



City of Philadelphia

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

BILL NO. 240220-A
(As Amended on the Floor, 5/23/24)

Introduced March 21, 2024

Councilmember O'Neill

**Referred to the
Committee on Rules**

AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Red Lion Road, the Montgomery County line, the Bucks County line, and Roosevelt Boulevard.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

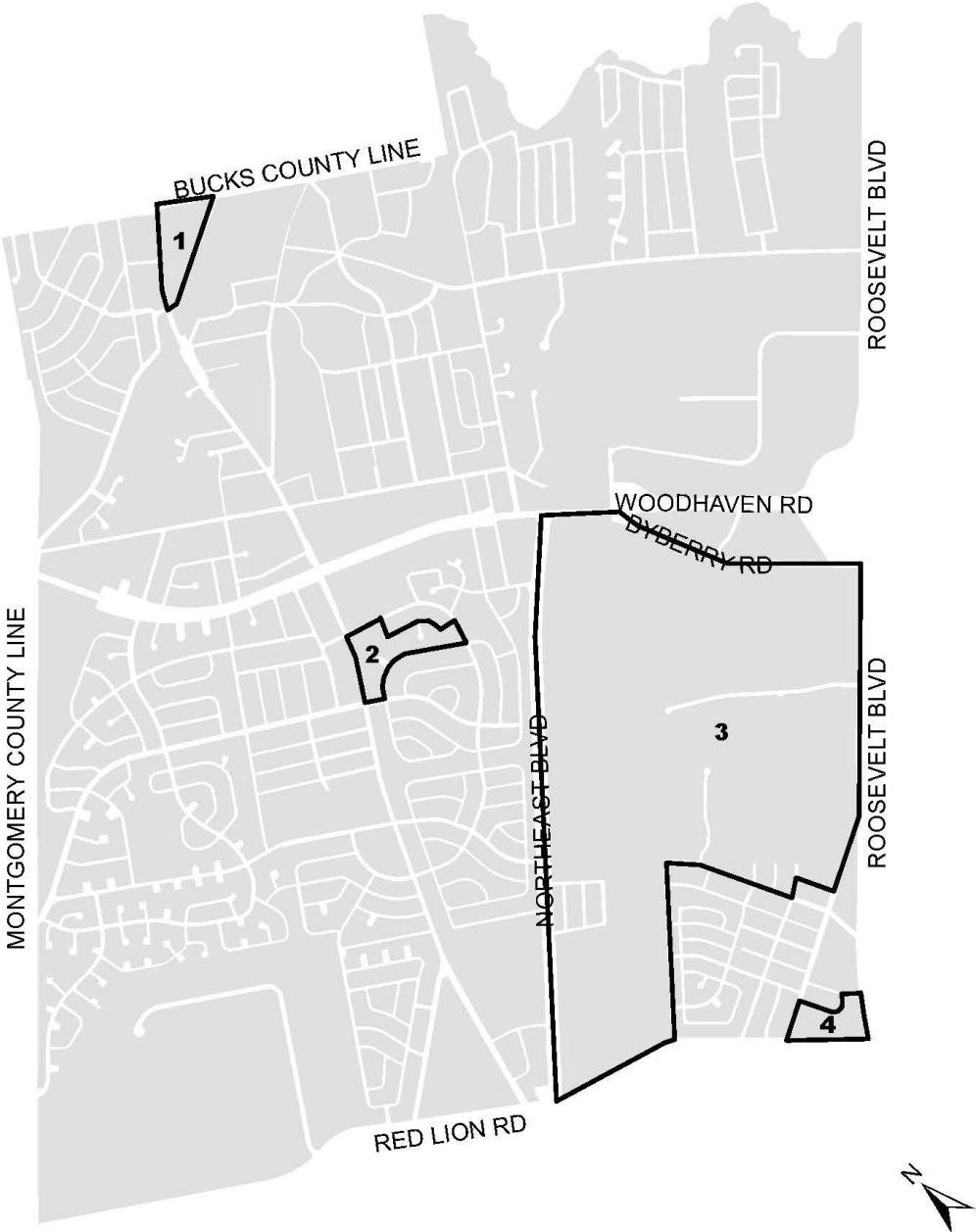
SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, the Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Red Lion Road, the Montgomery County line, the Bucks County line, and Roosevelt Boulevard from the existing zoning designations indicated on Maps "A1" through "A4," set forth below, to the zoning designations indicated on Maps "B1" through "B4," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

City of Philadelphia

BILL NO. 240220-A, as amended continued

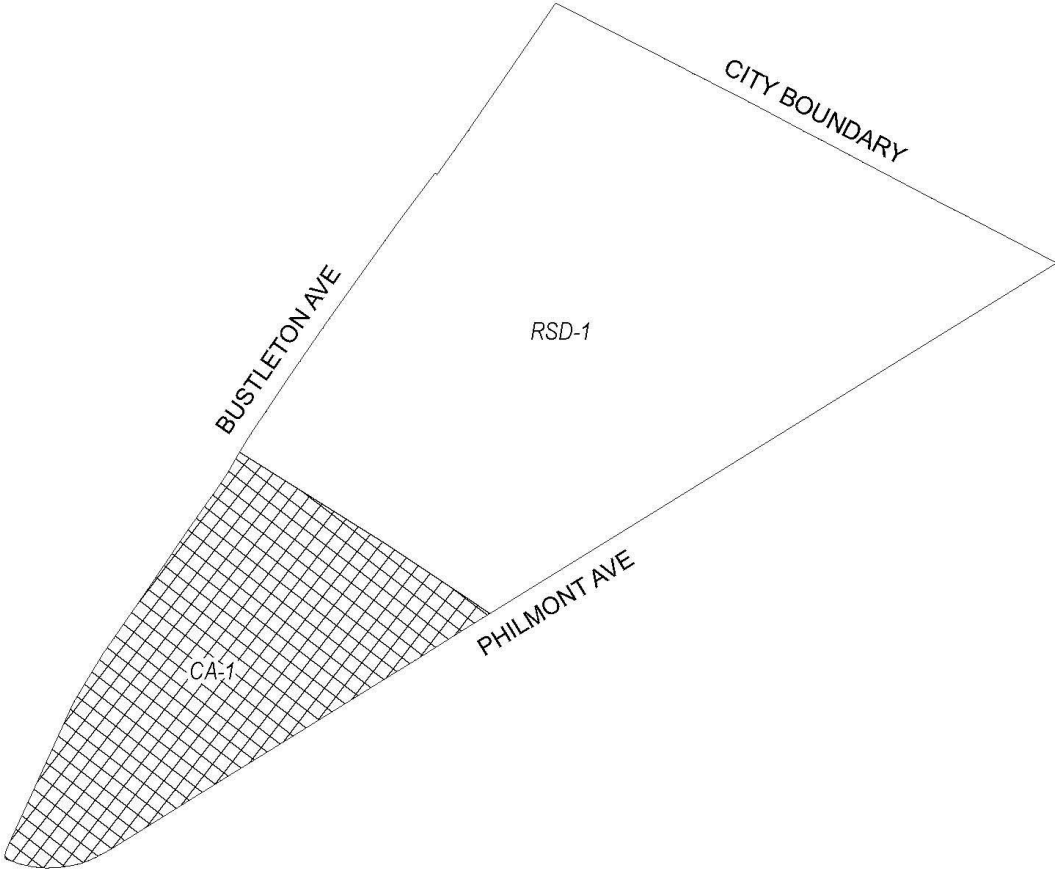
Key Map





City of Philadelphia

BILL NO. 240220-A, as amended continued

Map A1 Existing Zoning



Zoning Districts

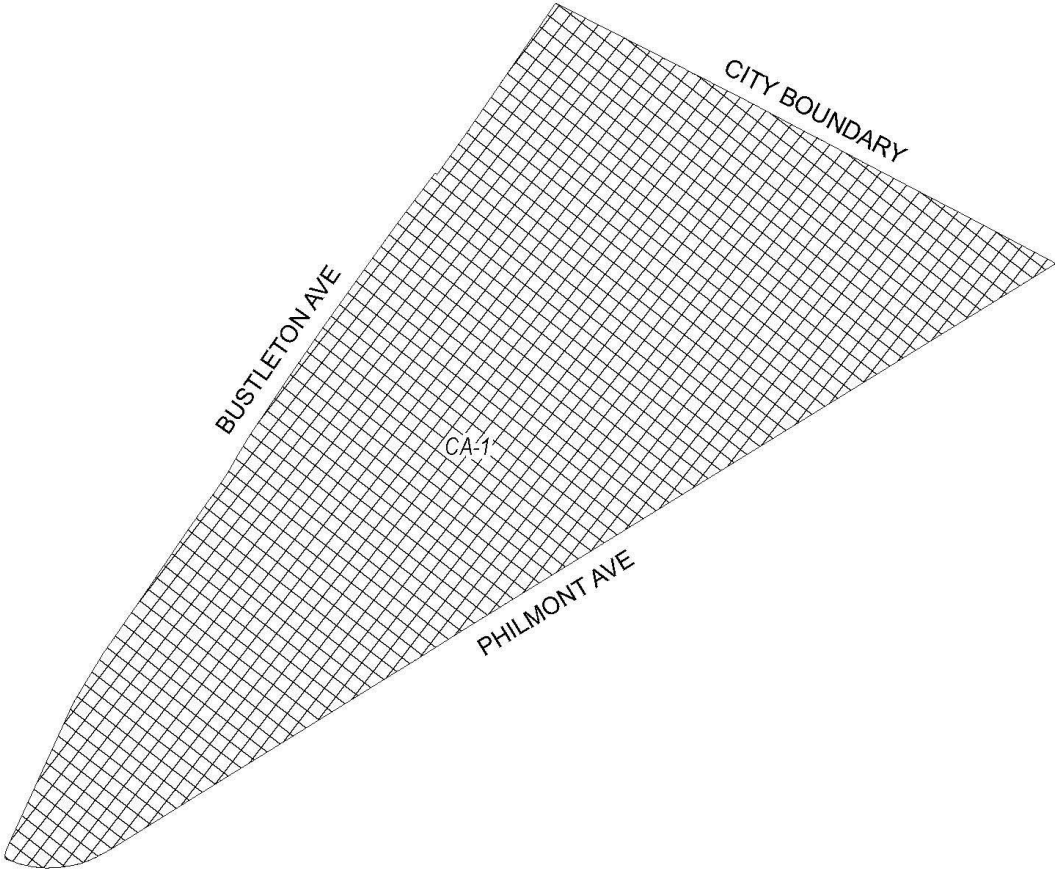
-  CA-1, Auto-Oriented Commercial
-  RSD-1, Residential Single-Family Detached



City of Philadelphia

BILL NO. 240220-A, as amended continued

Map B1 Proposed Zoning



Zoning Districts

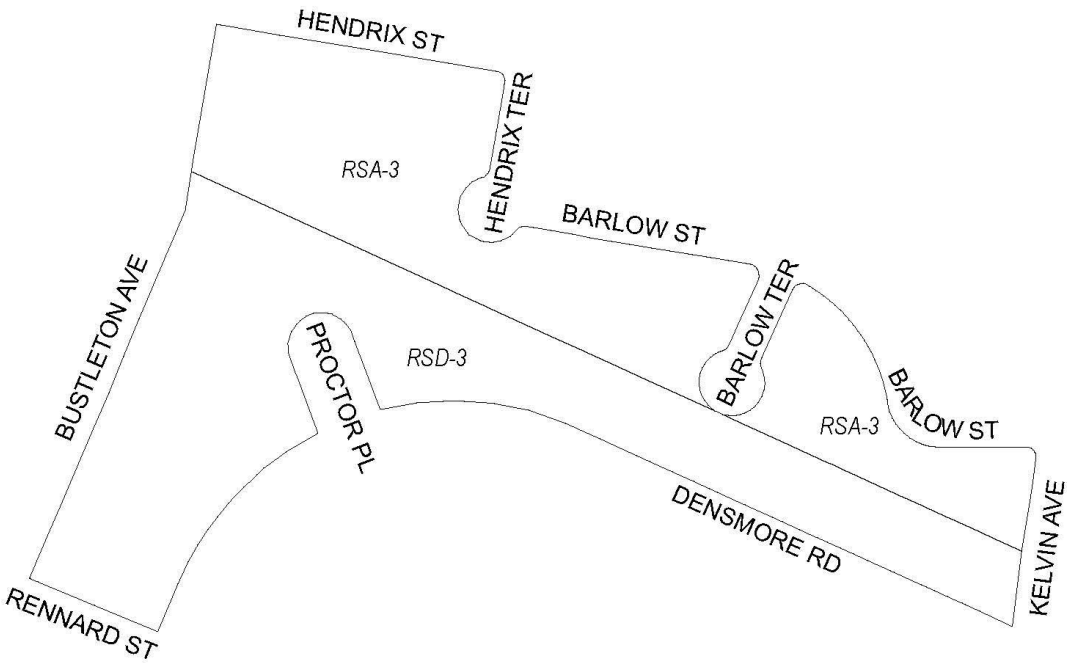
☒ CA-1, Auto-Oriented Commercial



City of Philadelphia

BILL NO. 240220-A, as amended continued

Map A2 Existing Zoning



Zoning Districts

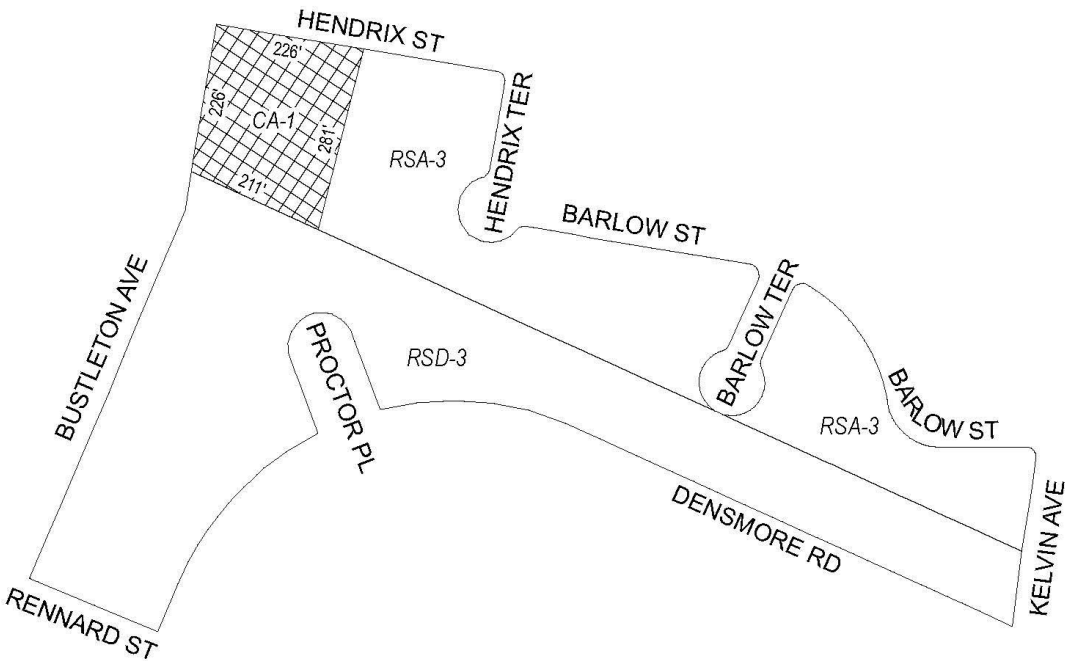
□ RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached



City of Philadelphia

BILL NO. 240220-A, as amended continued

Map B2 Proposed Zoning



Zoning Districts

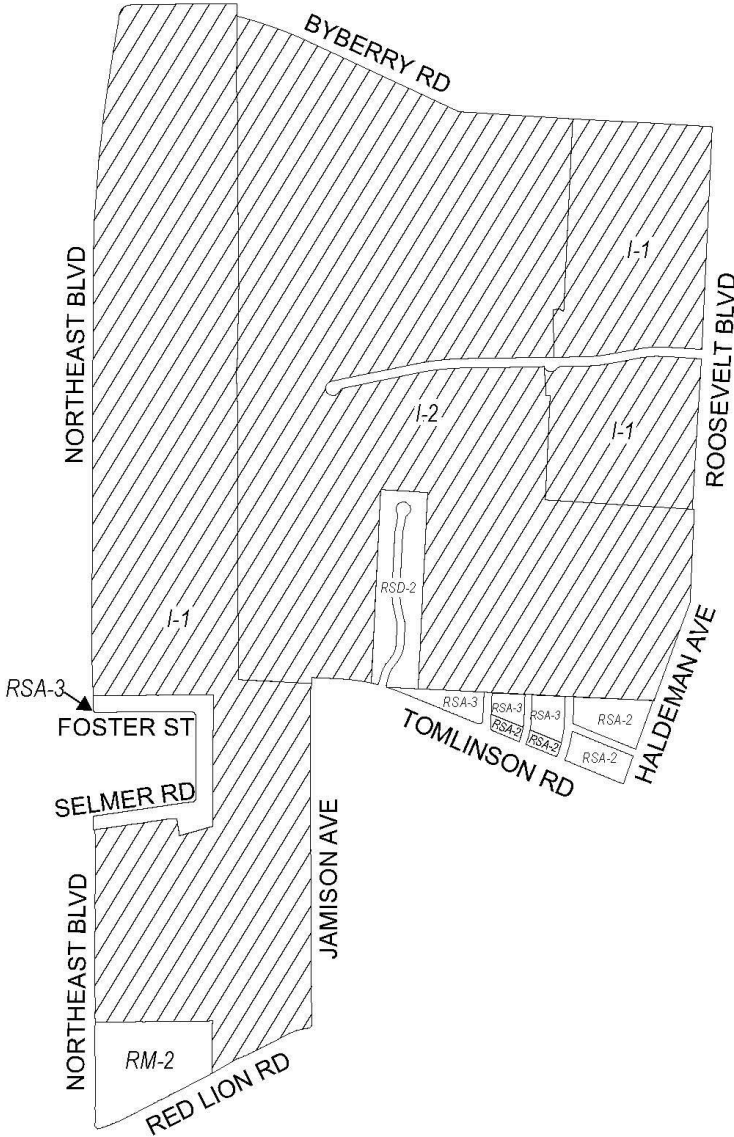
- CA-1, Auto-Oriented Commercial
- RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached





City of Philadelphia

BILL NO. 240220-A, as amended continued

Map A3 Existing Zoning



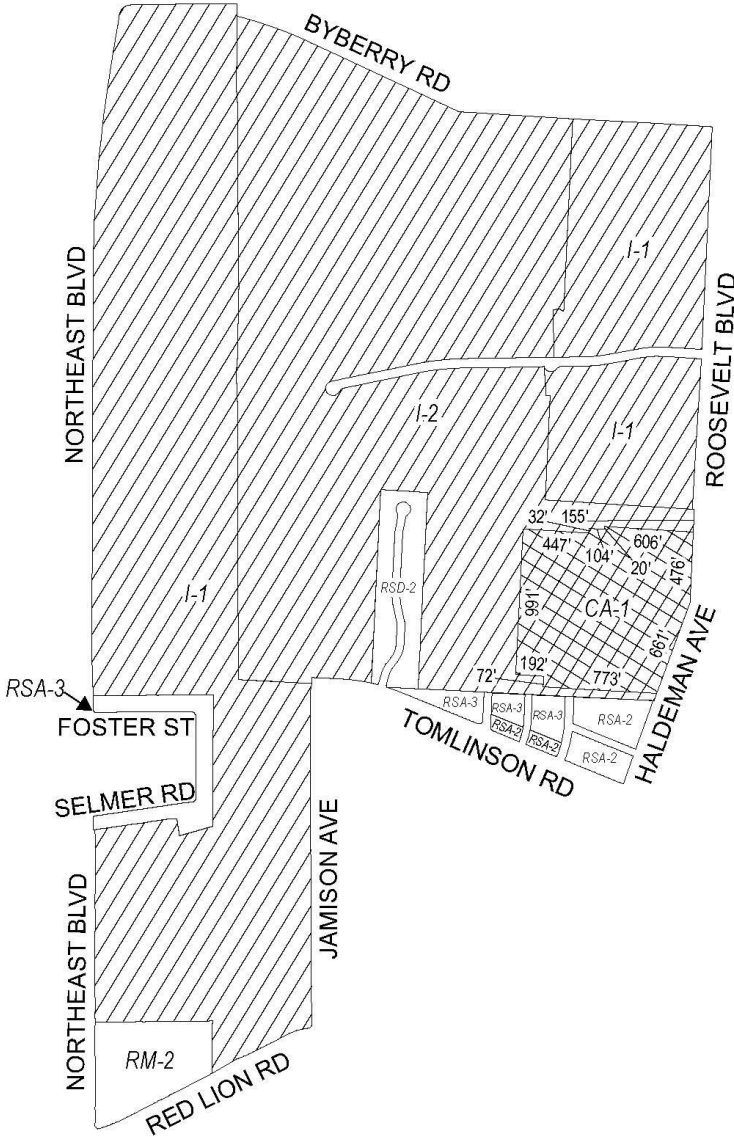
Zoning Districts

-  I-1, Light Industrial; I-2, Medium Industrial
-  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RSD-2, Residential Single-Family Detached

City of Philadelphia

BILL NO. 240220-A, as amended continued

Map B3 Proposed Zoning



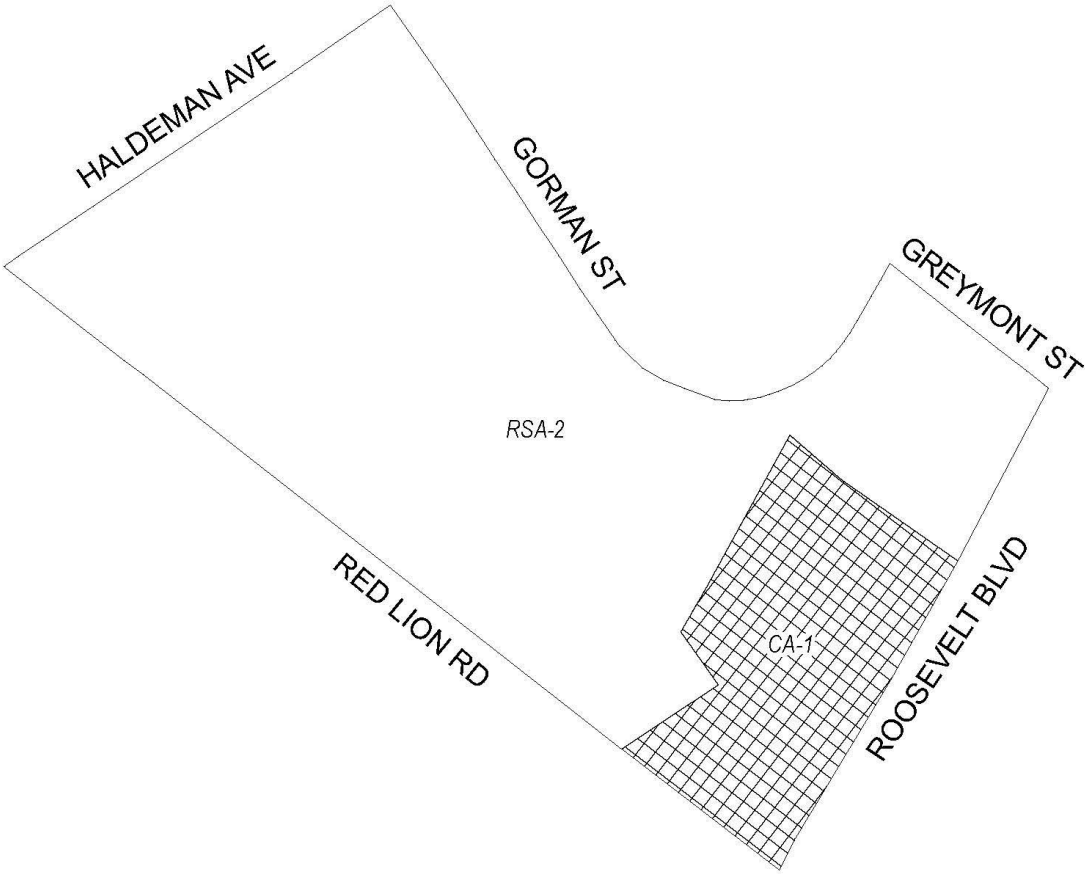
Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  I-1, Light Industrial; I-2, Medium Industrial
-  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached;
-  RSD-2, Residential Single-Family Detached



City of Philadelphia

BILL NO. 240220-A, as amended continued

Map A4 Existing Zoning



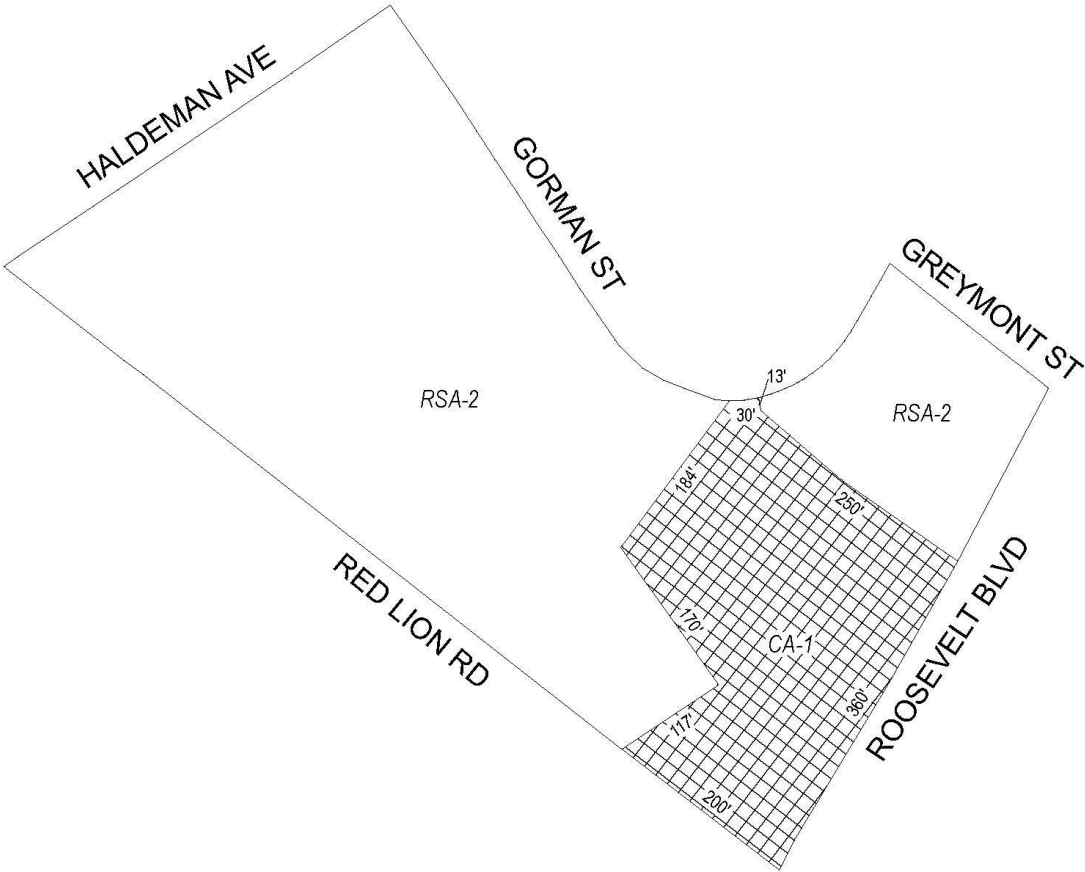
Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  RSA-2, Residential Single-Family Attached



City of Philadelphia

BILL NO. 240220-A, as amended continued

Map B4 Proposed Zoning



Zoning Districts

-  CA-1, Auto-Oriented Commercial
-  RSA-2, Residential Single-Family Attached