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

City of Philadelphia

BILL NO. 241055
(As Amended, 12/4/24)

Introduced November 14, 2024

Councilmember Gilmore Richardson for Council President Johnson

---

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 Packer Avenue, Seventh Street, Pattison Avenue, and Darien Street. To amend Title 14 of The Philadelphia Code by adding Section 14-541 entitled "/PAK, Packer Avenue 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 Packer Avenue, Seventh Street, Pattison Avenue, and Darien Street from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below. The Zoning designations indicated on Map B shall revert to the designations on Map A if a zoning permit has not been issued in connection with the area designated CMD-3 on Map B within two years of the effective date of this ordinance.

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.

* * *

§ 14-542. /PAK, Packer Avenue Overlay District.

(1) Applicability.

The requirements of this "/PAK, Packer Avenue Overlay District apply to all properties zoned CMX-3 Commercial within the area bounded by Packer Avenue, Seventh Street, Pattison Avenue, and Darien Street, and notwithstanding all other applicable sections of this Code.

(2) Use Regulations.

In addition to the uses allowed in the underlying zoning district, the following uses are permitted:

(a) Assembly and entertainment;
(b) Non-Accessory surface parking; and
(c) Roof decks for non-residential use.

(3) Expiration.

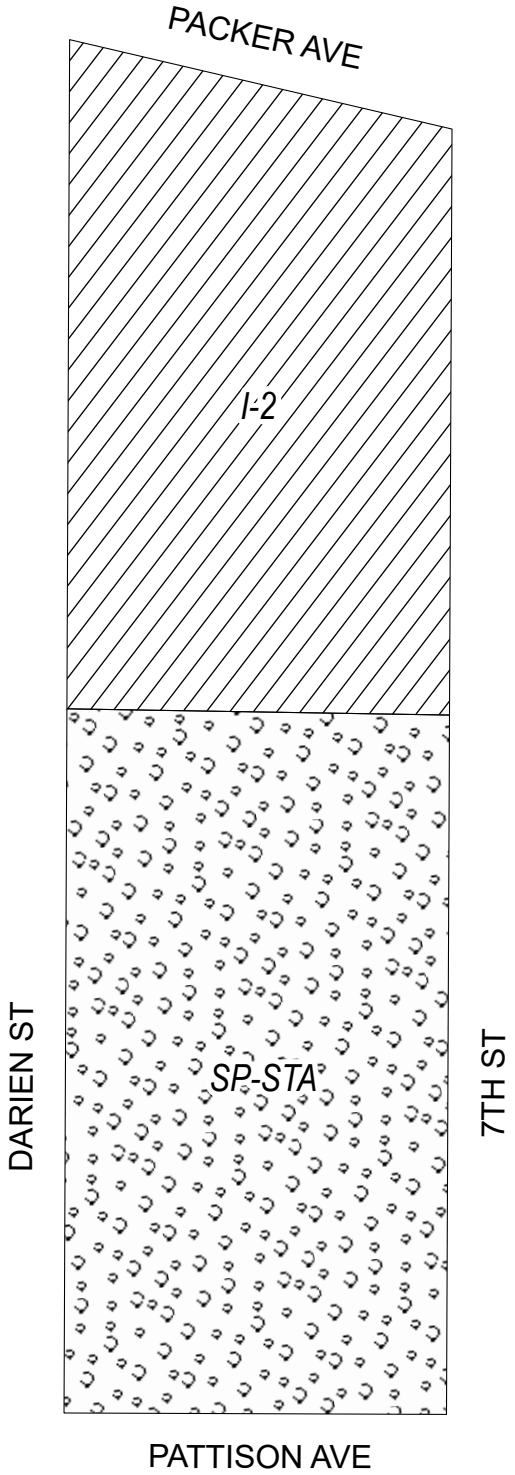
The provisions of this Section 12-542, /PAK, Packer Avenue Overlay District, shall expire if a zoning permit has not been issued in connection with the area designated CMX-3 in the District within two years of the effective date of this Section.

* * *

SECTION 4. This Ordinance shall become effective immediately.

Explanation:
Italics indicate new matter added.
[Brackets**]** indicate matter deleted.

Map A Existing Zoning



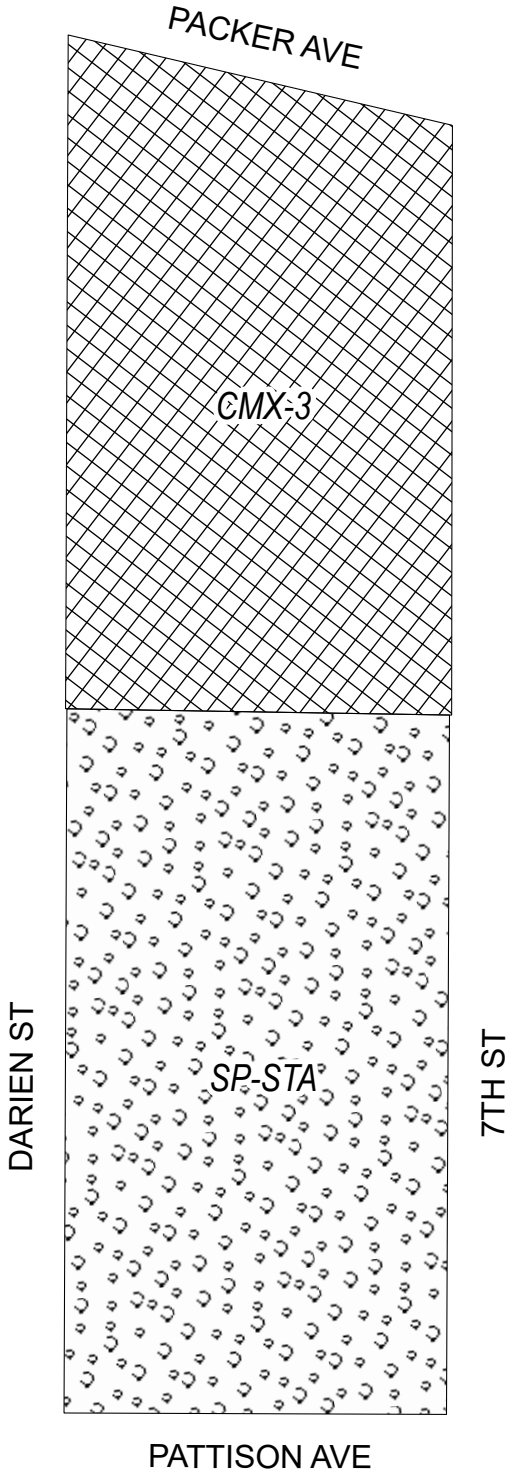
Zoning Districts

I-2, Medium Industrial

SP-STA, Sports Stadium

N

Map B Proposed Zoning



Zoning Districts

CMX-3, Commercial Mixed-Use

SP-STA, Sports Stadium

N