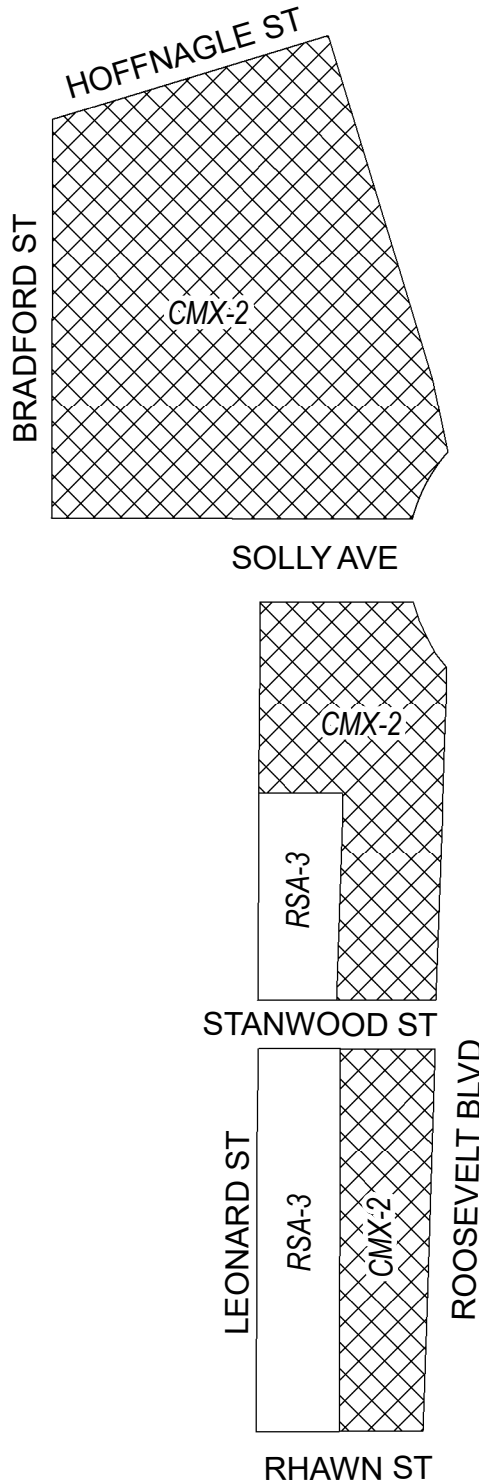


Zoning Districts



-  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

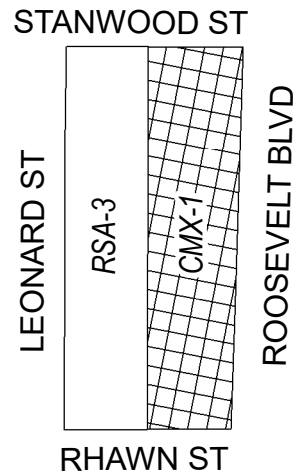
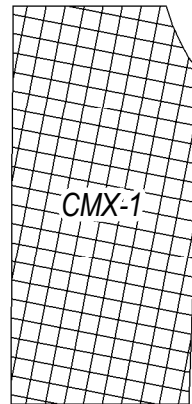
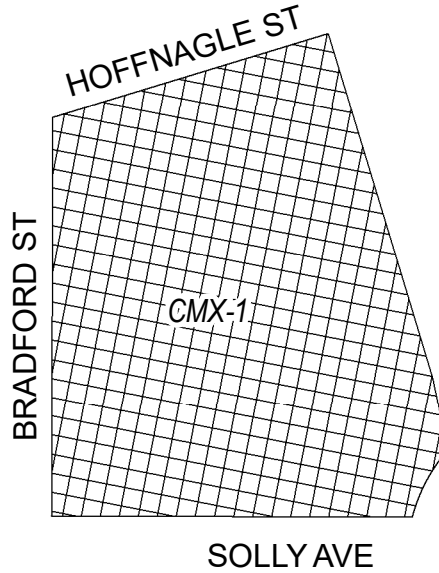


Zoning Districts



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



Map B8 Proposed Zoning

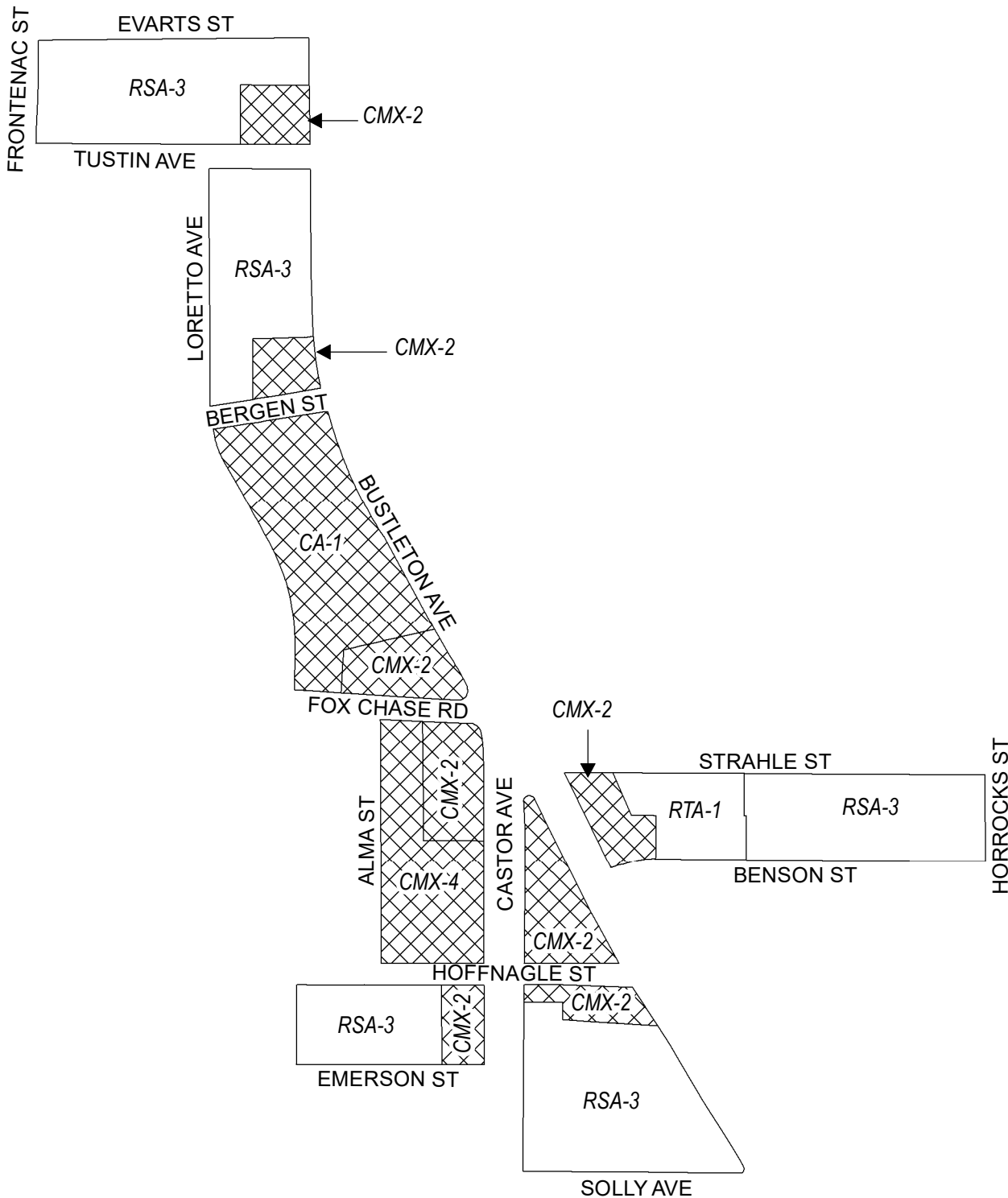


Zoning Districts



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



Map A9 Existing Zoning

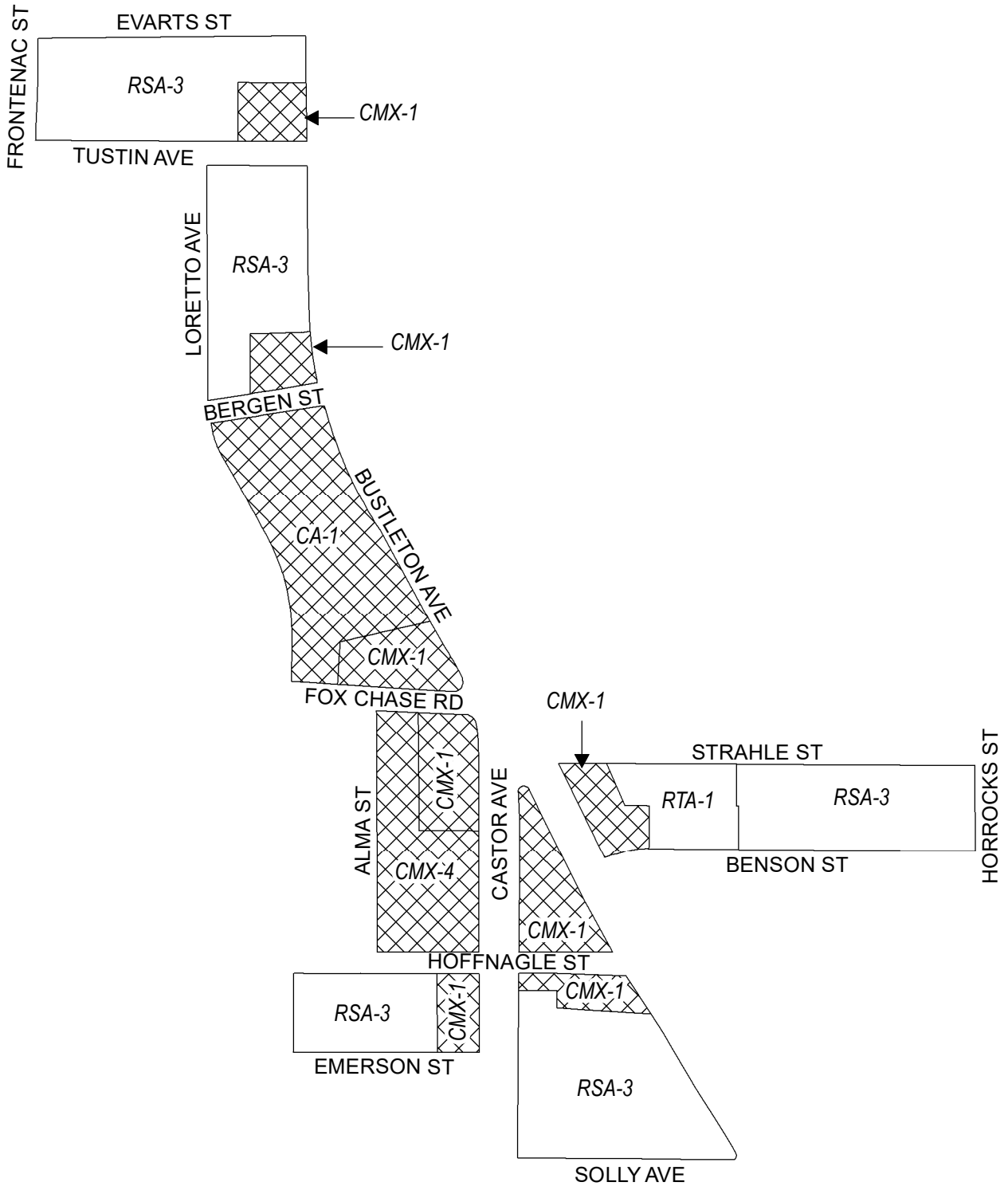


Zoning Districts



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



Map B9 Proposed Zoning

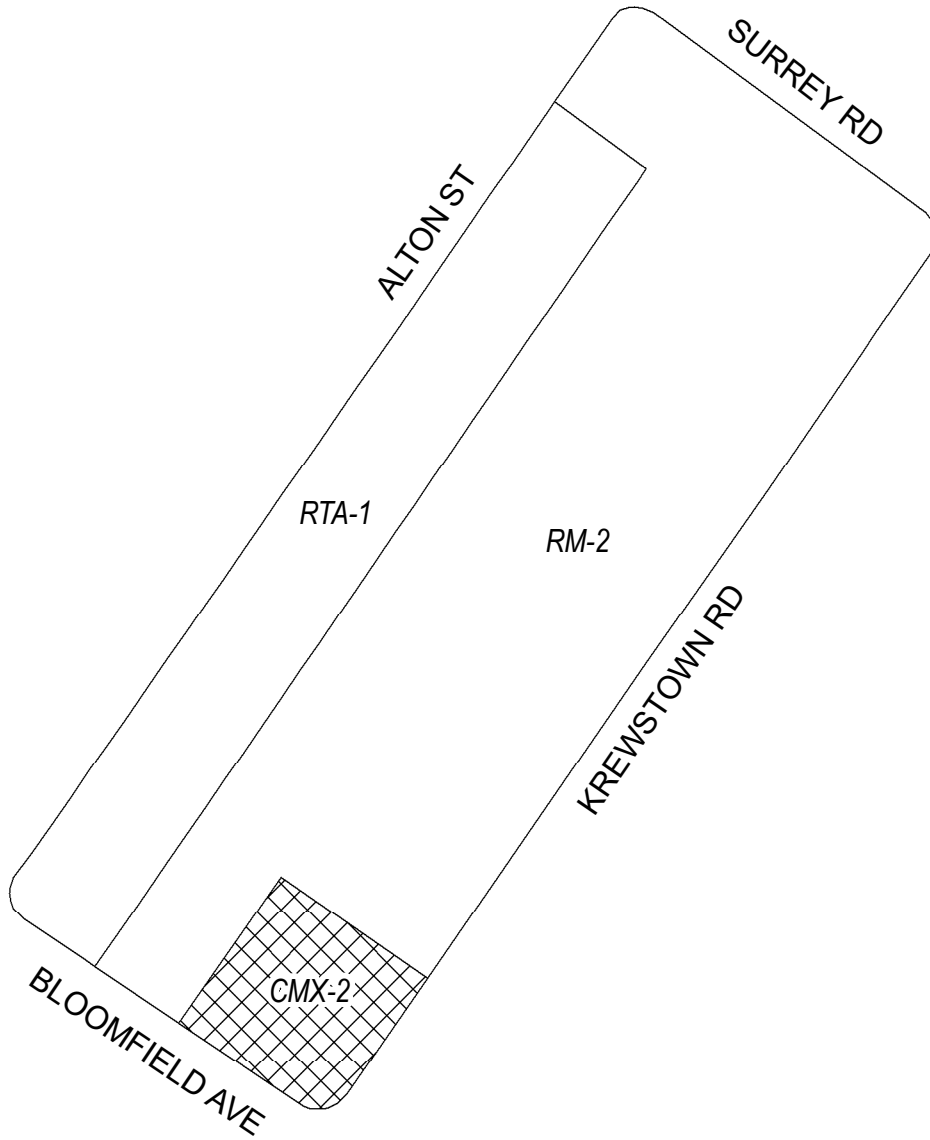


Zoning Districts

-  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



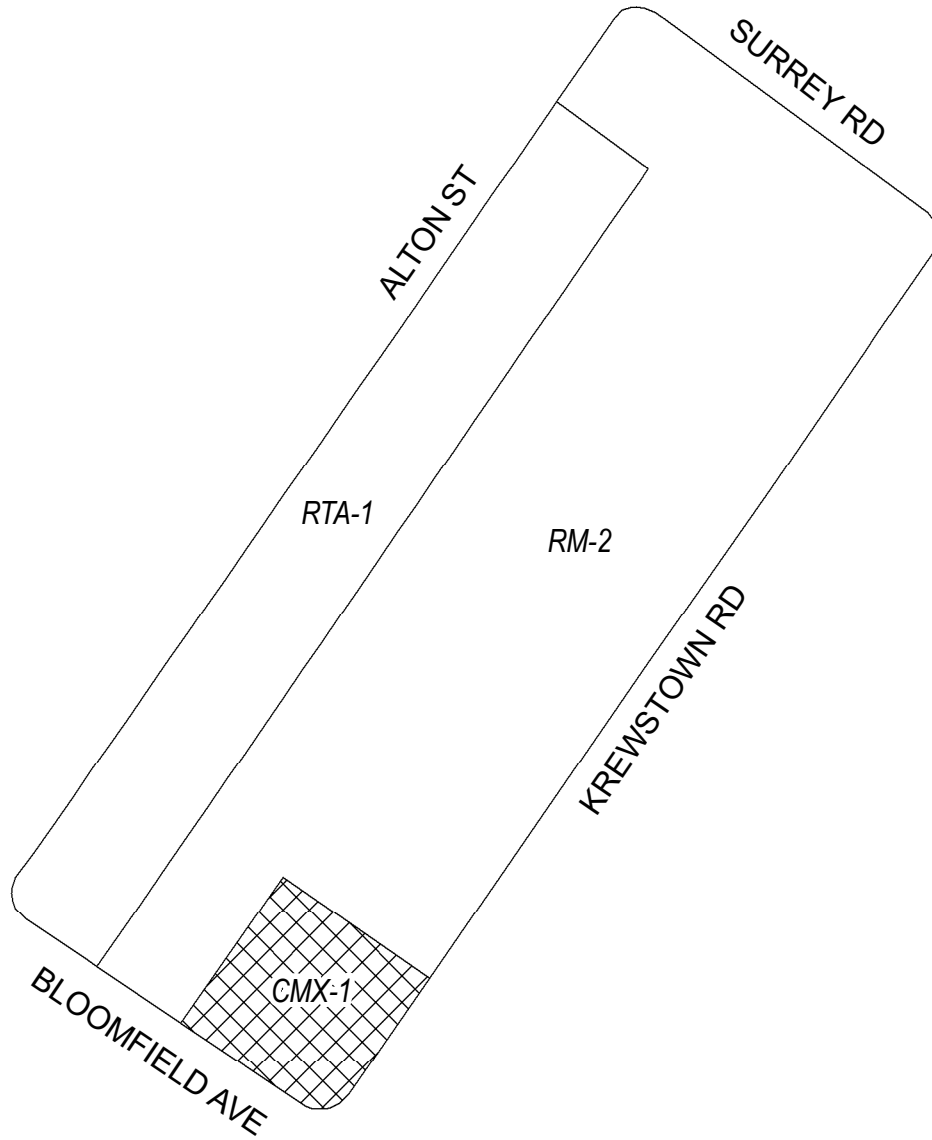
CMX-2, Commercial Mixed-Use



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



Map B10 Proposed Zoning



Zoning Districts



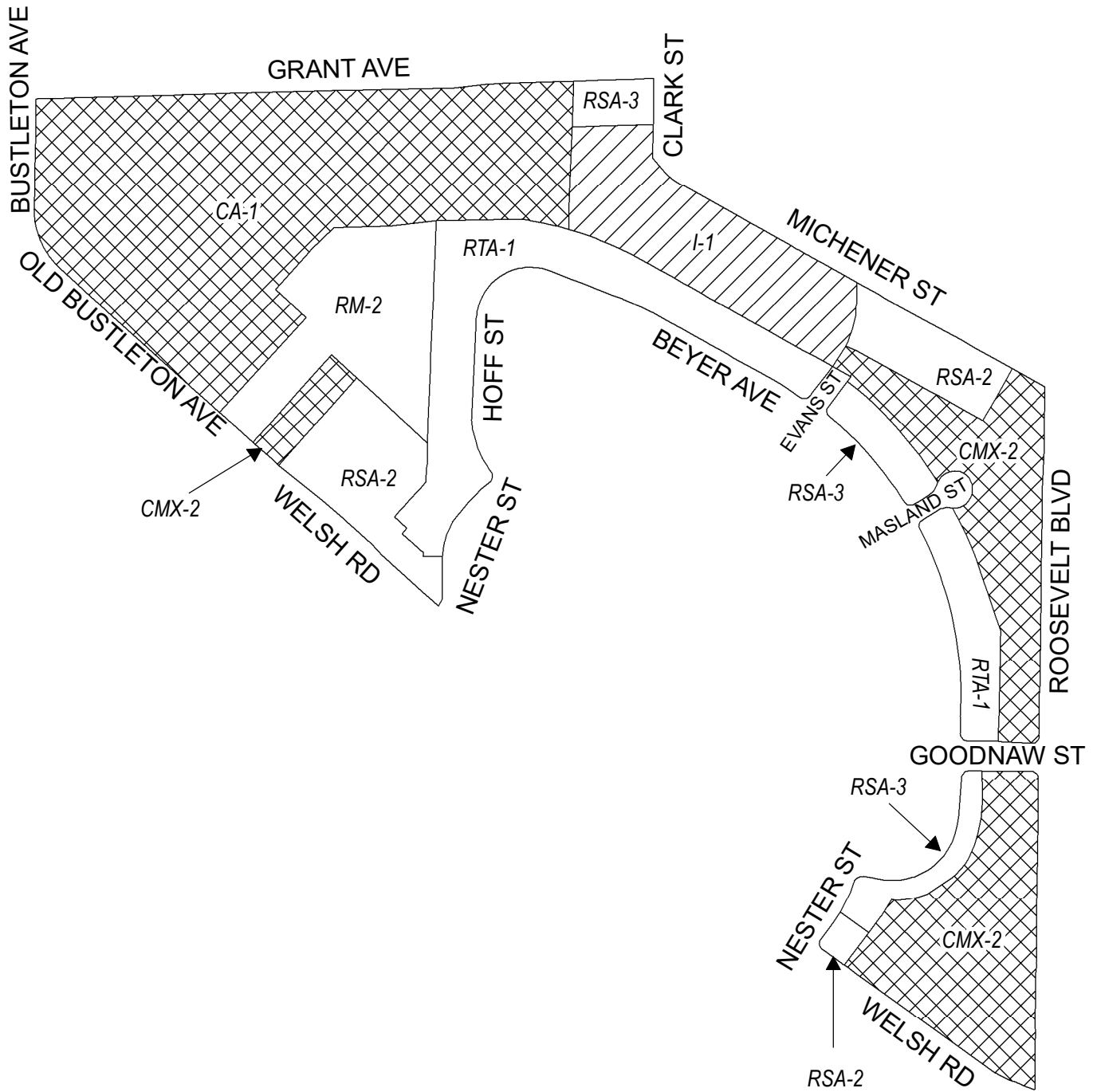
CMX-1, Commercial Mixed-Use






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



Map A11 Existing Zoning

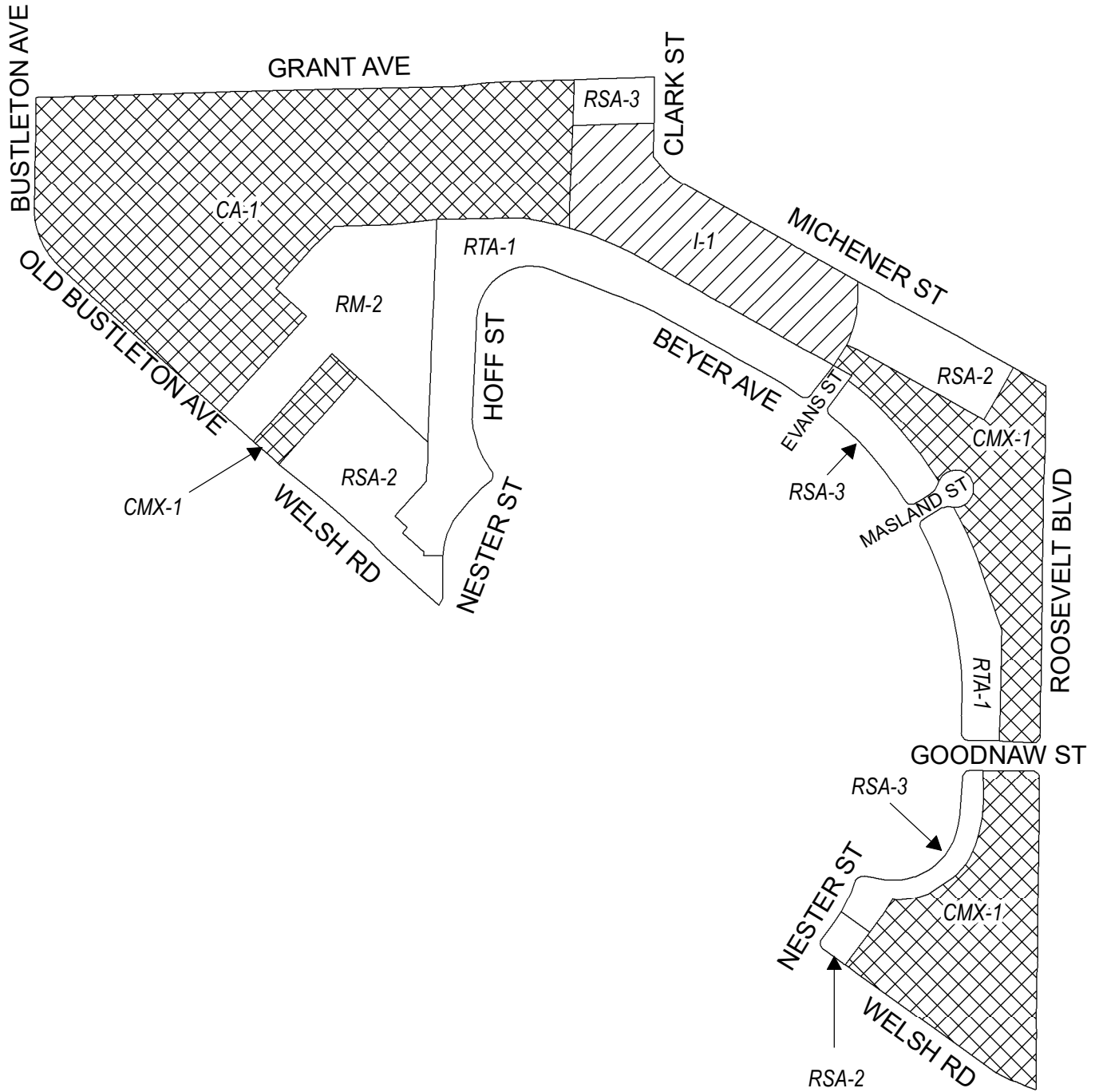


Zoning Districts




-  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



Map B11 Proposed Zoning

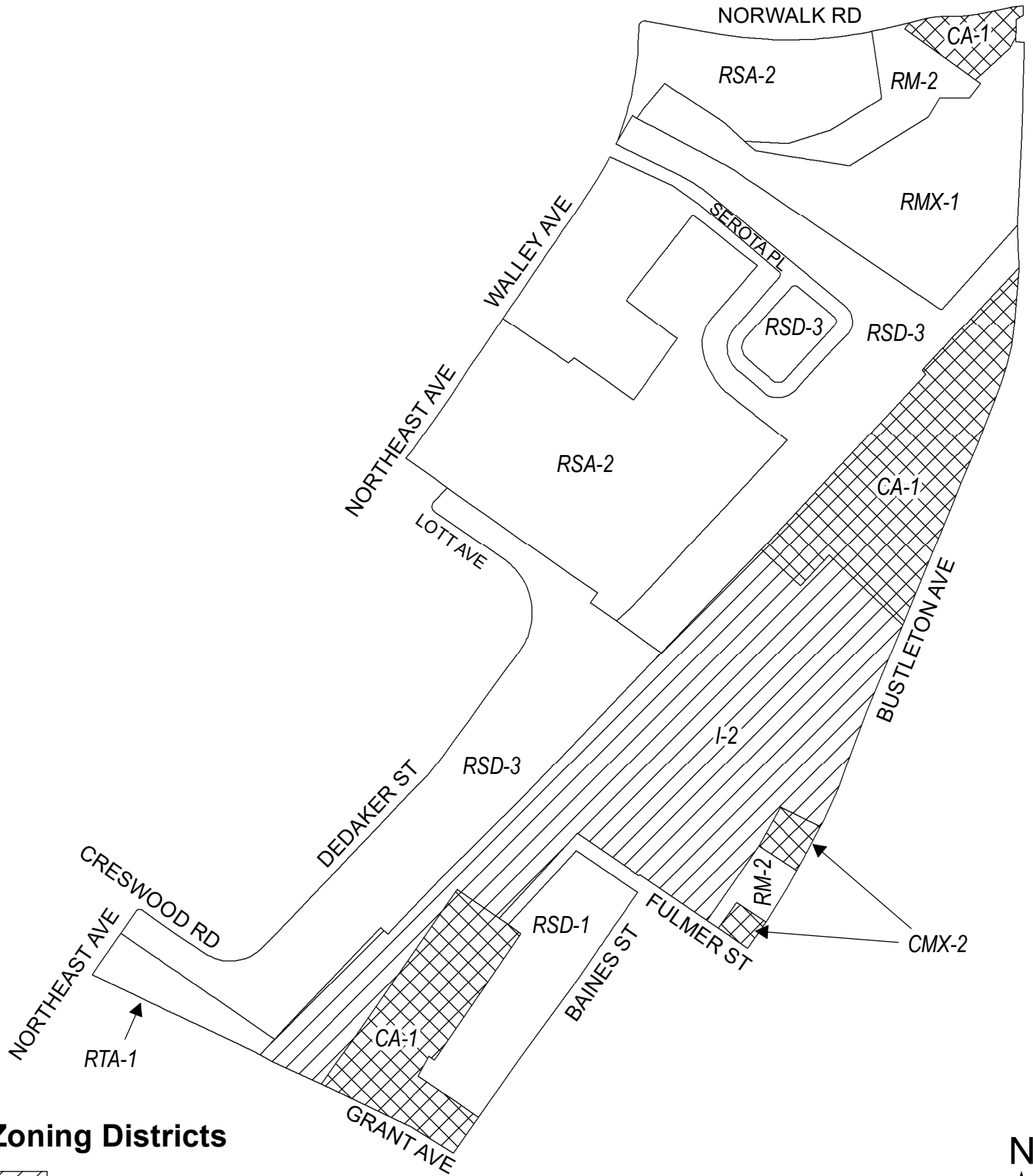


Zoning Districts




-  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



Map A12 Existing Zoning

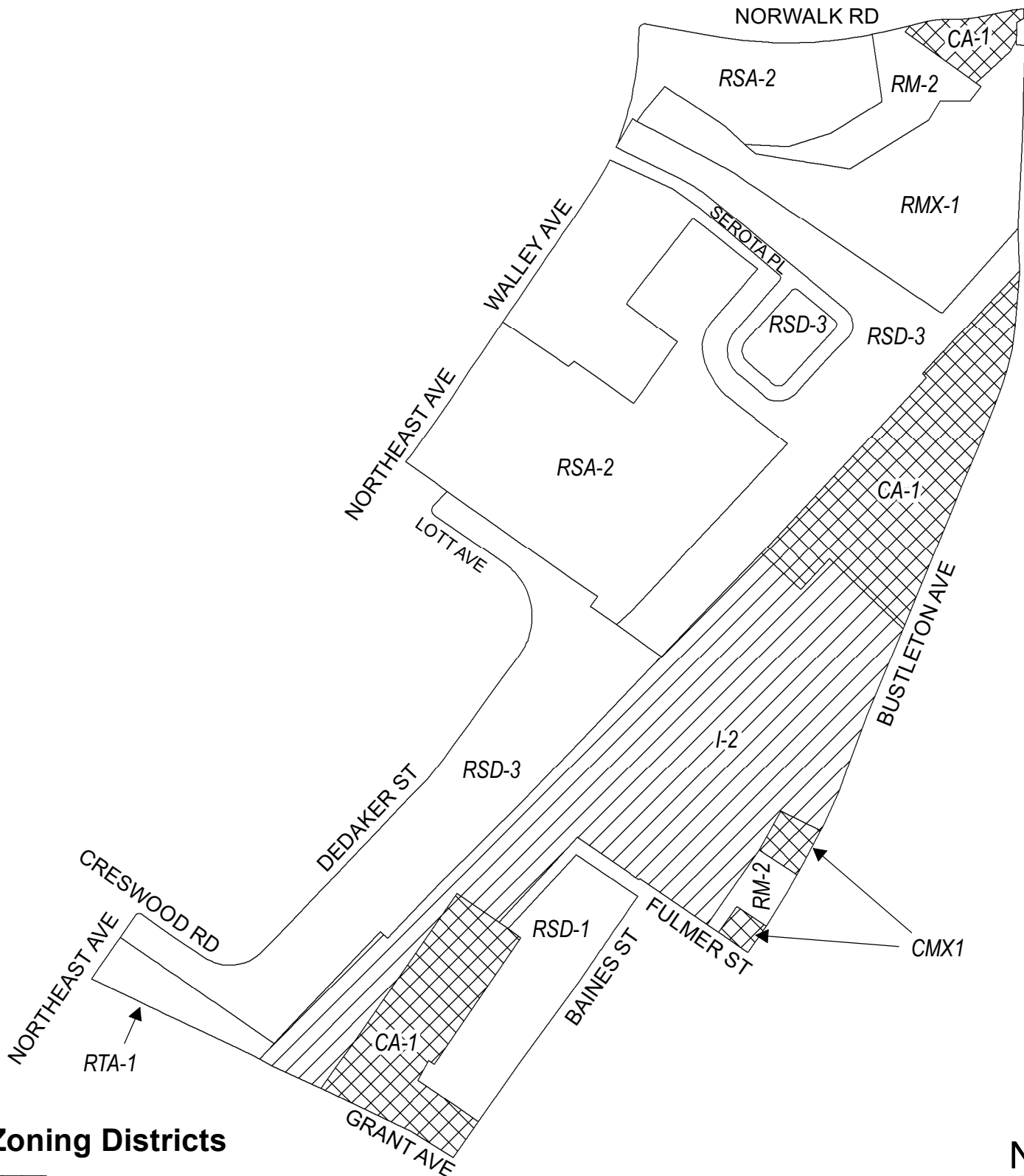


Zoning Districts




-  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

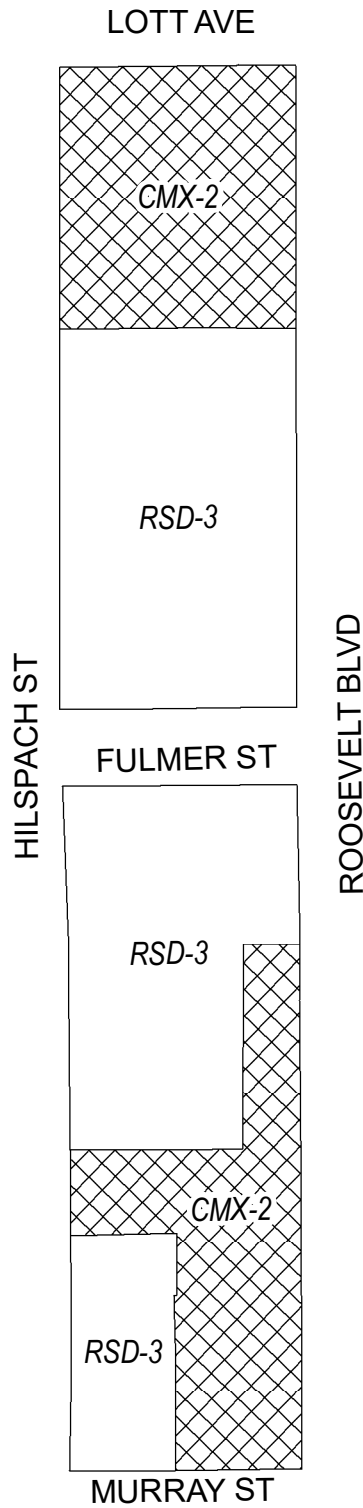


Zoning Districts

-  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



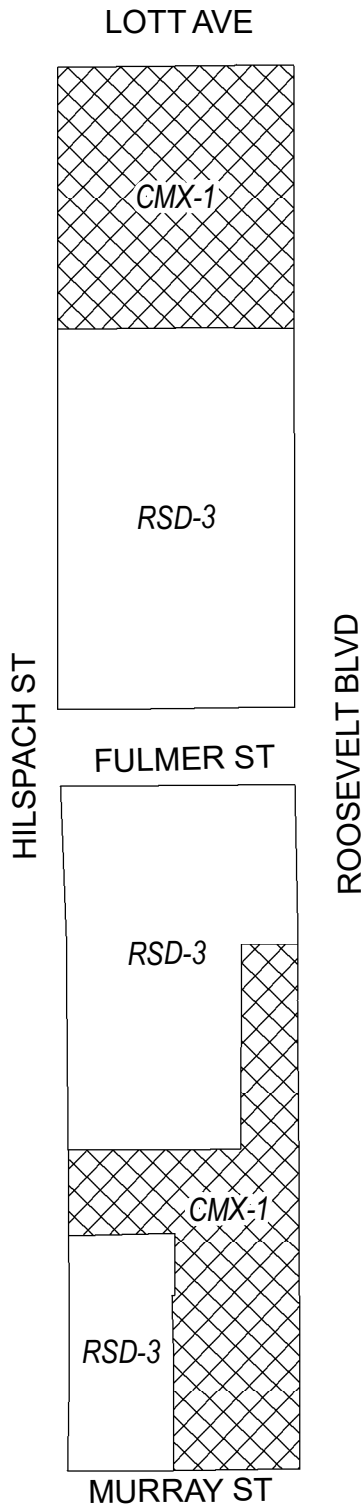
CMX-2, Commercial Mixed-Use



RSD-3, Residential Single-Family Detached



Map B13 Proposed Zoning



Zoning Districts



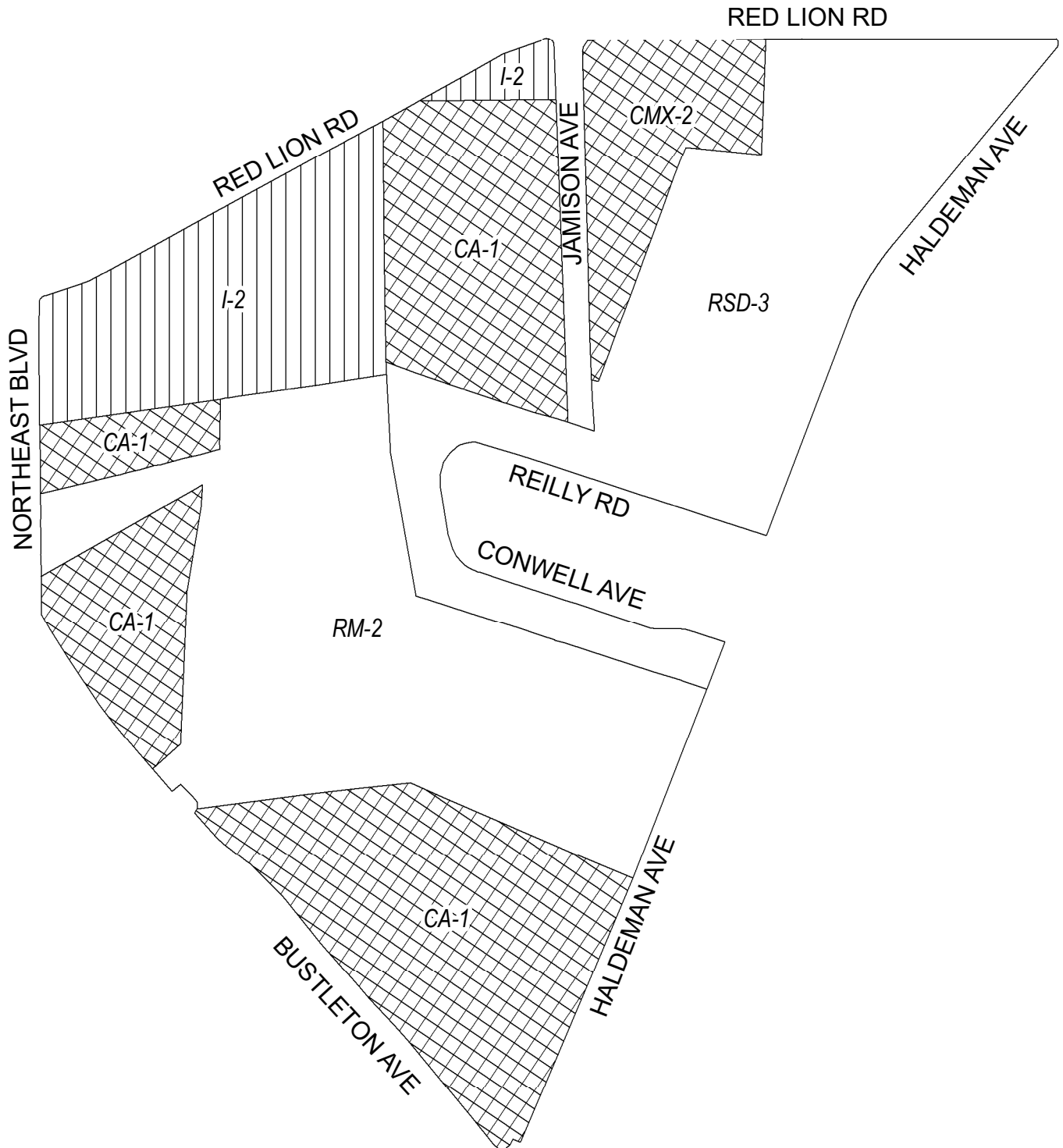
CMX-1, Commercial Mixed-Use






RSD-3, Residential Single-Family Detached



Map A14 Existing Zoning

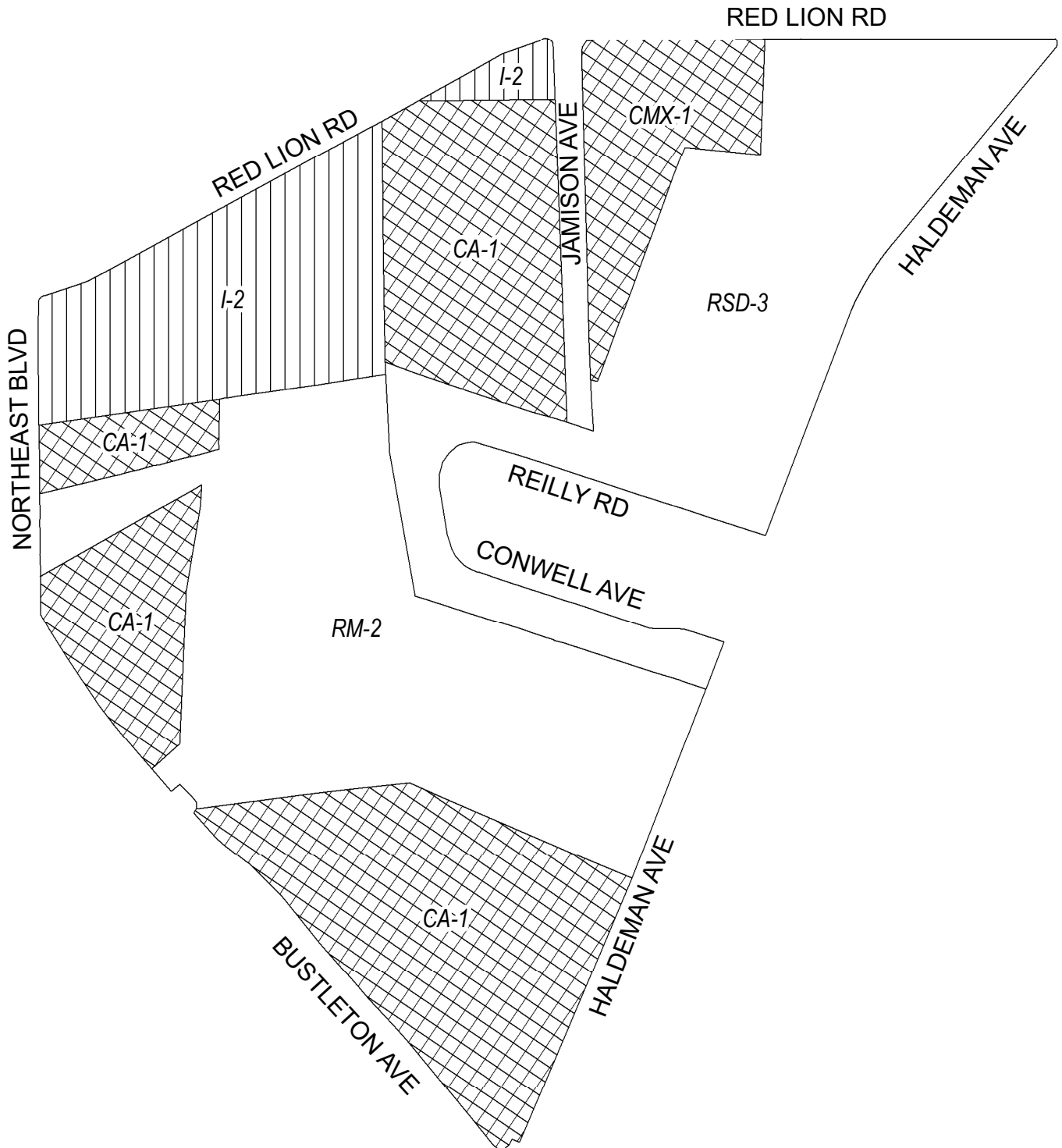


Zoning Districts




-  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



Map B14 Proposed Zoning

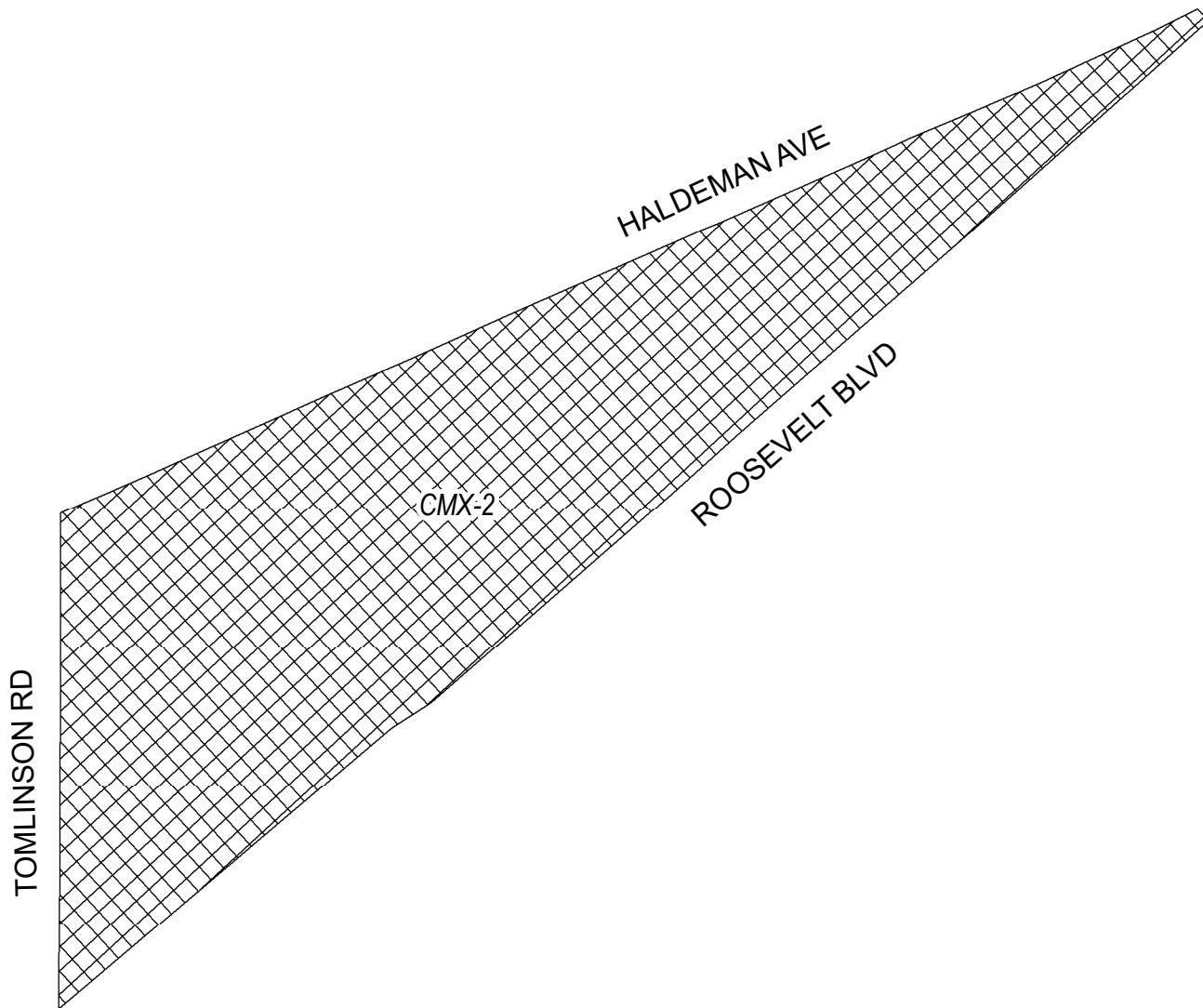


Zoning Districts

-  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



Map A15 Existing Zoning

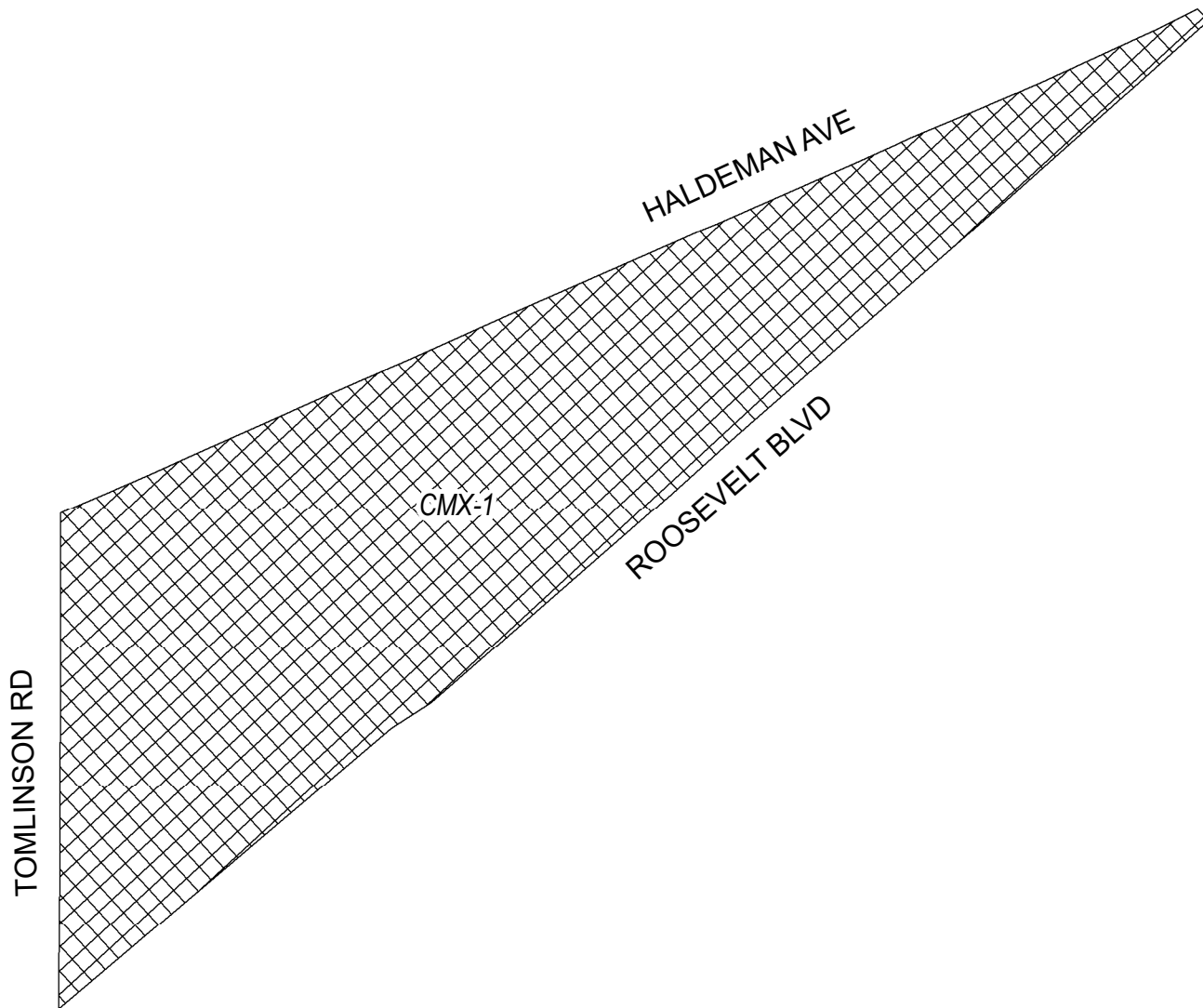


Zoning Districts

 CMX-2, Commercial Mixed-Use



Map B15 Proposed Zoning

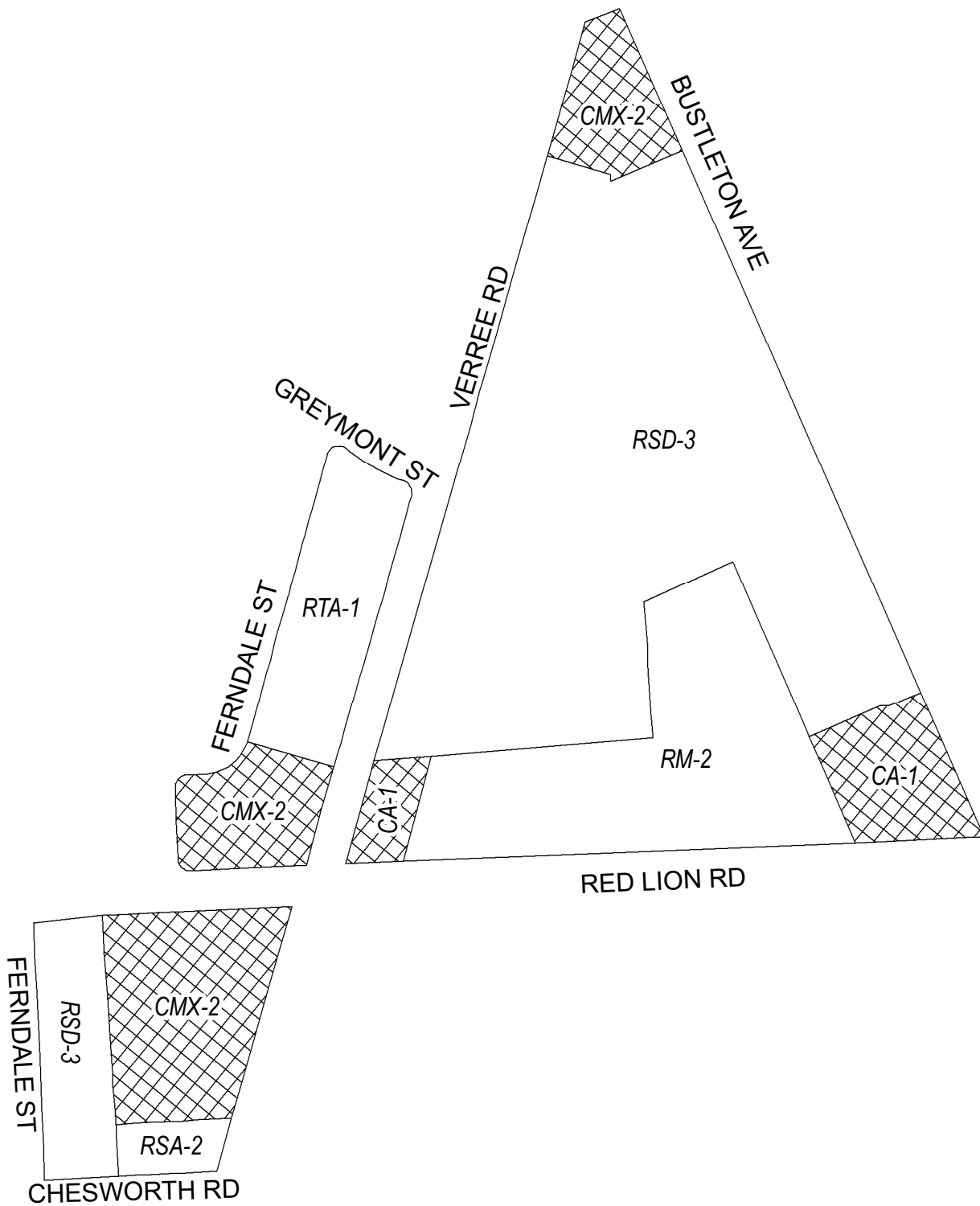


Zoning Districts



 CMX-1, Commercial Mixed-Use



Map A16 Existing Zoning

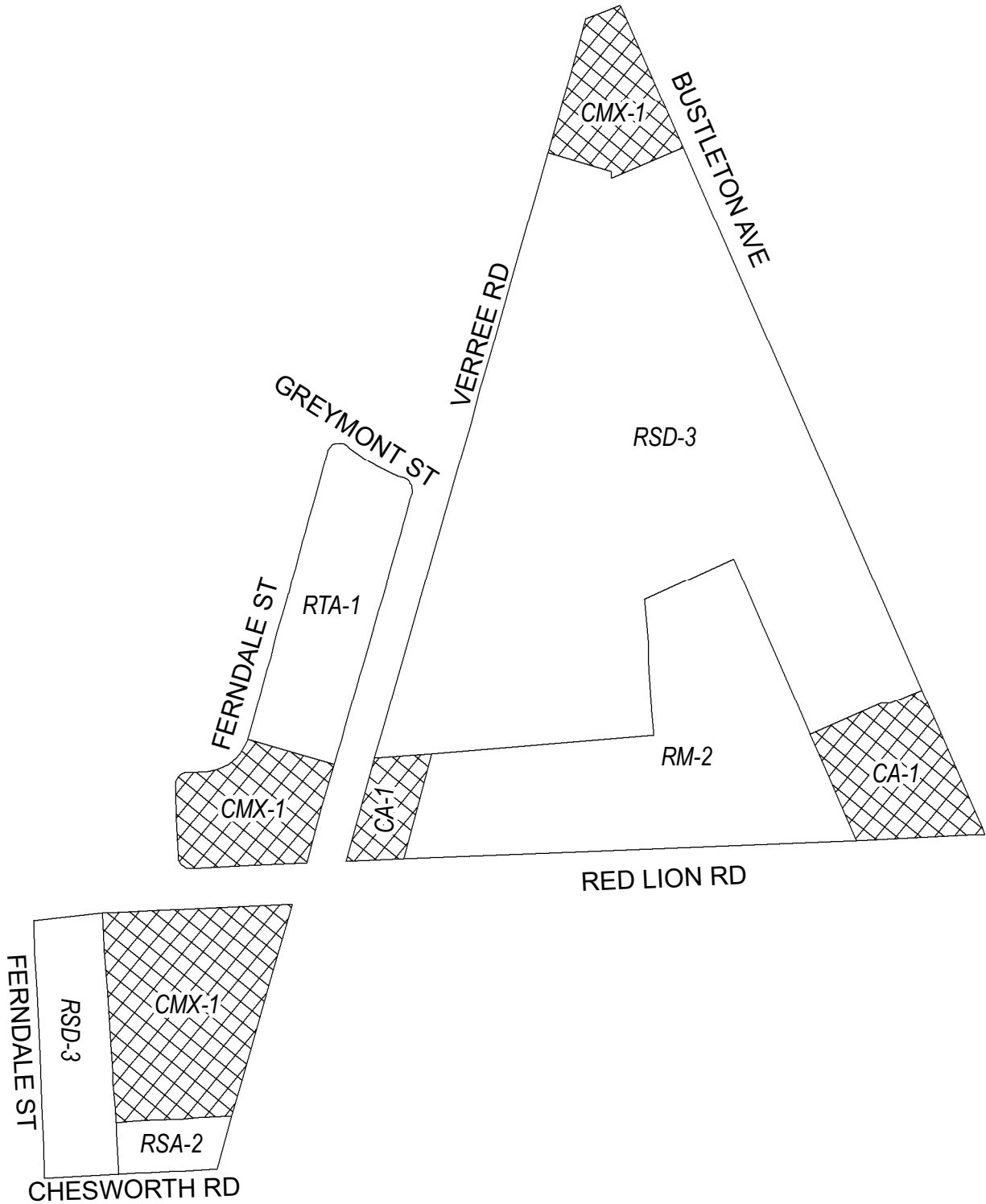


Zoning Districts



-  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

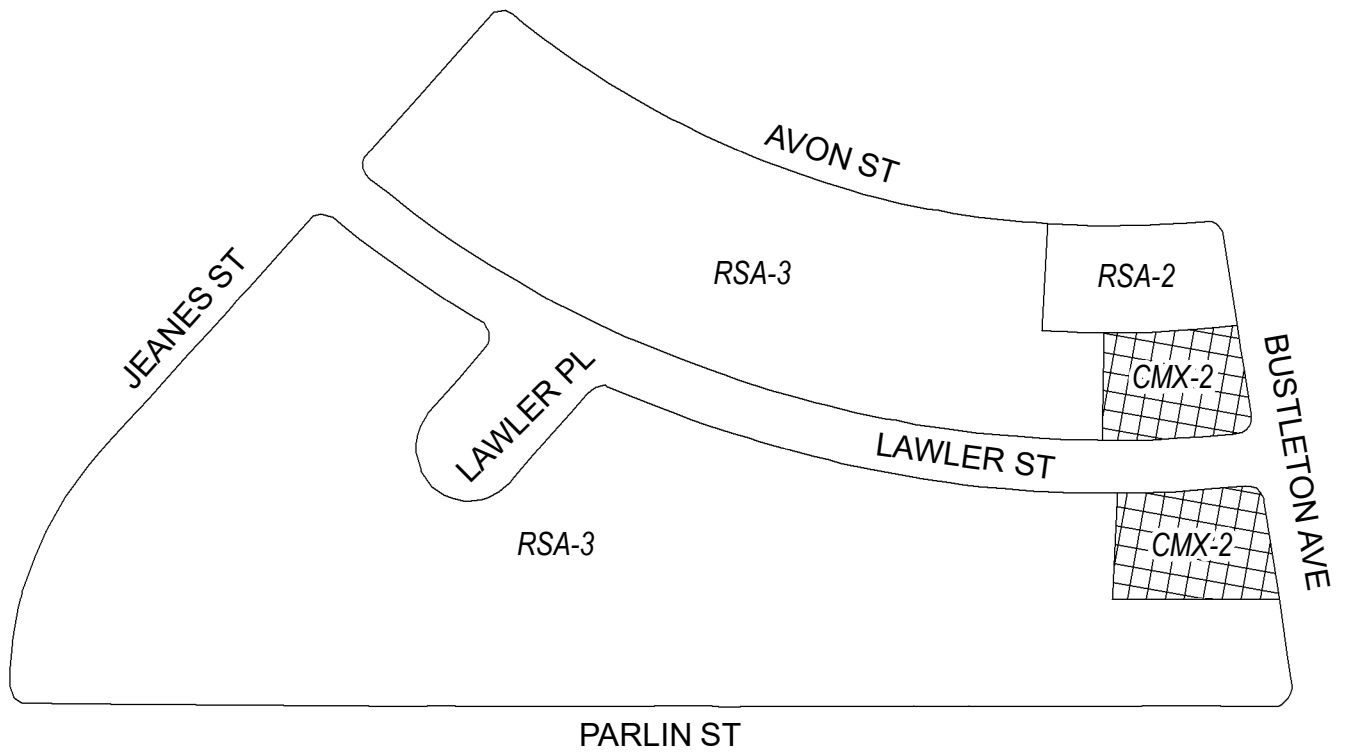


Zoning Districts



-  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

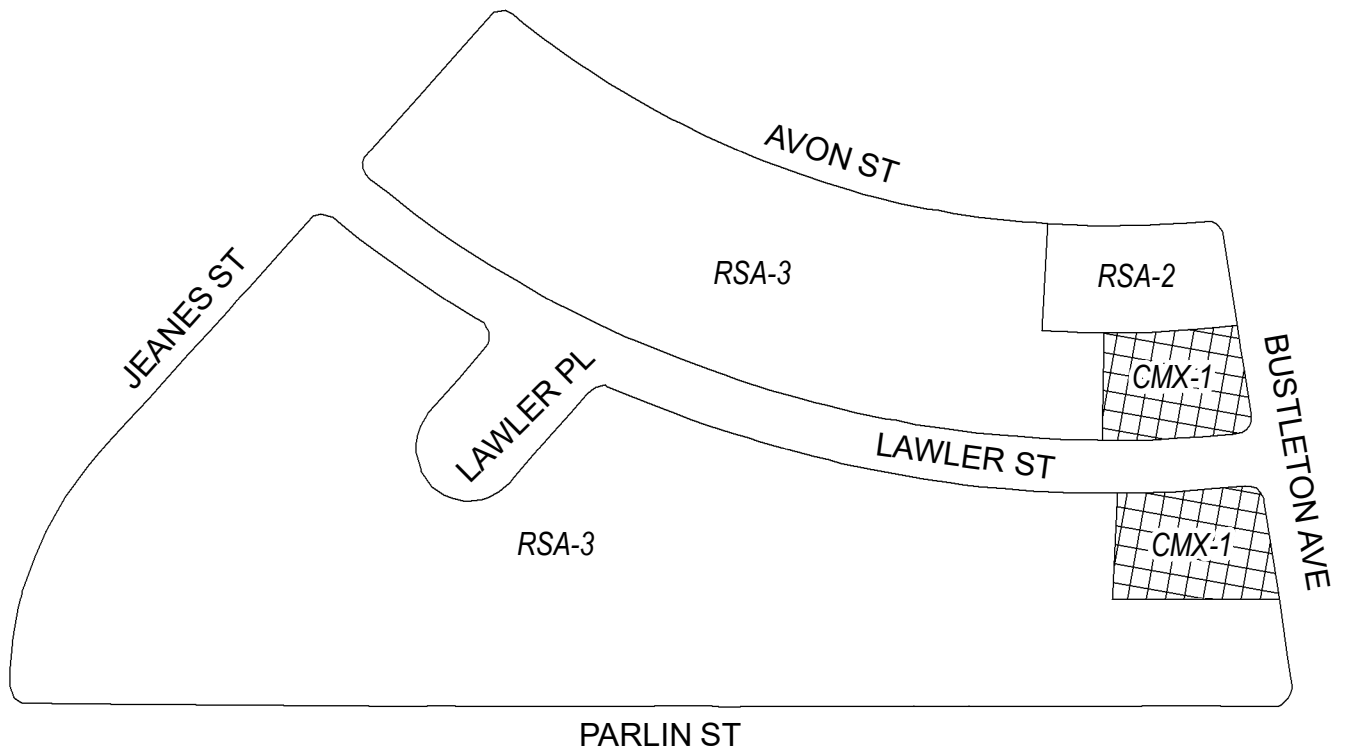


Zoning Districts


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




Map B17 Proposed Zoning



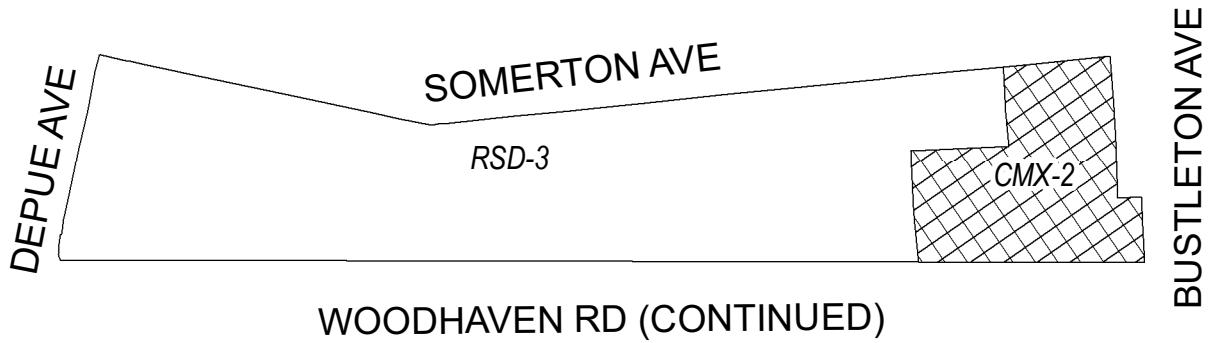
Zoning Districts

 CMX-1, Commercial Mixed-Use



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



Map A18 Existing Zoning

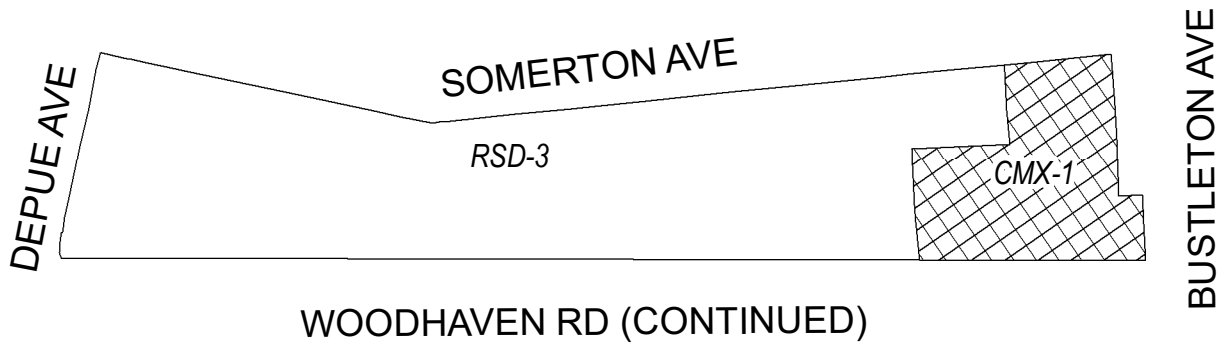


Zoning Districts

-  CMX-2, Commercial Mixed-Use
-  RSD-3, Residential Single-Family Detached



Map B18 Proposed Zoning



Zoning Districts



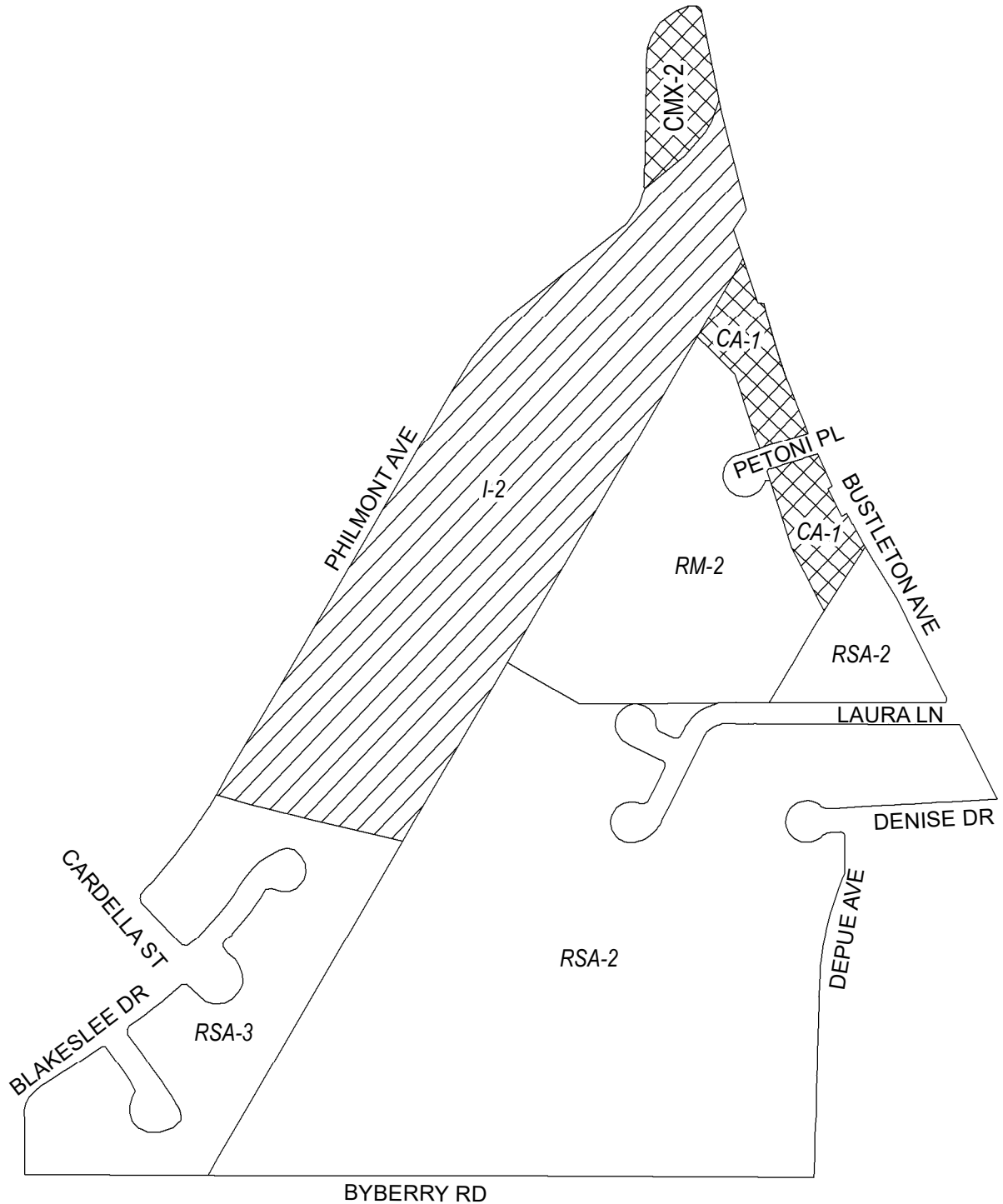
CMX-1, Commercial Mixed-Use






RSD-3, Residential Single-Family Detached



Map A19 Existing Zoning

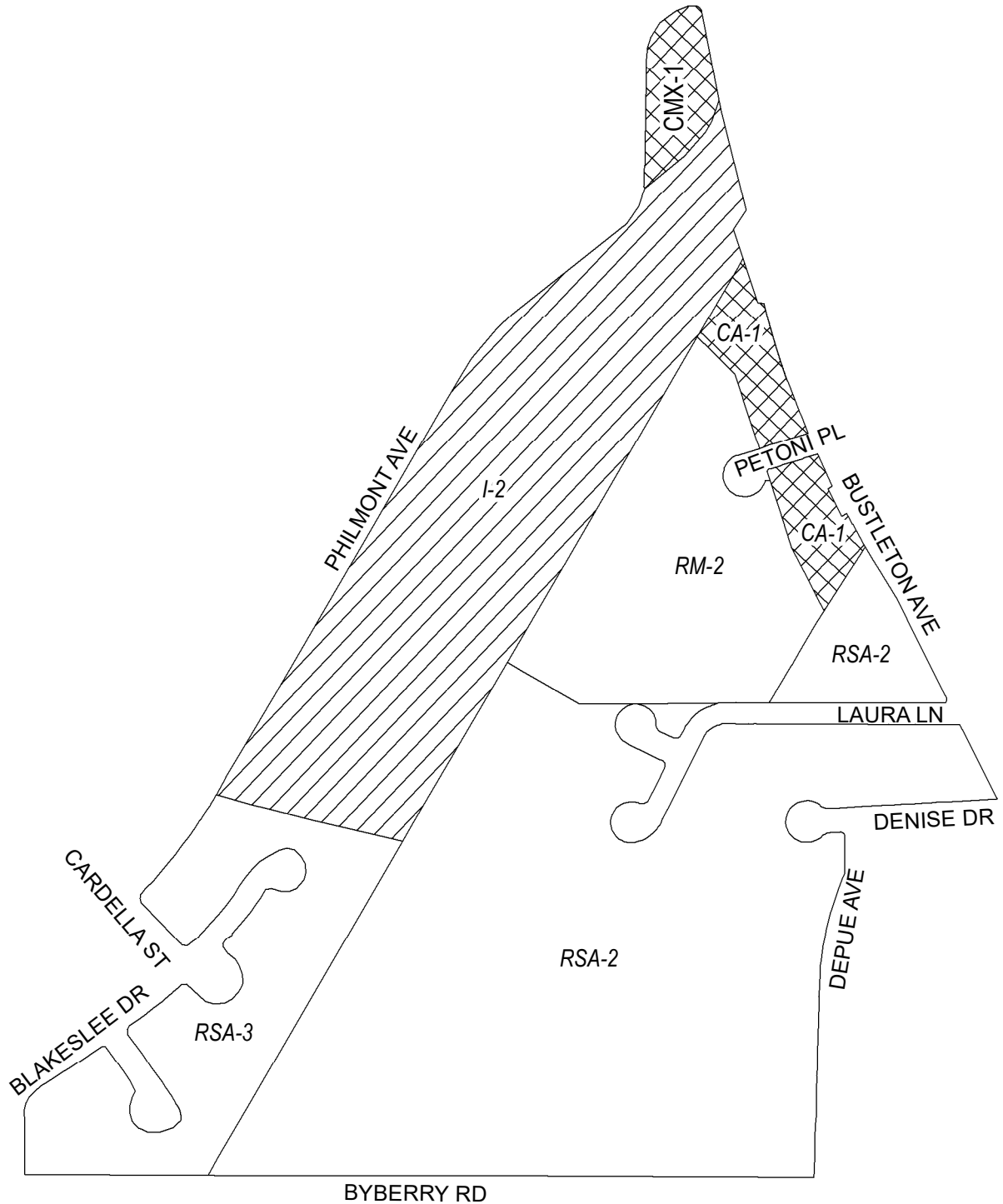


Zoning Districts




-  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



Map B19 Proposed Zoning

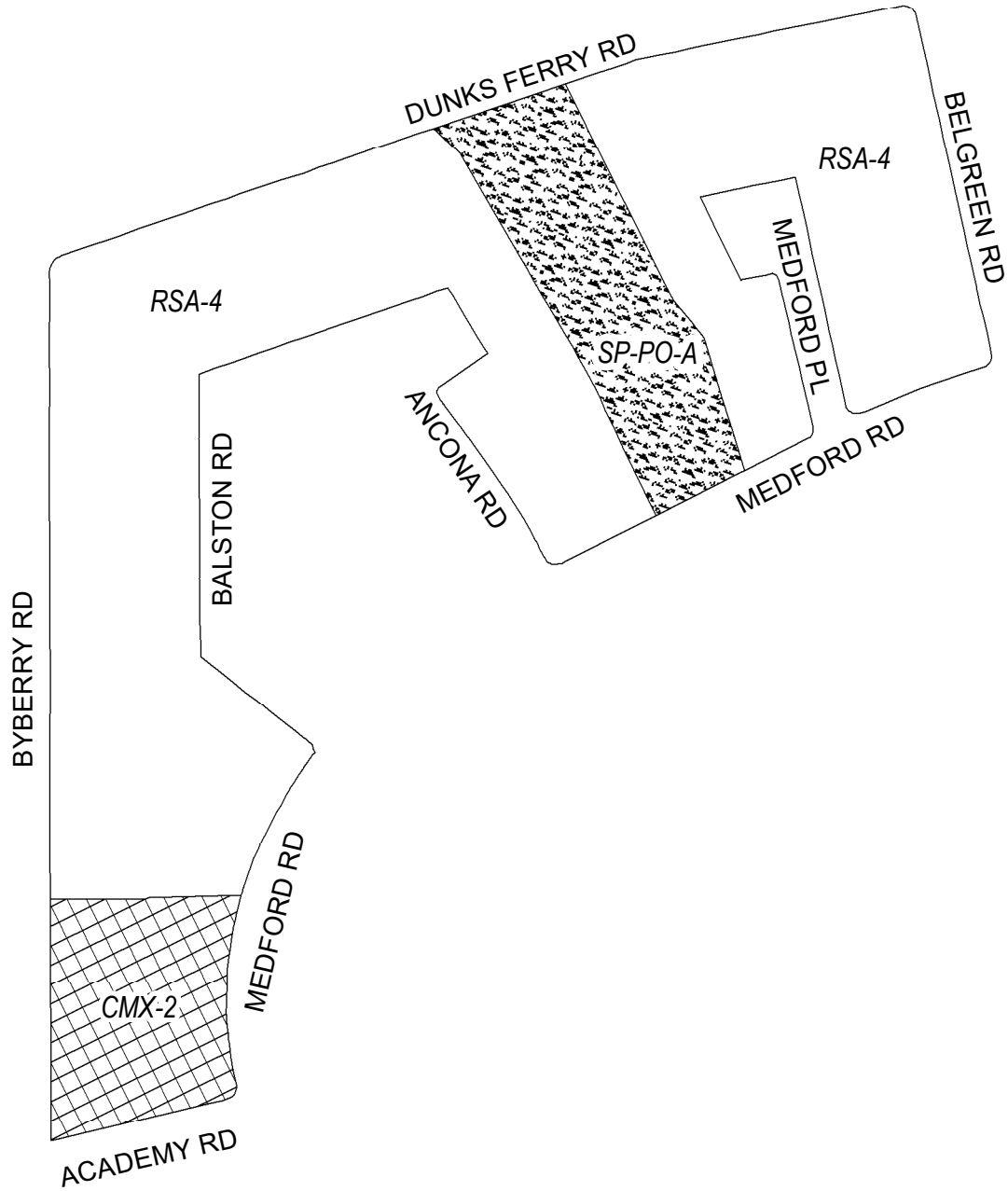


Zoning Districts




-  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

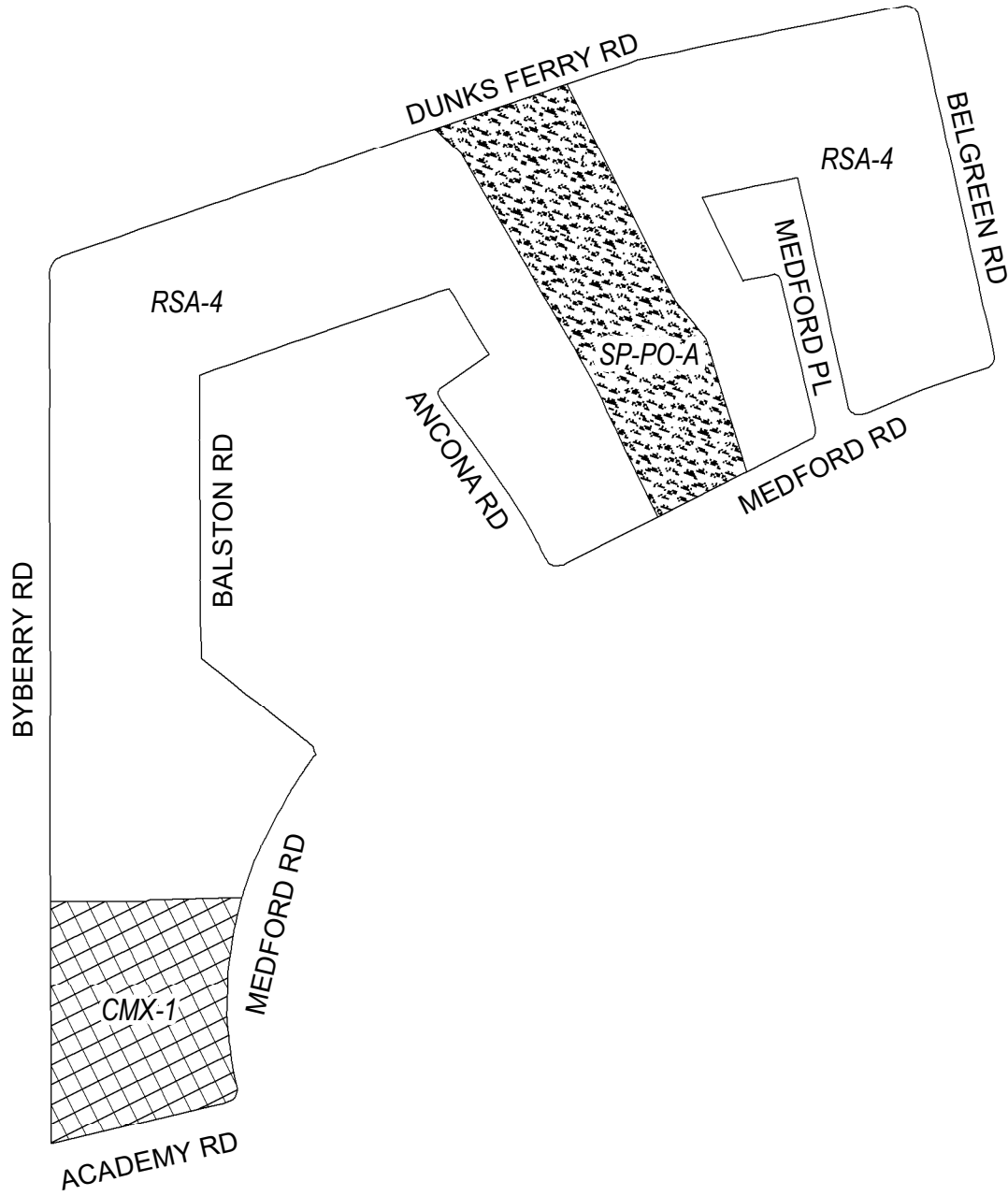


Zoning Districts




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



Map B20 Proposed Zoning

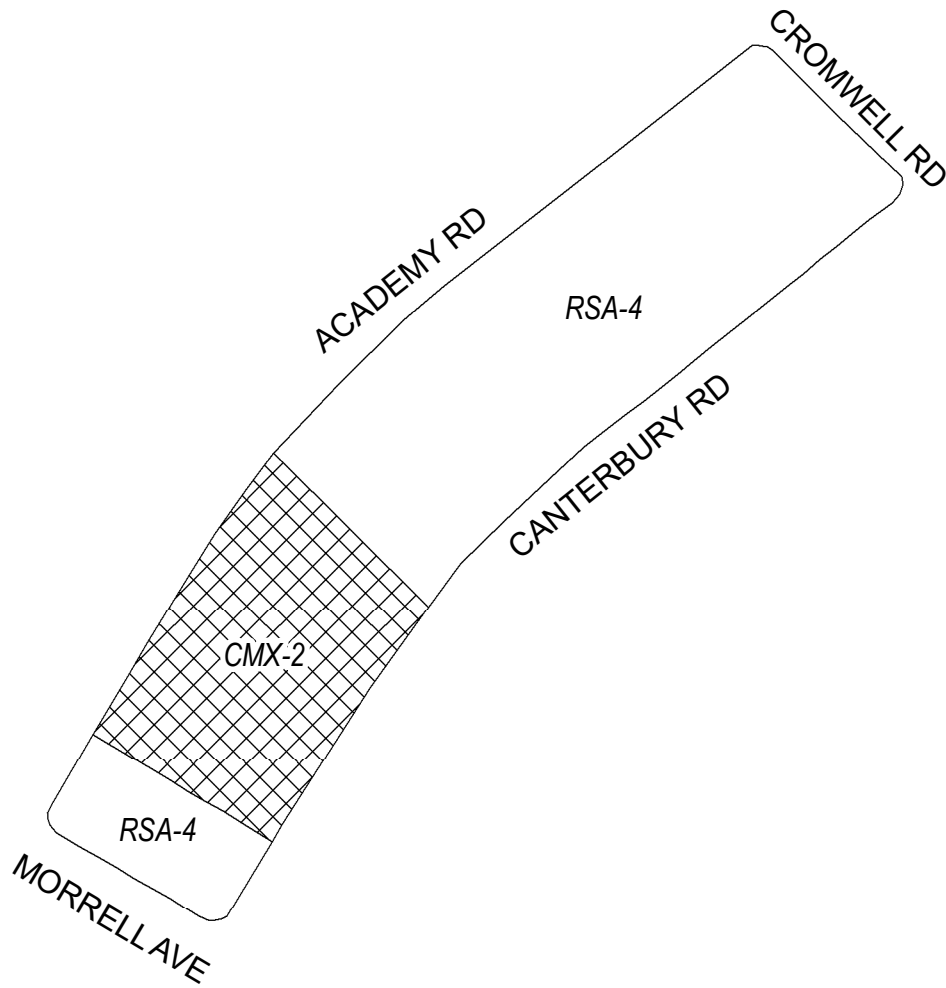


Zoning Districts



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



Map A21 Existing Zoning

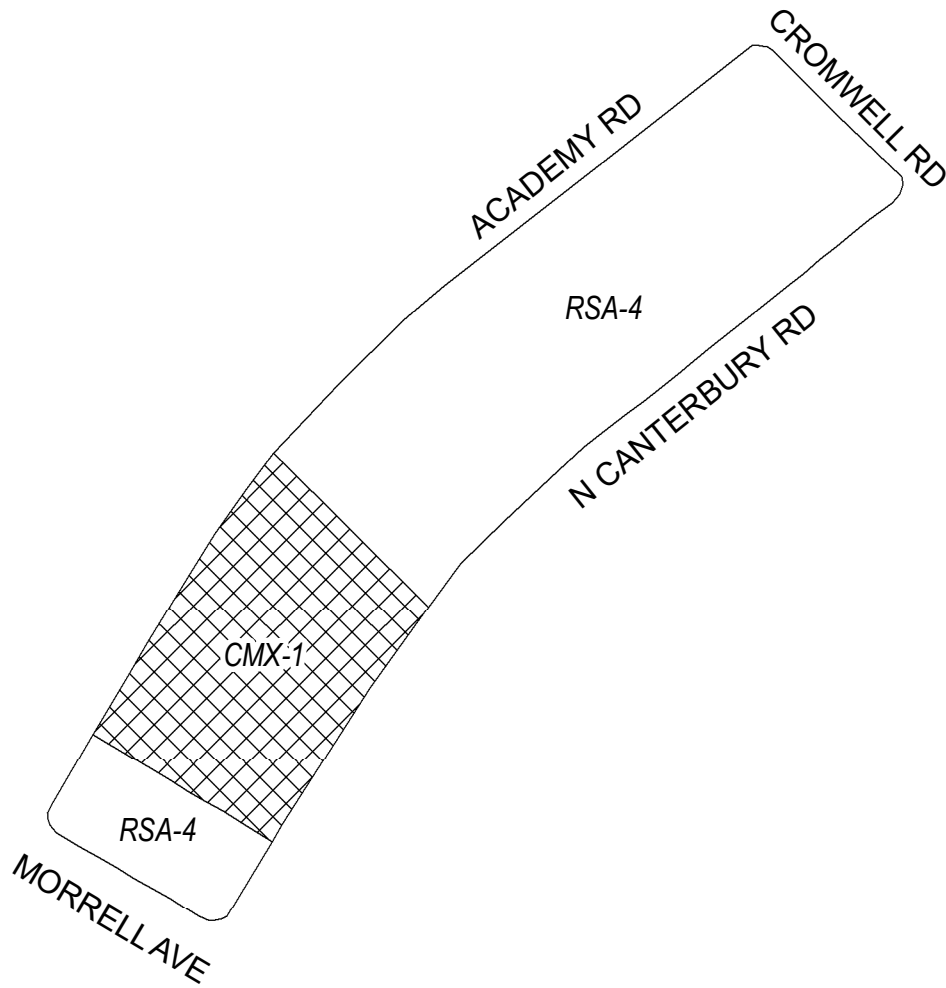


Zoning Districts



-  CMX-2, Commercial Mixed-Use
-  RSA-4, Residential Single-Family Attached



Map B21 Proposed Zoning

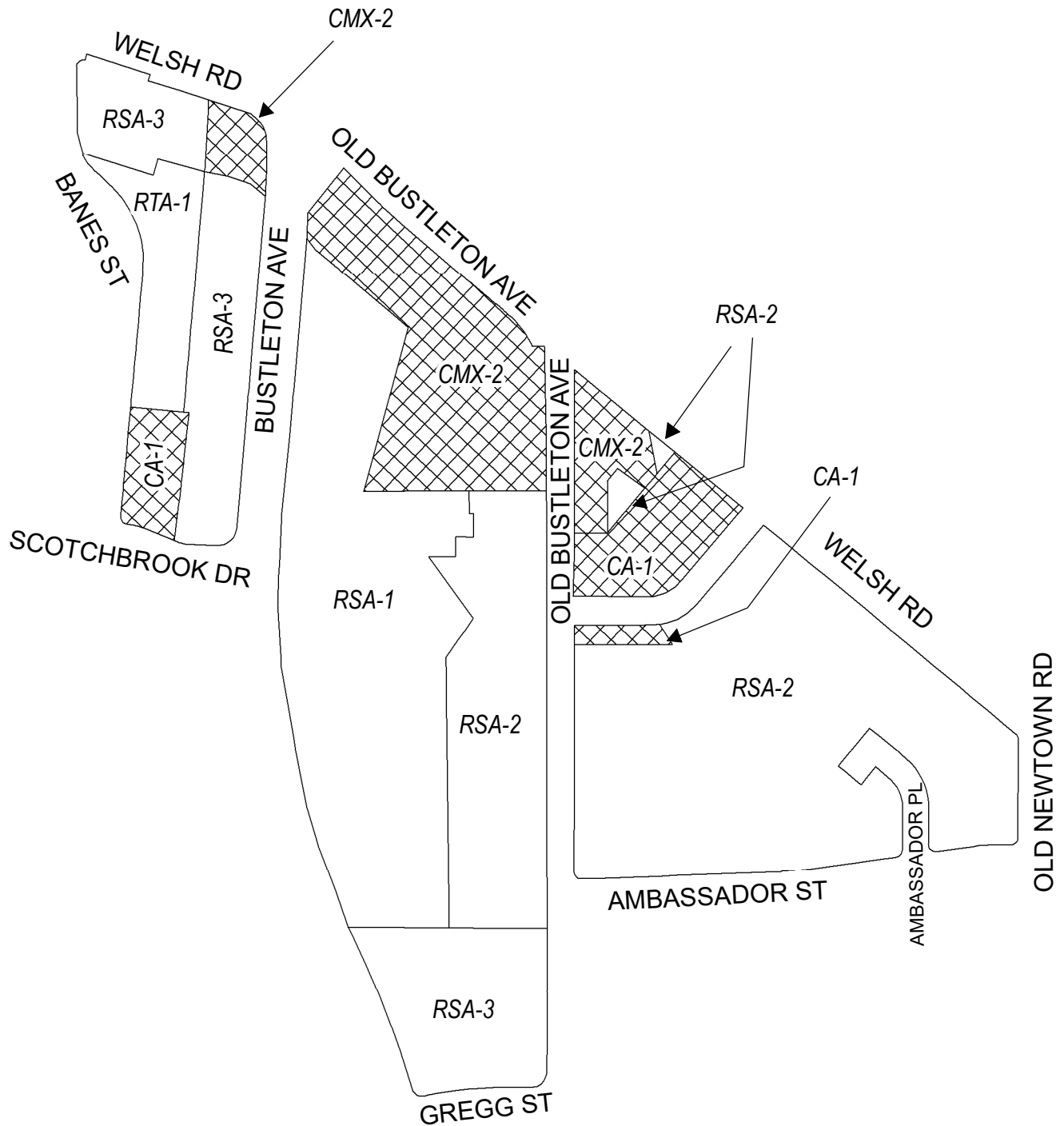


Zoning Districts



-  CMX-1, Commercial Mixed-Use
-  RSA-4, Residential Single-Family Attached



Map A22 Existing Zoning

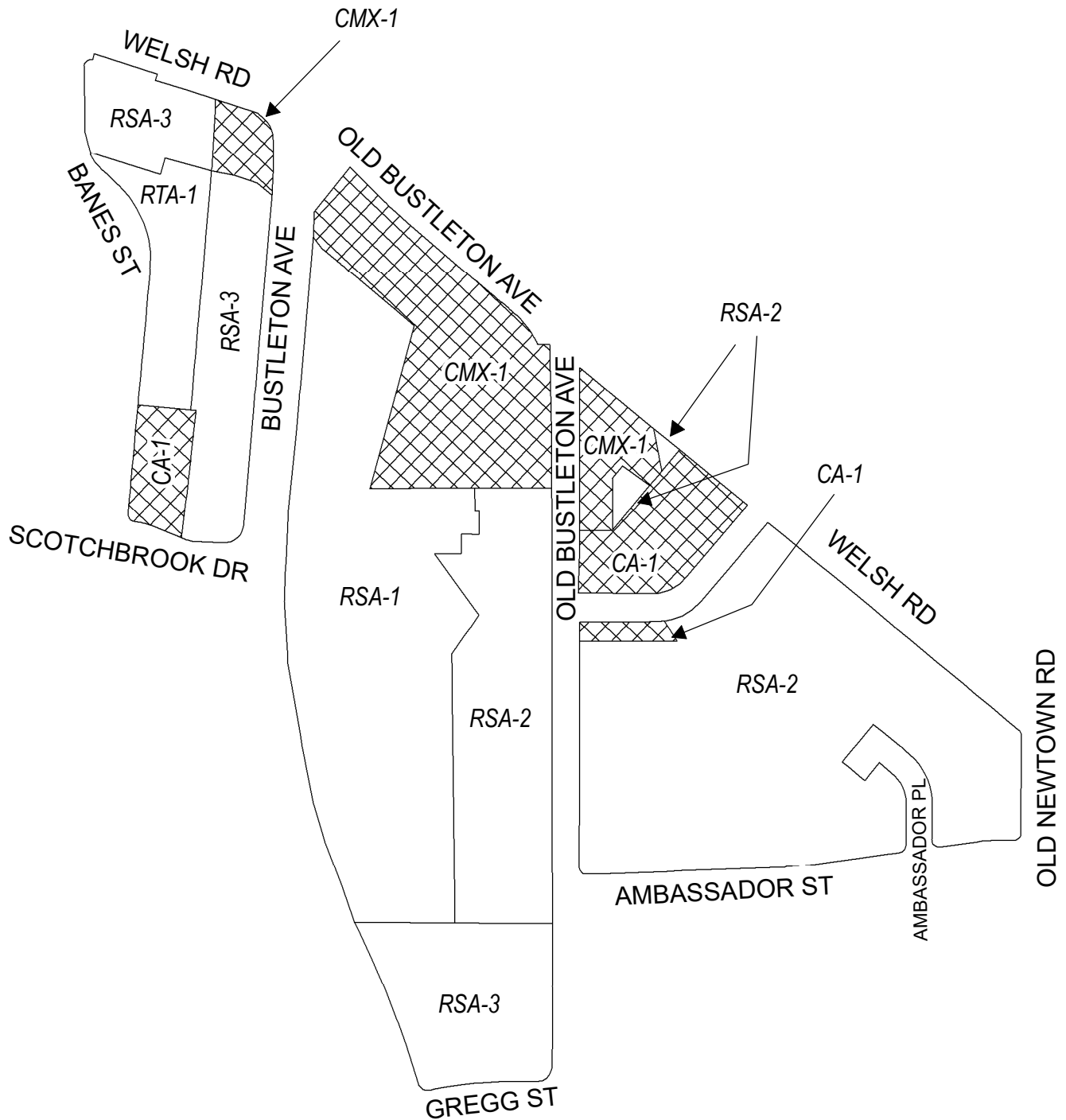


Zoning Districts



-  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

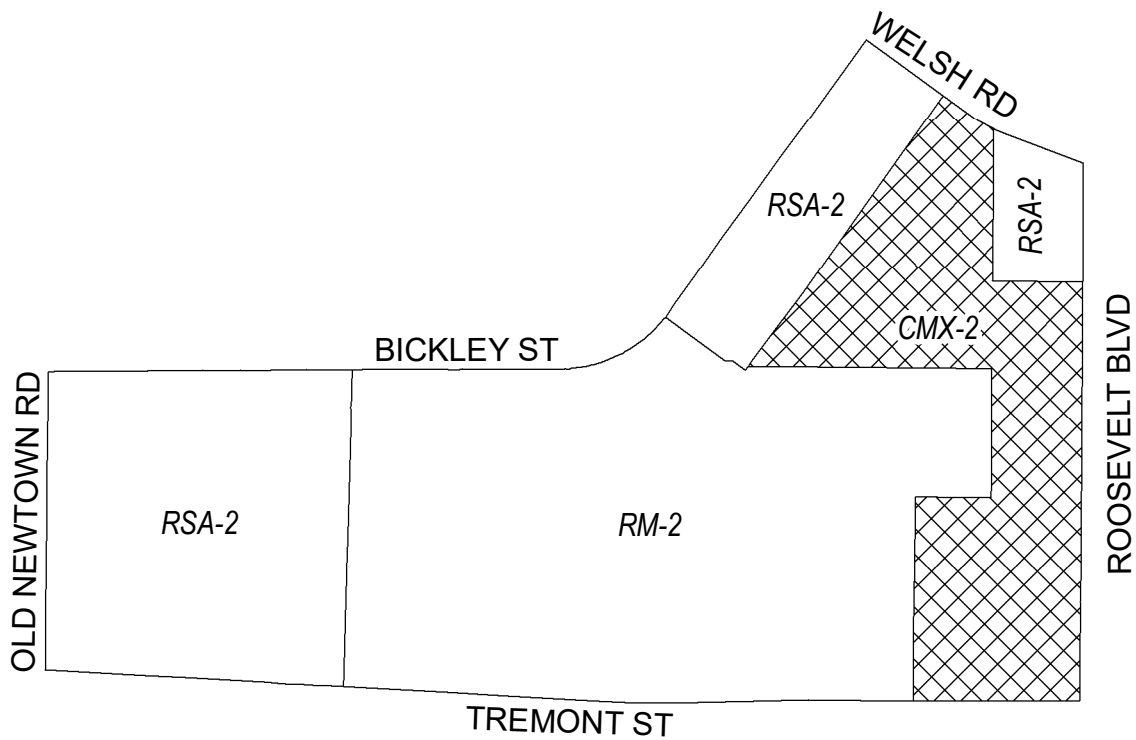


Zoning Districts

-  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



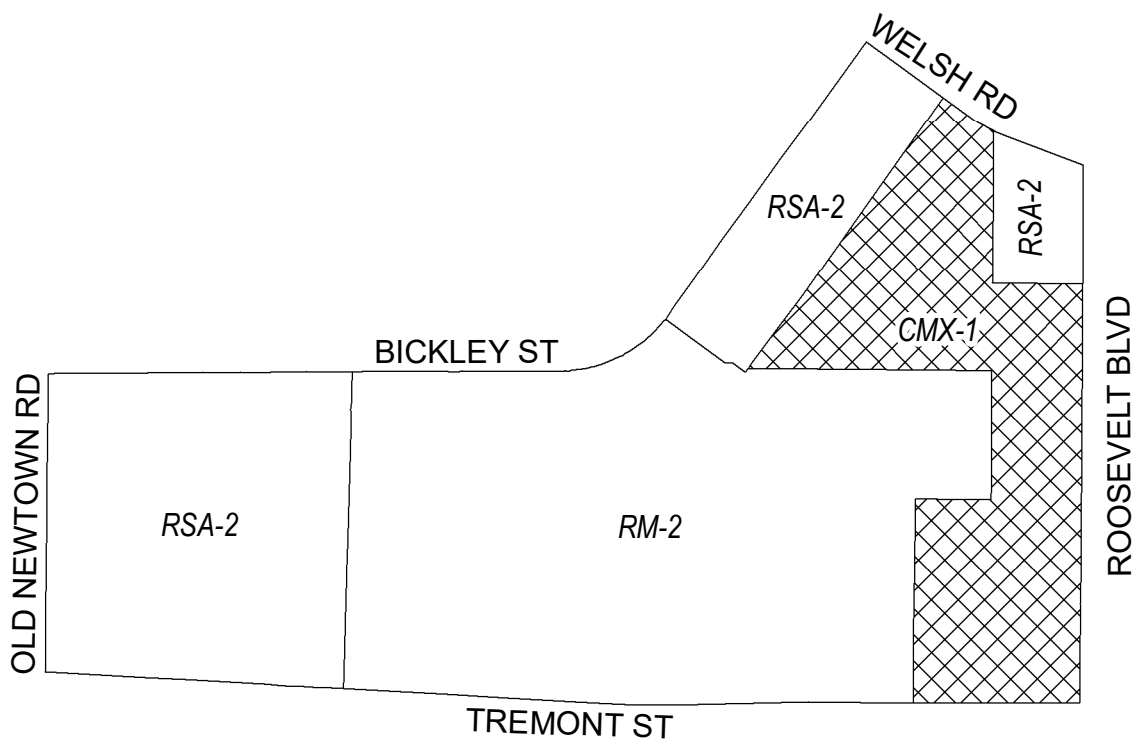
CA-1, Auto Oriented Commercial; CMX-2, Commercial Mixed-Use





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

