



City of Philadelphia

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

BILL NO. 161107

Introduced December 8, 2016

**Councilmember Domb
for
Council President Clarke and Councilmember Greenlee**

**Referred to the
Committee on Rules**

AN ORDINANCE

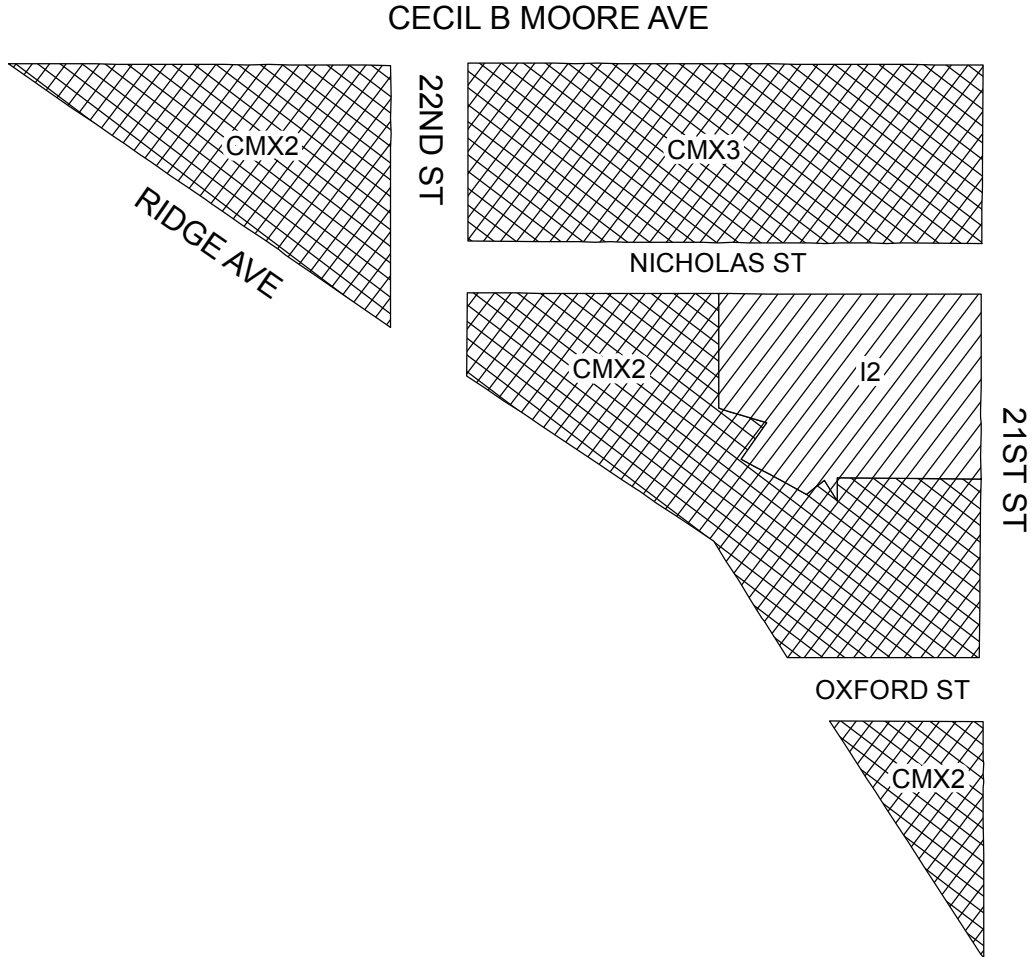
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by North Broad Street, Girard Avenue, Ridge Avenue and Cecil B Moore Avenue.

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 North Broad Street, Girard Avenue, Ridge Avenue and Cecil B Moore Avenue from the existing zoning designations indicated on Map(s) "A1", "A2", "A3", "A4", "A5", "A6", "A7", "A8", "A9" and "A10" set forth below to the zoning designations indicated on Map(s) "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9" and "B10" set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning



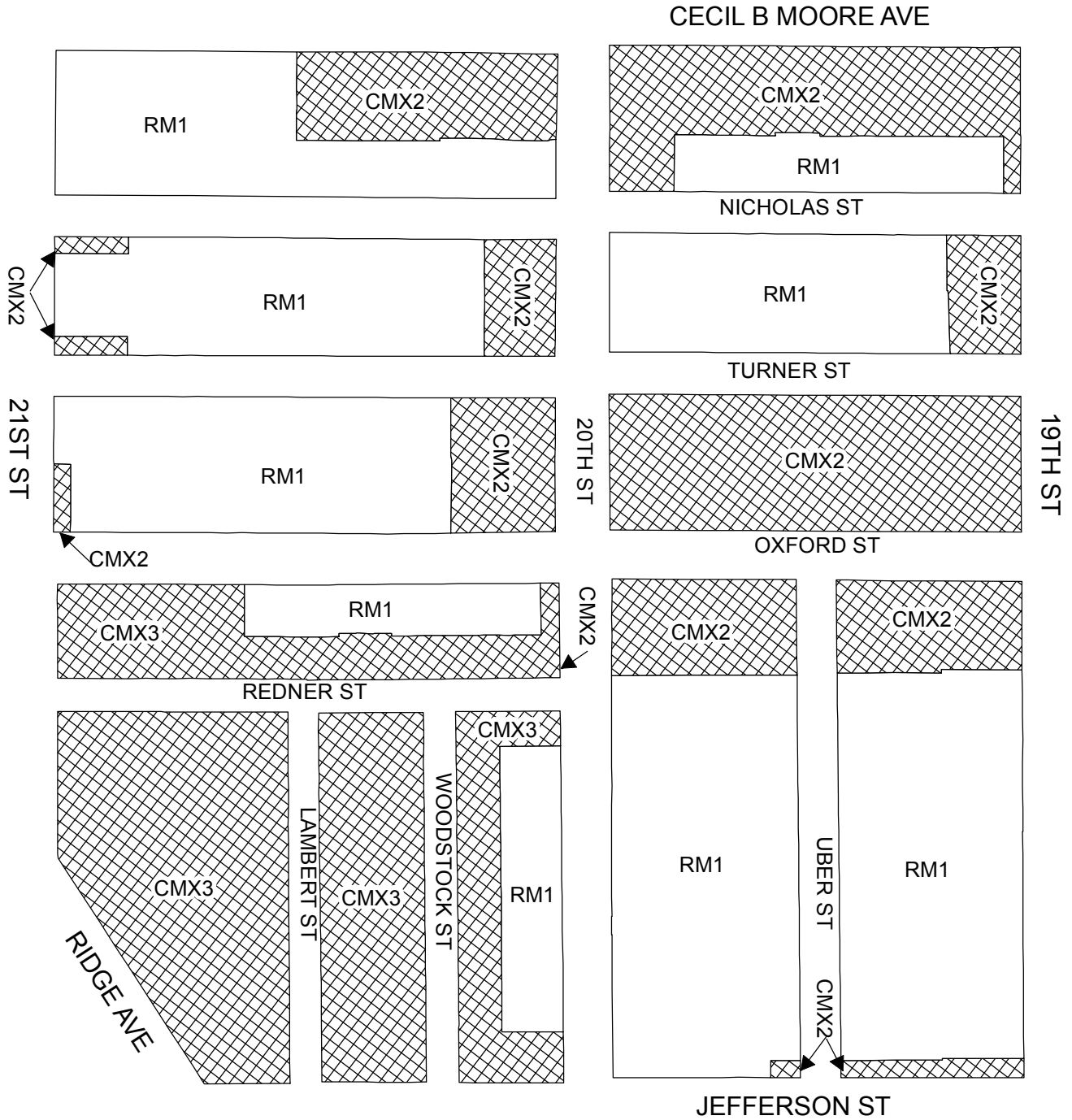
Zoning Districts

 CMX-2 / CMX-3 Commercial Mixed-Use


 I-2 Medium Industrial
City of Philadelphia



Map A2 Existing Zoning



Zoning Districts

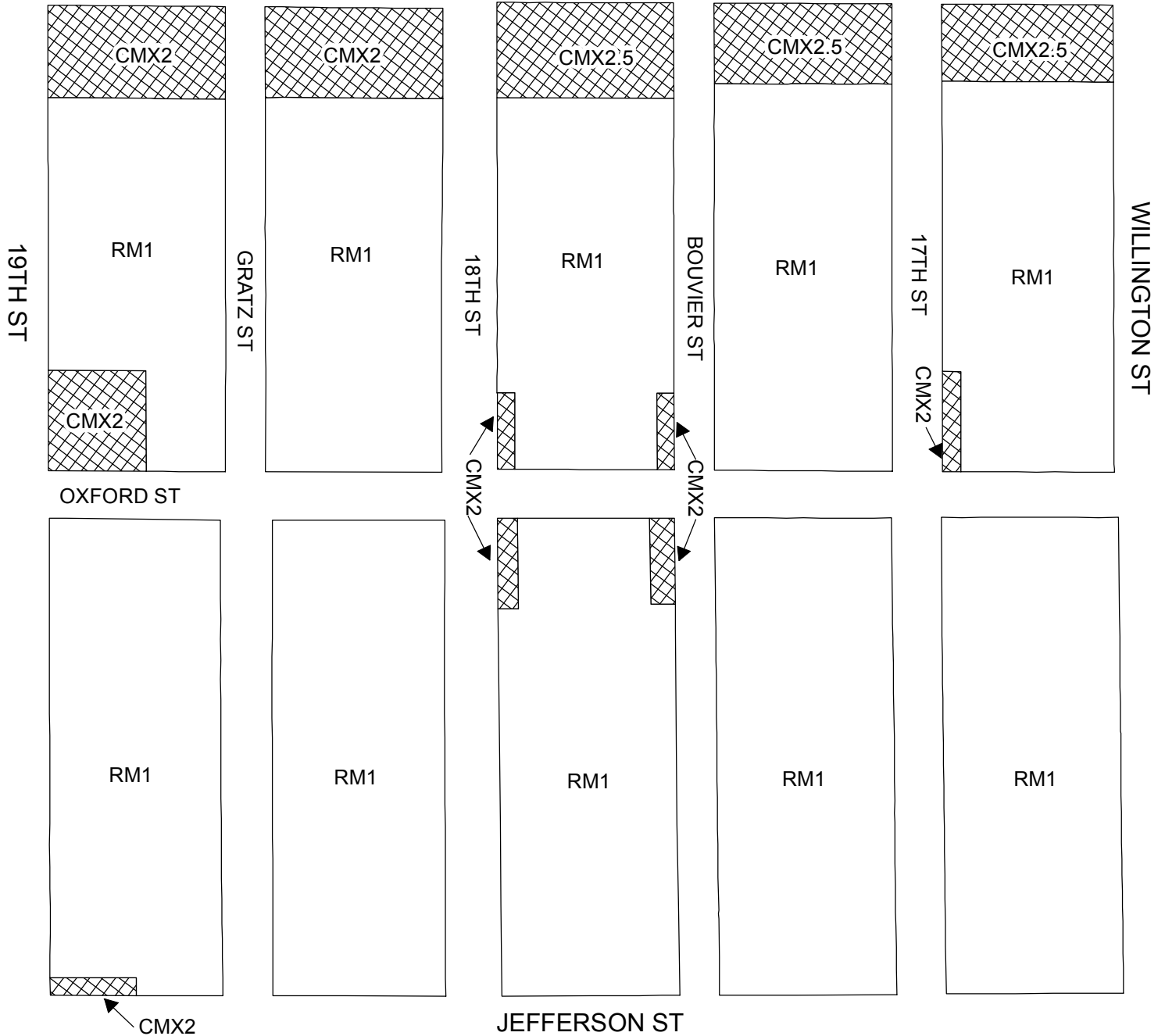
 CMX-2 / CMX-3 Commercial Mixed-Use

 RM-1 Residential Multi-Family
City of Philadelphia




Map A3 Existing Zoning

CECIL B MOORE AVE



Zoning Districts

 CMX-2 / CMX-2.5 Commercial Mixed-Use

 RM-1 Residential Multi-Family
City of Philadelphia



Map A4 Existing Zoning

CECIL B MOORE AVE



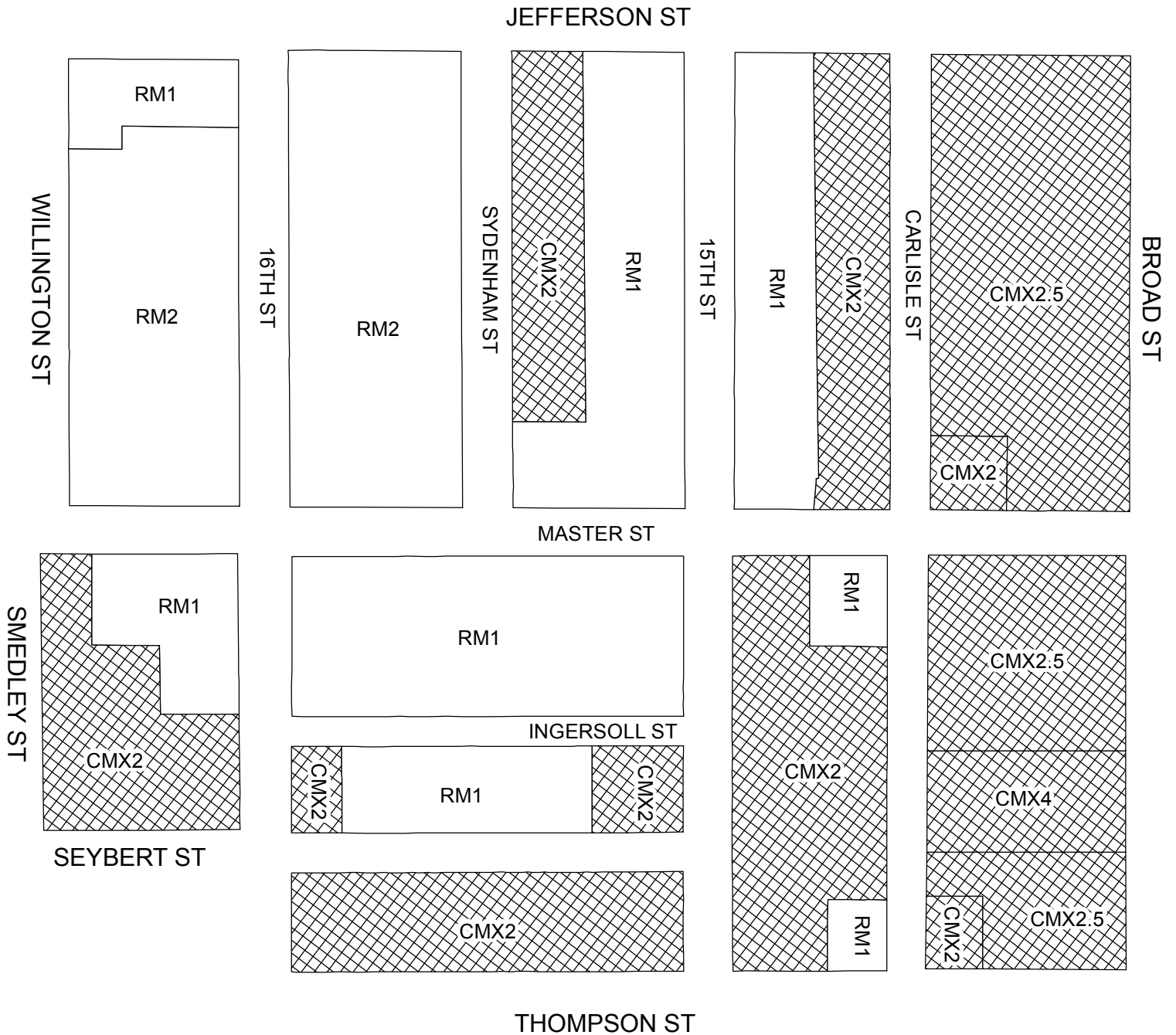
Zoning Districts

 CMX-2 / CMX-2.5 / CMX-4 Commercial Mixed-Use

 RM-1 Residential Multi-Family
City of Philadelphia



Map A5 Existing Zoning



Zoning Districts

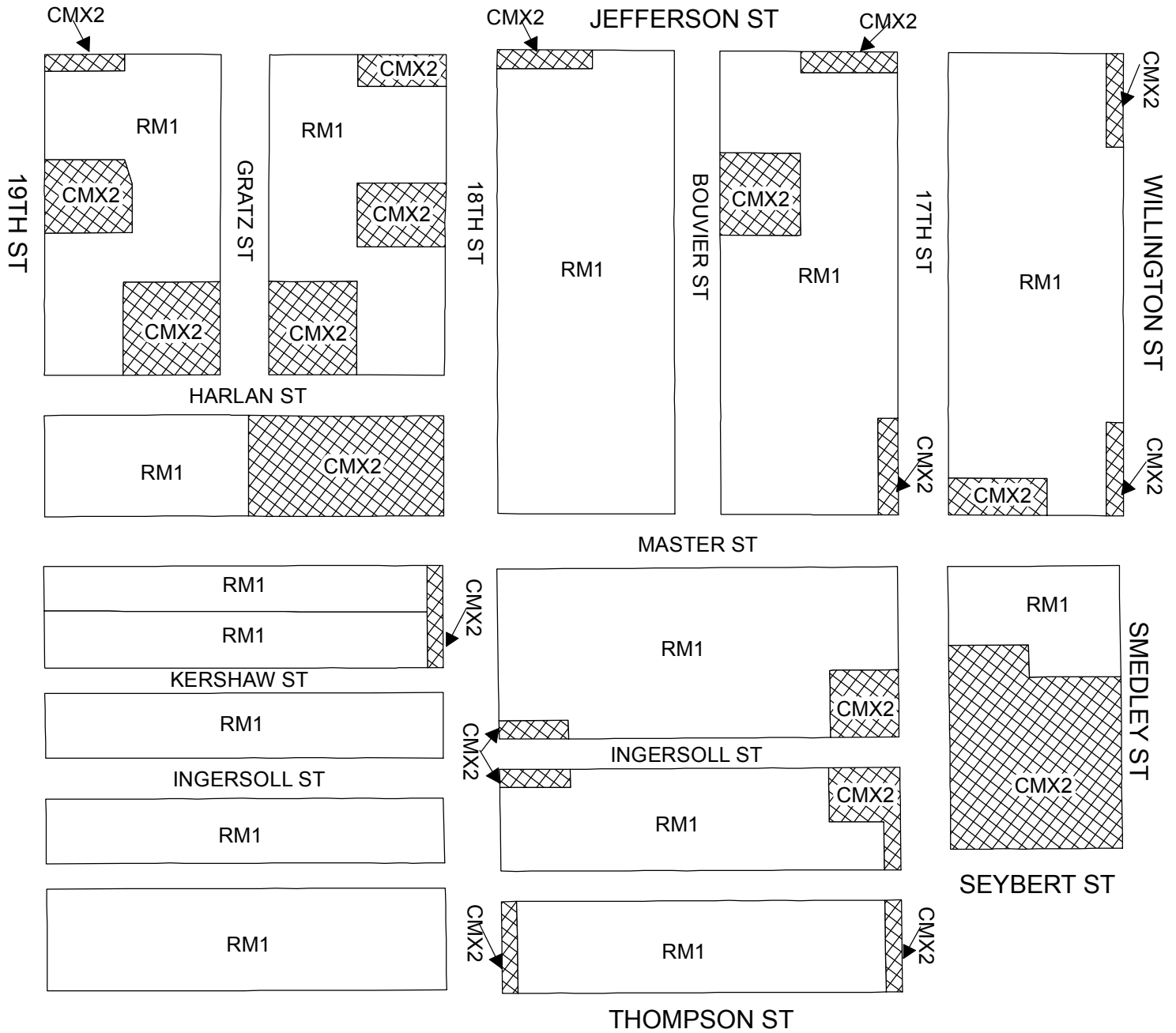
 CMX-2 / CMX-2.5 / CMX-4 Commercial Mixed-Use

 RM-1 / RM-2 Residential Multi-Family



City of Philadelphia



Map A6 Existing Zoning

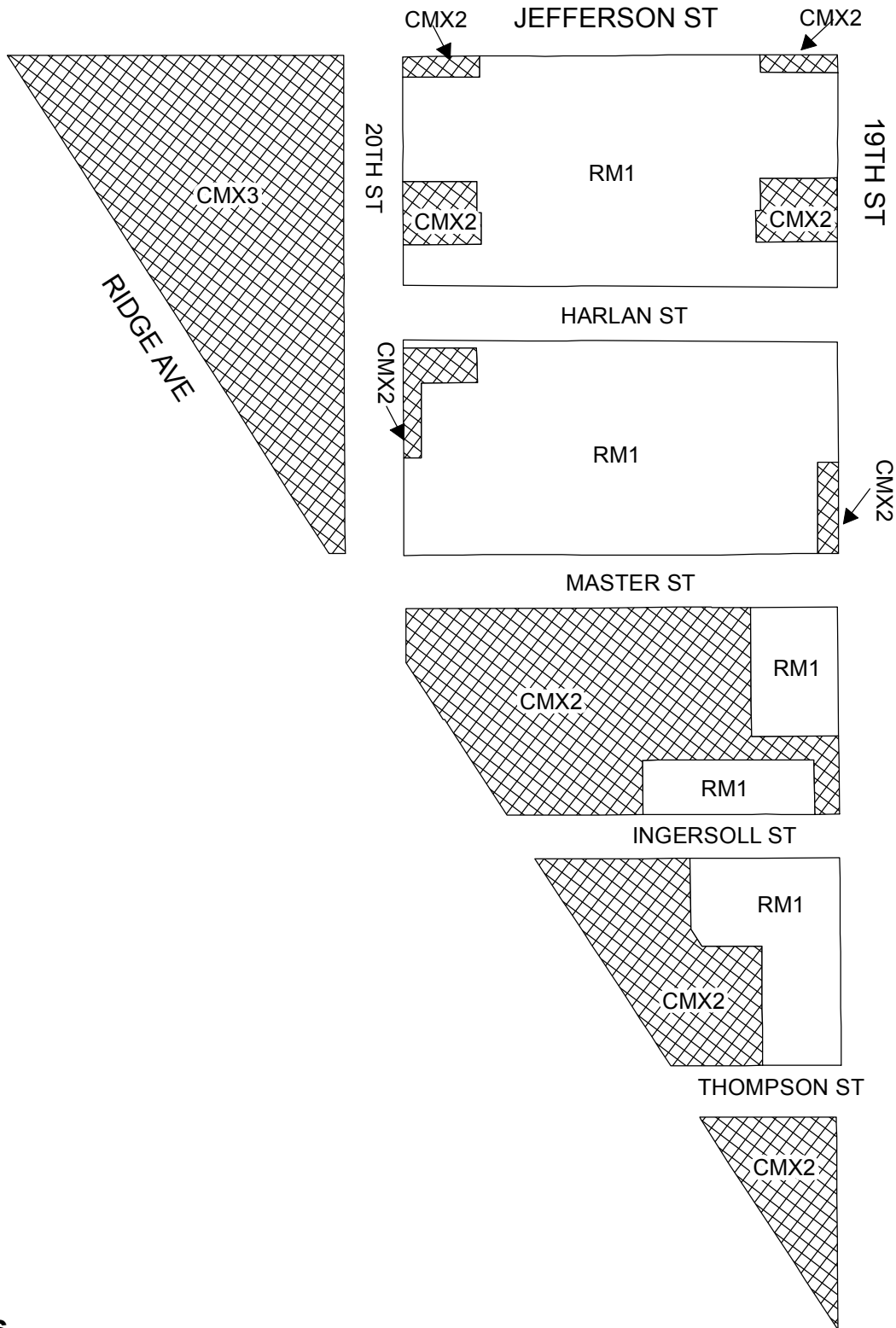


Zoning Districts



-  CMX-2 Commercial Mixed-Use
-  RM-1 Residential Multi-Family



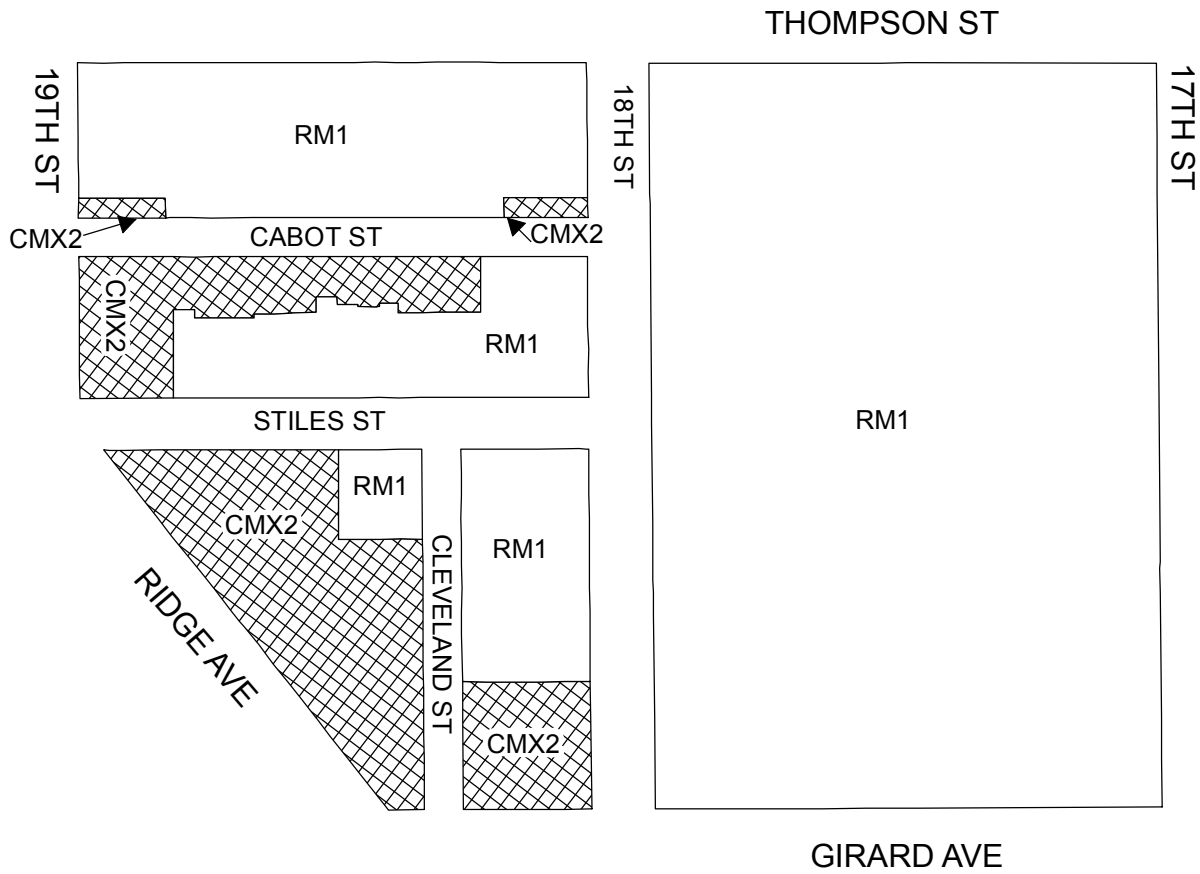
Map A7 Existing Zoning





Zoning Districts

-  CMX-2 / CMX-3 Commercial Mixed-Use
-  RM-1 Residential Multi-Family

Map A8 Existing Zoning

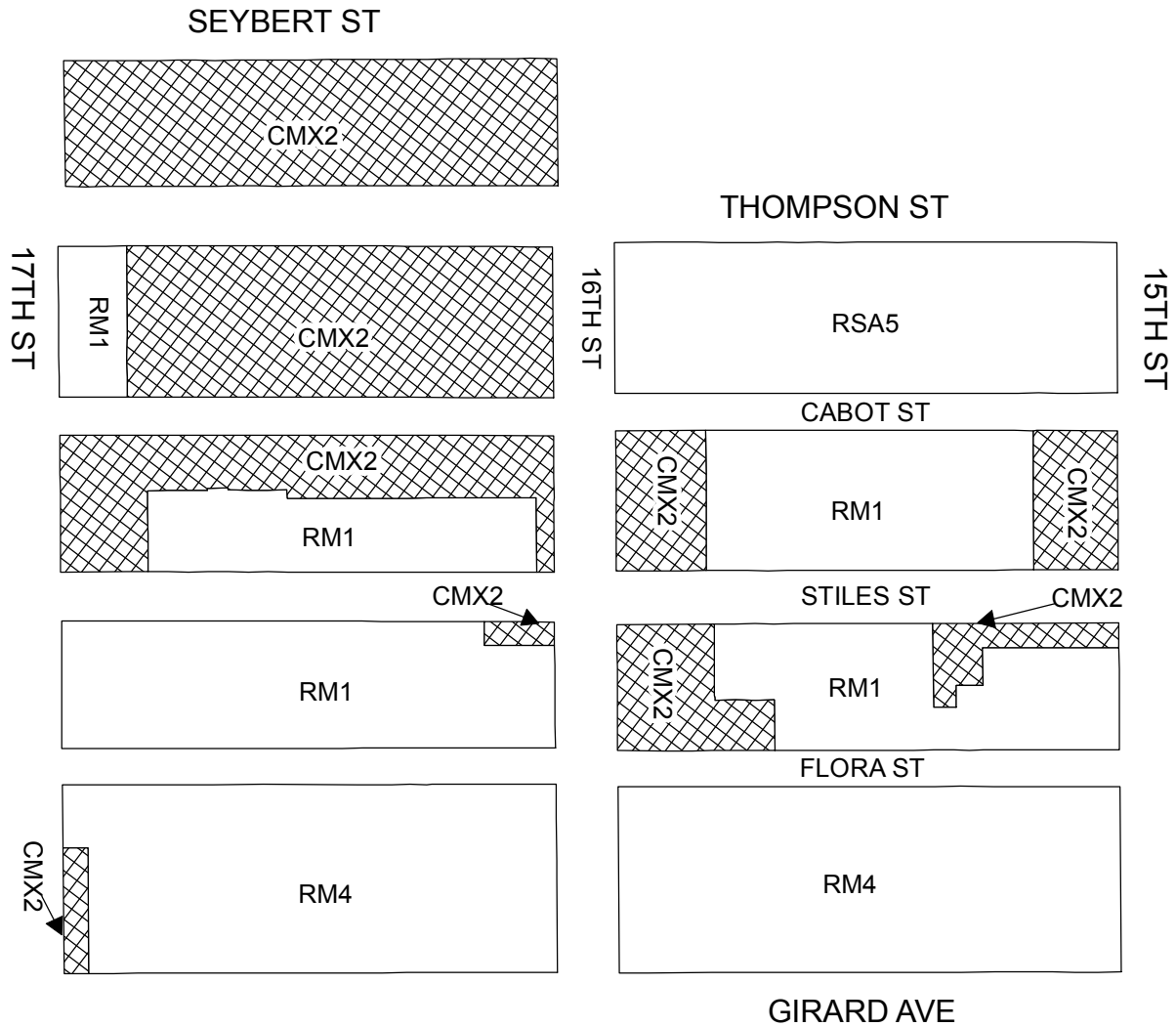


Zoning Districts

-  CMX-2 Commercial Mixed-Use
-  RM-1 Residential Multi-Family




Map A9 Existing Zoning



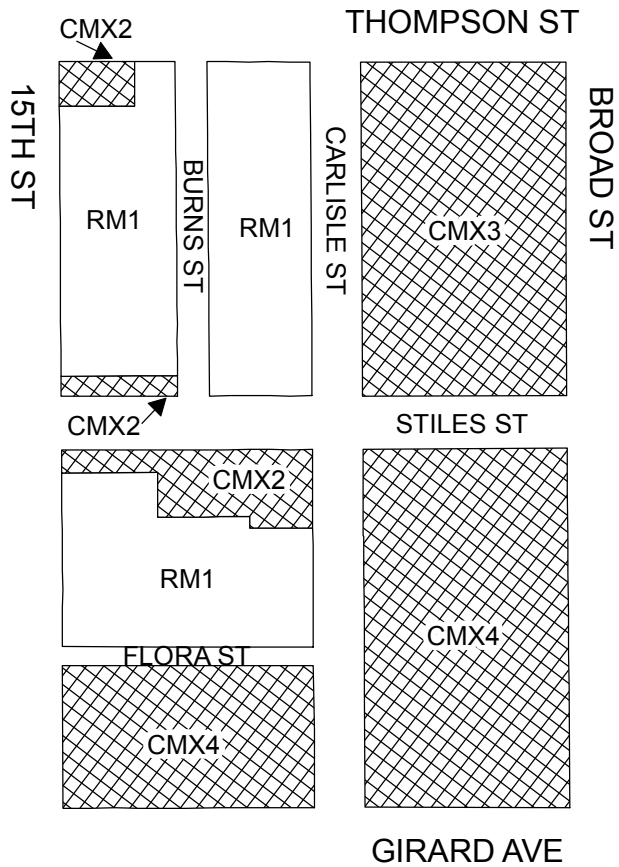
Zoning Districts

 CMX-2 Commercial Mixed-Use



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



Map A10 Existing Zoning

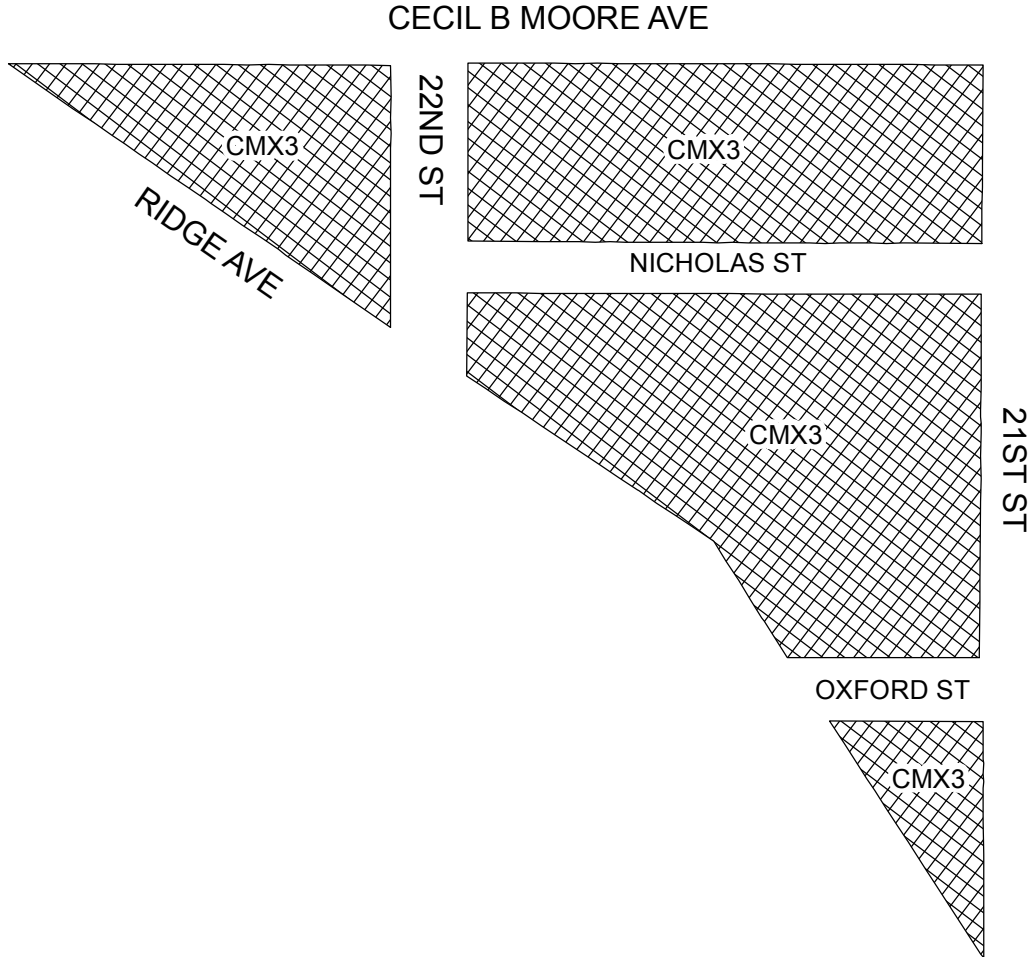


Zoning Districts

-  CMX-2 / CMX-3 / CMX-4 Commercial Mixed-Use
-  RM-1 Residential Multi-Family



Map B1 Proposed Zoning

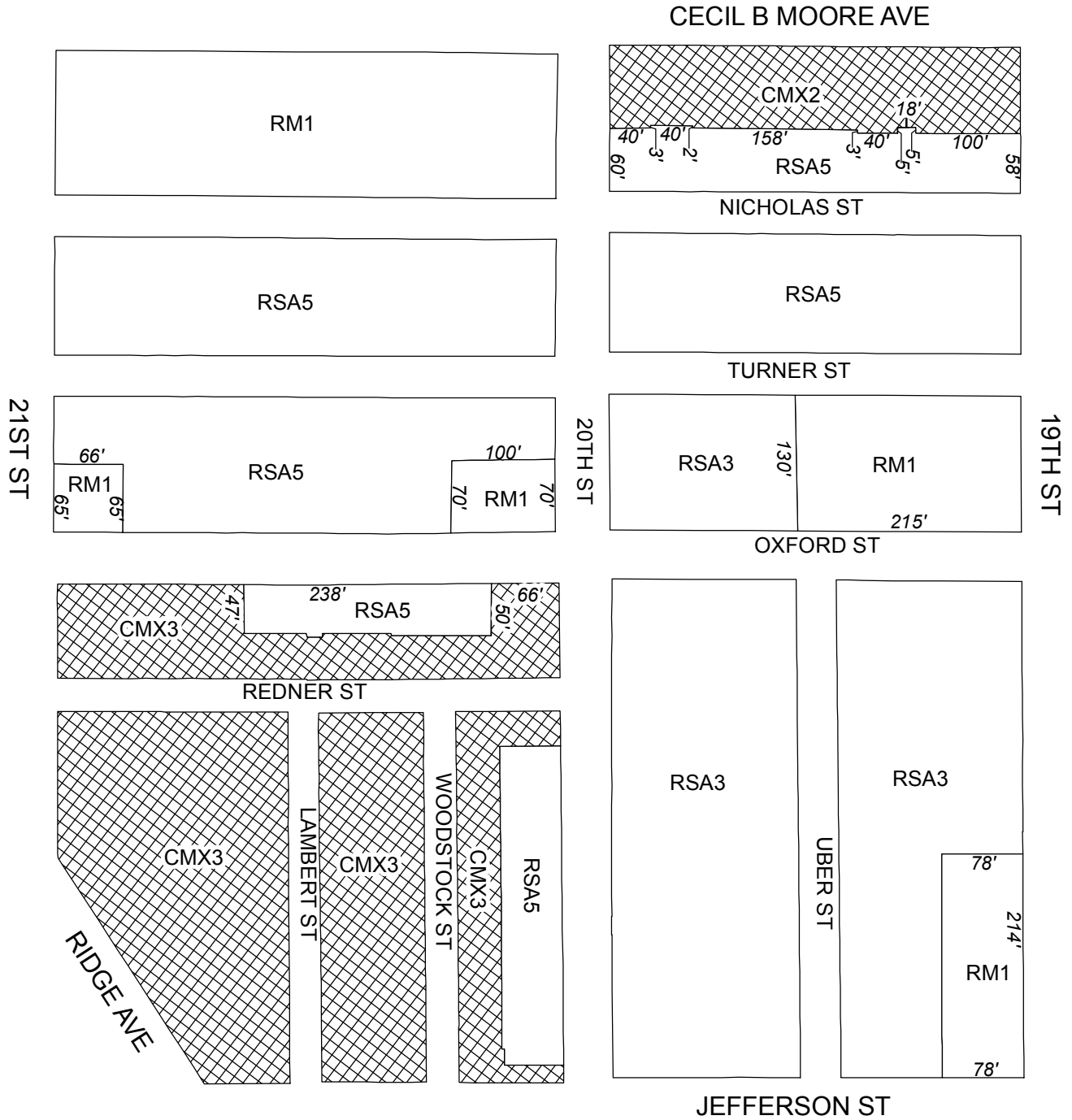


Zoning Districts



 CMX-3 Commercial Mixed-Use
City of Philadelphia



Map B2 Proposed Zoning



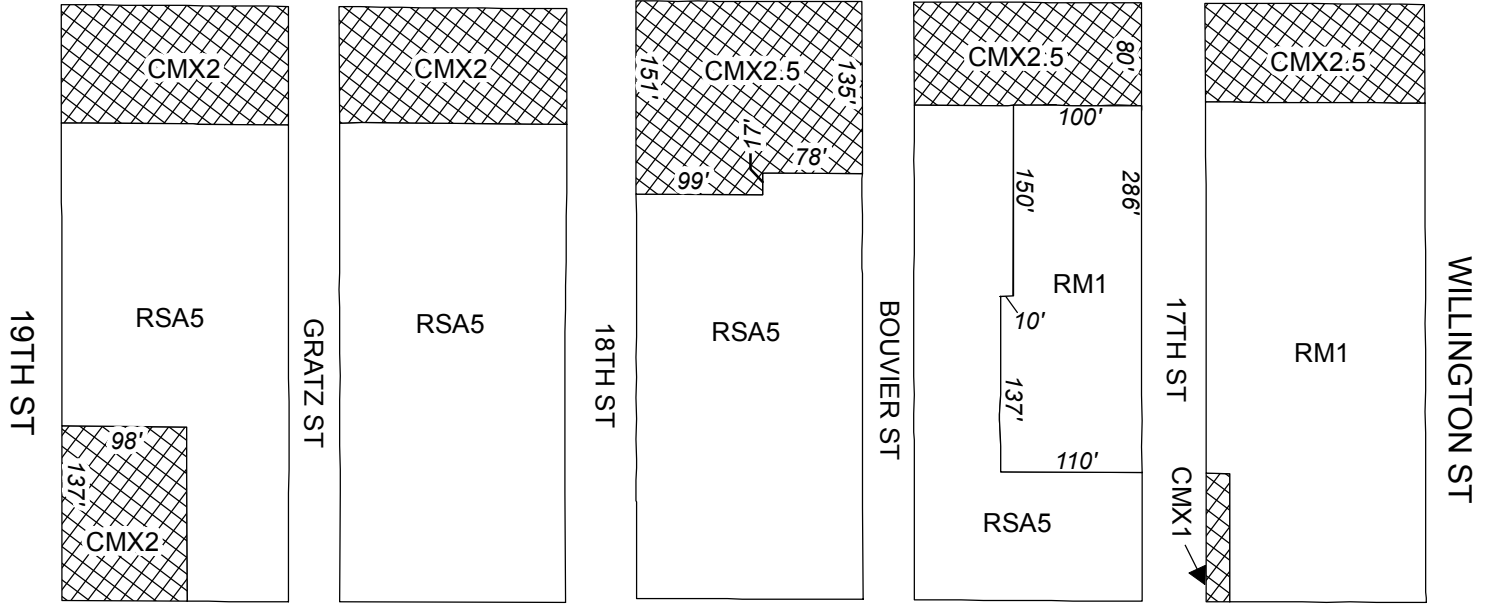
Zoning Districts

-  CMX-2 / CMX-3 Commercial Mixed-Use
-  RM-1 Residential Multi-Family, RSA-3 / RSA-5 Residential Single-Family Attached

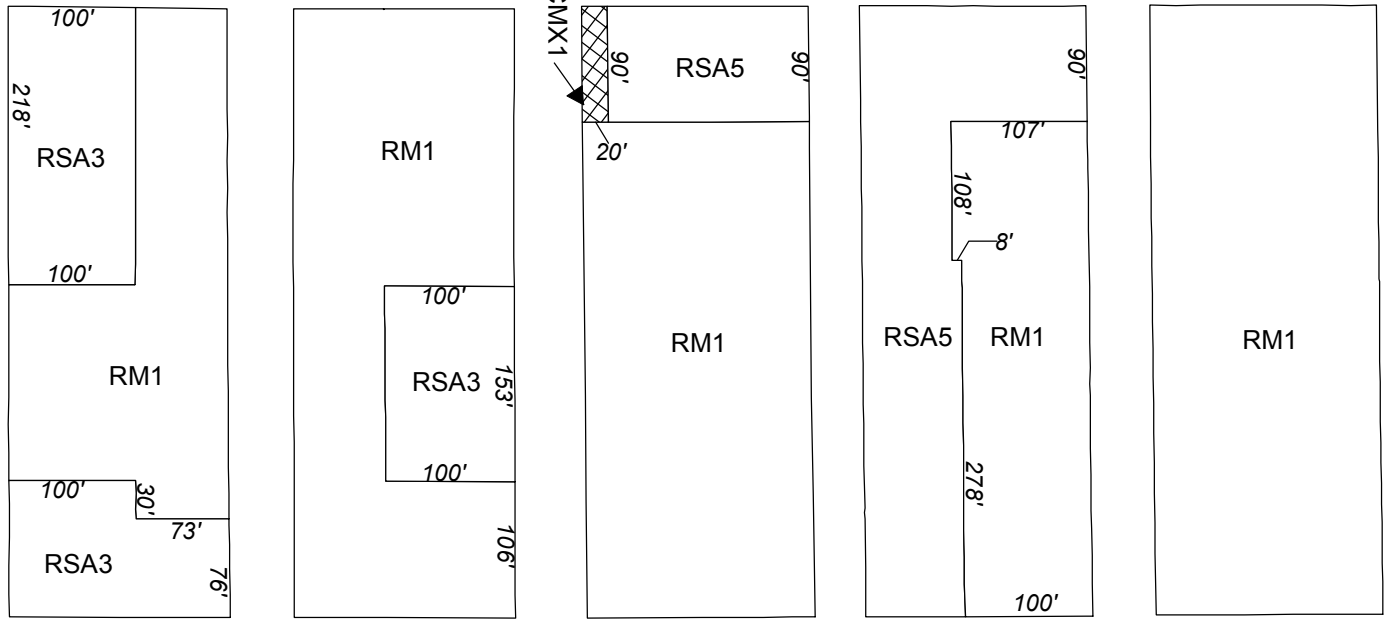


Map B3 Proposed Zoning

CECIL B MOORE AVE



OXFORD ST



JEFFERSON ST

Zoning Districts



CMX-1 / CMX-2 / CMX-2.5 Commercial Mixed-Use



RM-1 Residential Multi-Family, RSA-3 / RSA-5 Residential Single-Family Attached

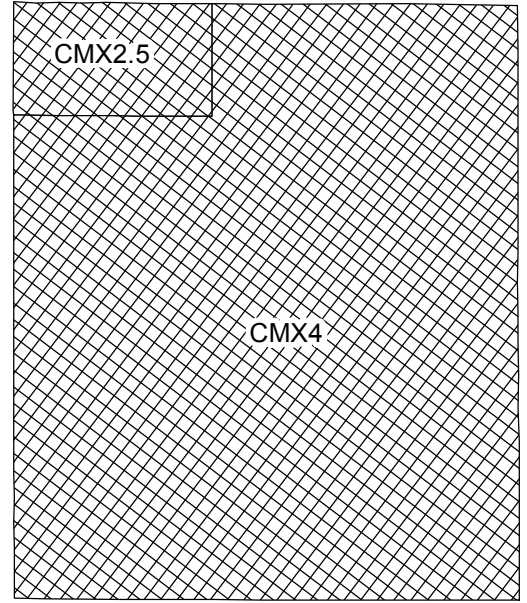
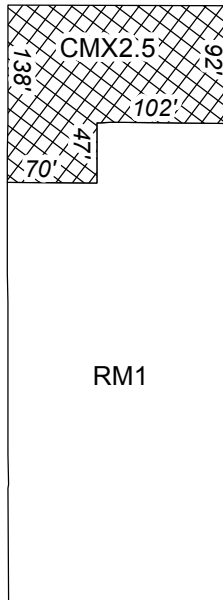
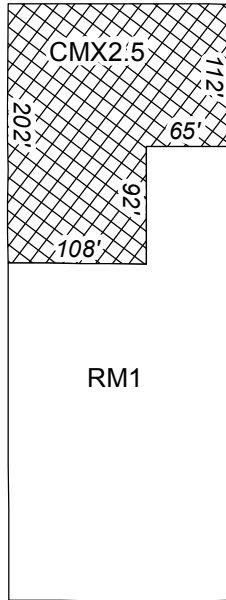
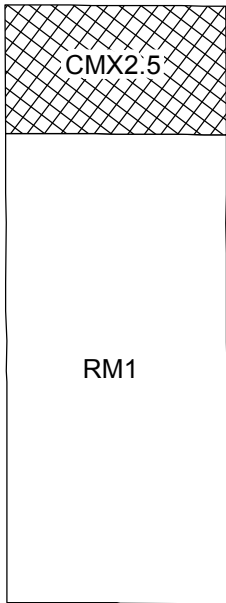


Map B4 Proposed Zoning

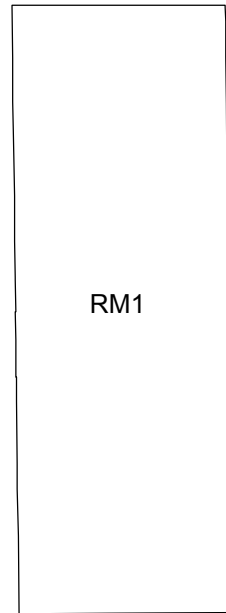
CECIL B MOORE AVE

WILLINGTON ST

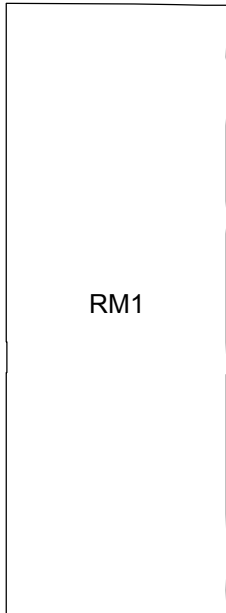
BROAD ST



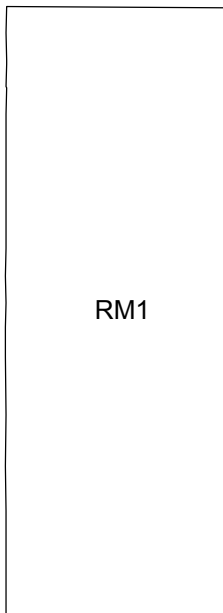
OXFORD ST



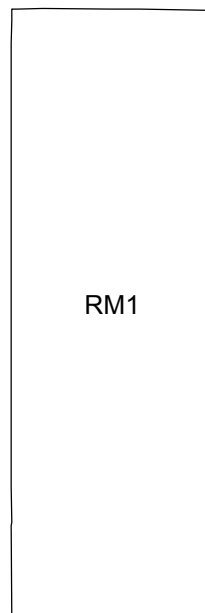
16TH ST



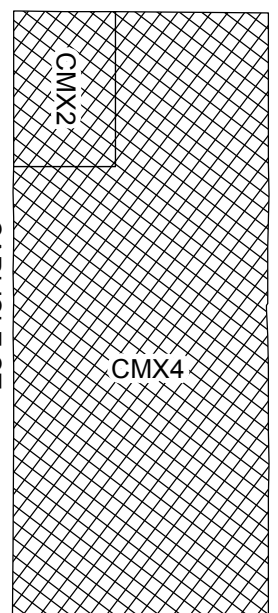
SYDENHAM ST



15TH ST



CARLISLE ST



JEFFERSON ST

Zoning Districts

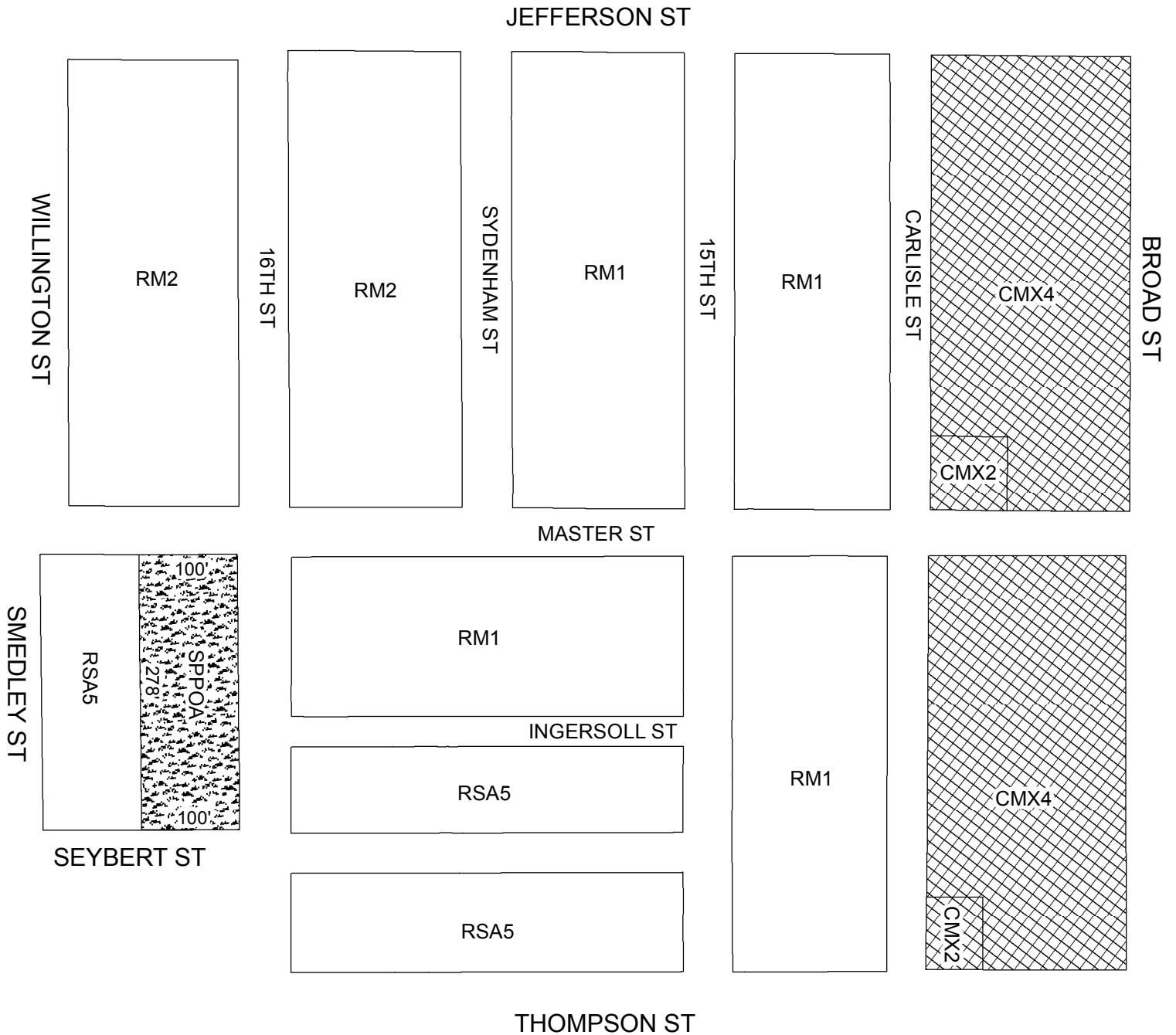
 CMX-2 / CMX-2.5 / CMX-4 Commercial Mixed-Use

 RM-1 Residential Multi-Family




City of Philadelphia



Map B5 Proposed Zoning

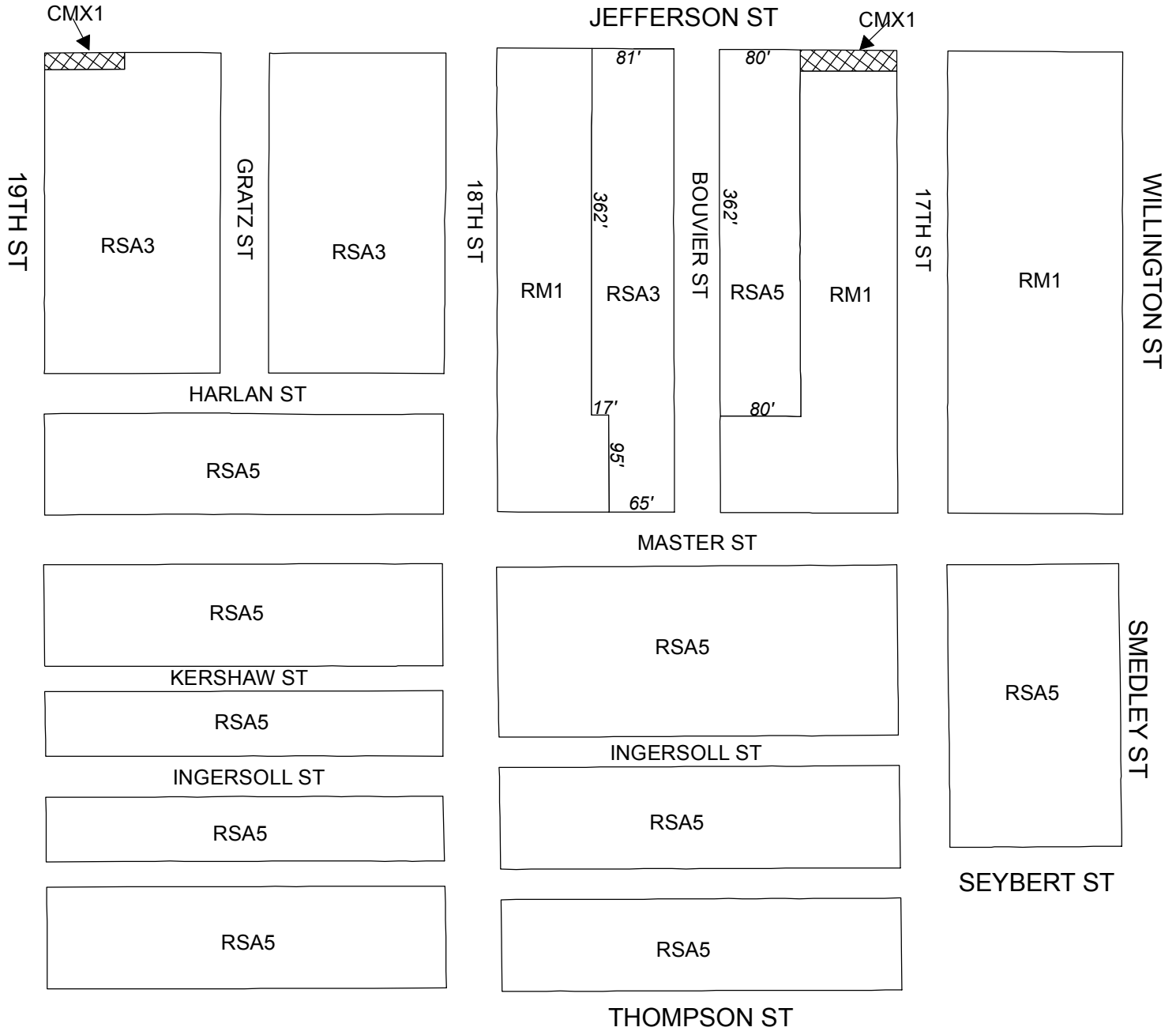


Zoning Districts



-  CMX-2 / CMX-4 Commercial Mixed-Use
-  RM-1 / RM-2 Residential Multi-Family, RSA-5 Residential Single-Family Attached
-  SP-PO-A Parks and Open Space



Map B6 Proposed Zoning

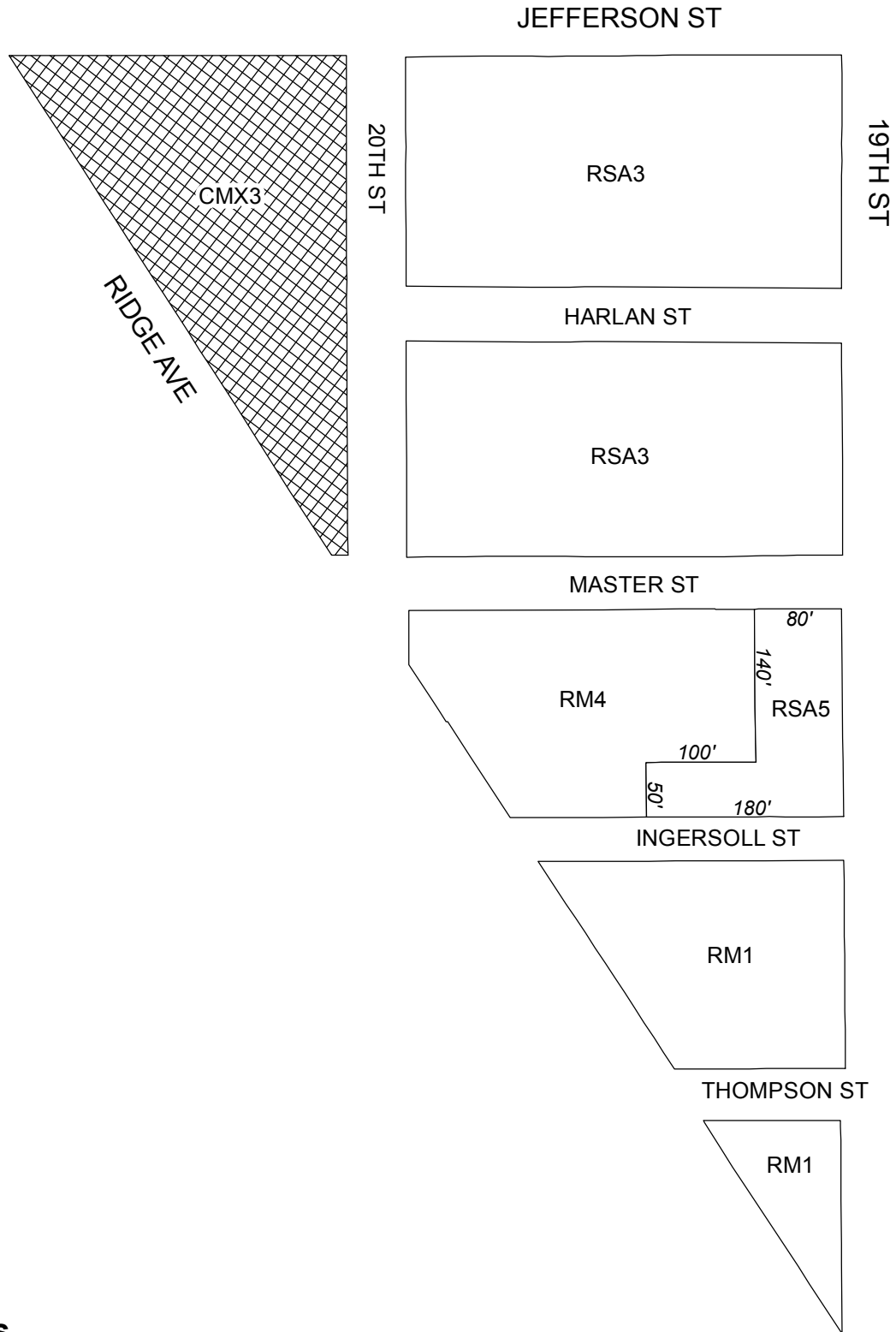


Zoning Districts

-  CMX-1 Commercial Mixed-Use
-  RM-1 Residential Multi-Family; RSA-3 / RSA-5 Residential Single-Family Attached



Map B7 Proposed Zoning

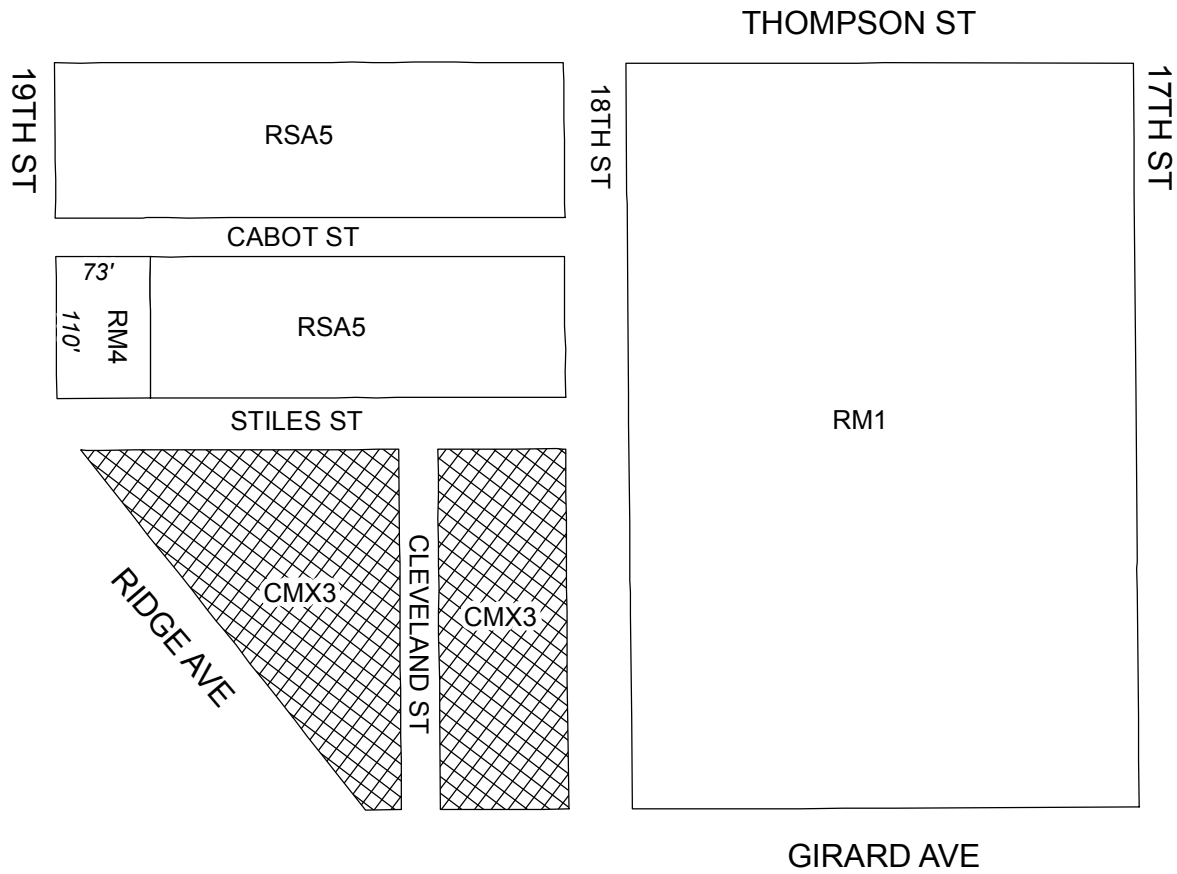


Zoning Districts



-  CMX-3 Commercial Mixed-Use
-  RM-1 / RM-4 Residential Multi-Family; RSA-3 / RSA-5 Residential Single-Family Attached



Map B8 Proposed Zoning

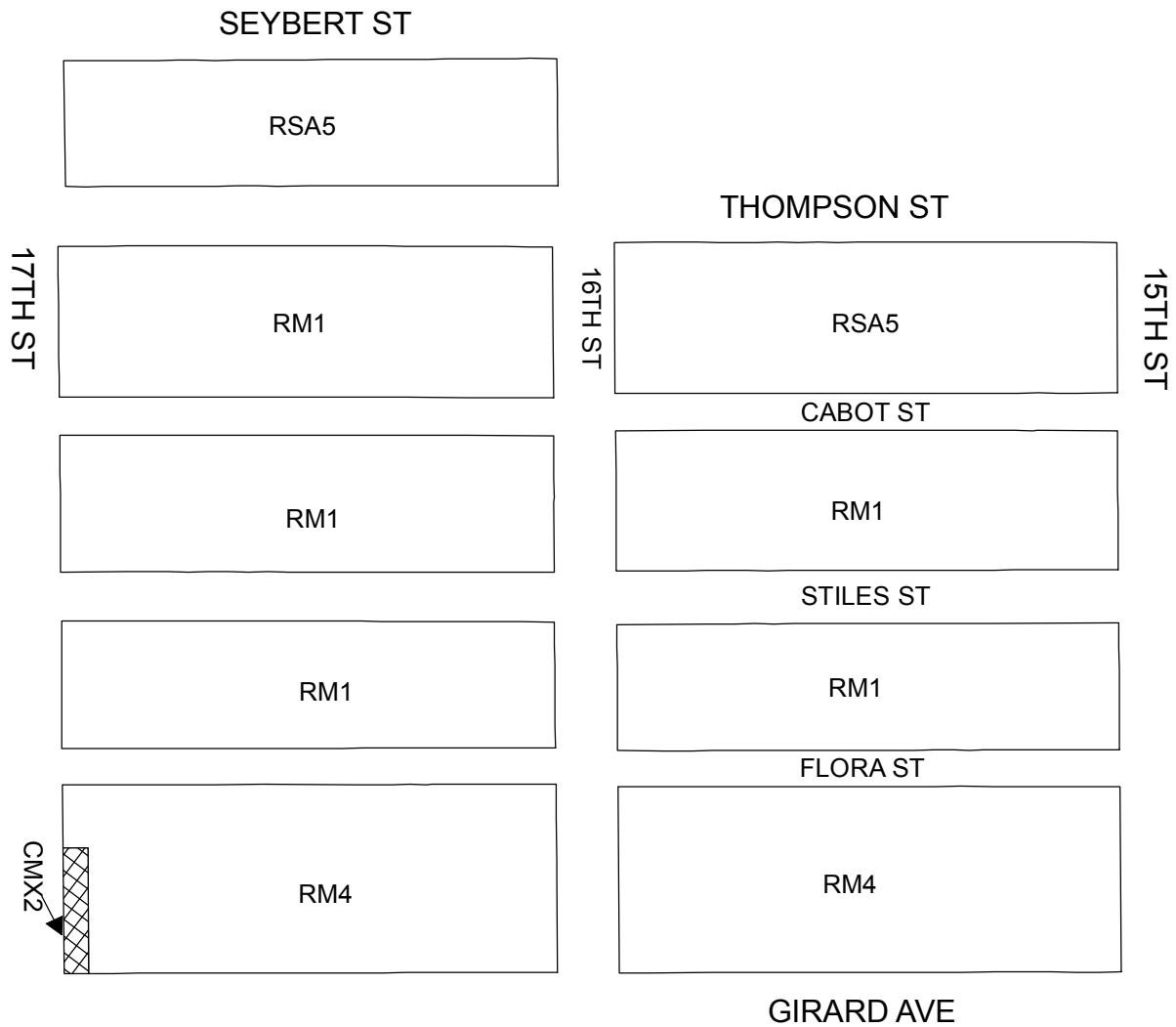


Zoning Districts

-  CMX-3 Commercial Mixed-Use
-  RM-1 / RM-4 Residential Multi-Family, RSA-5 Residential Single-Family Attached




Map B9 Proposed Zoning



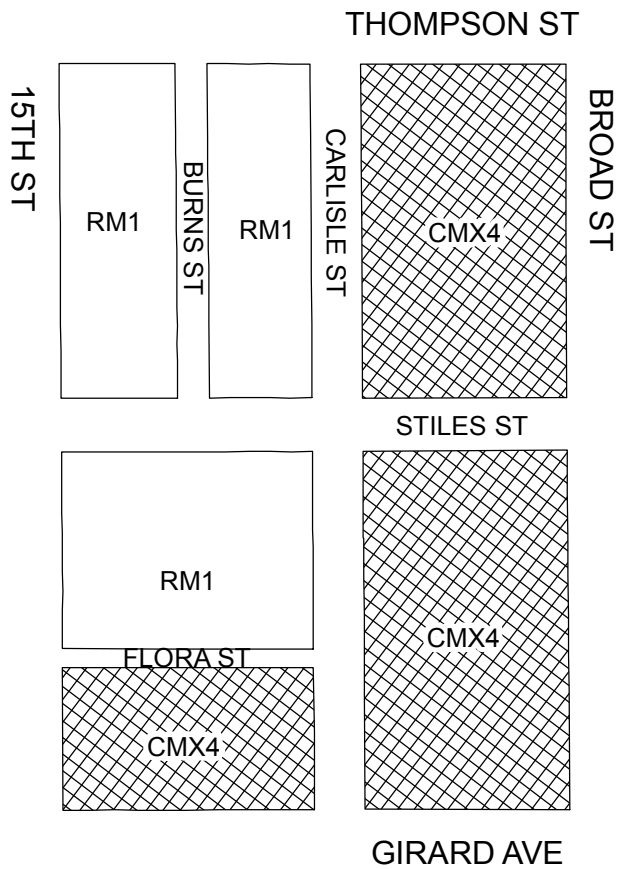
Zoning Districts

 CMX-2 Commercial Mixed-Use



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



Map B10 Proposed Zoning



Zoning Districts

-  CMX-4 Commercial Mixed-Use
-  RM-1 Residential Multi-Family



City of Philadelphia

BILL NO. 161107 continued