



# City of Philadelphia

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

**BILL NO. 210363**

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**Introduced April 22, 2021**

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**Councilmember Bass**

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**Referred to the  
Committee on Rules**

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## **AN ORDINANCE**

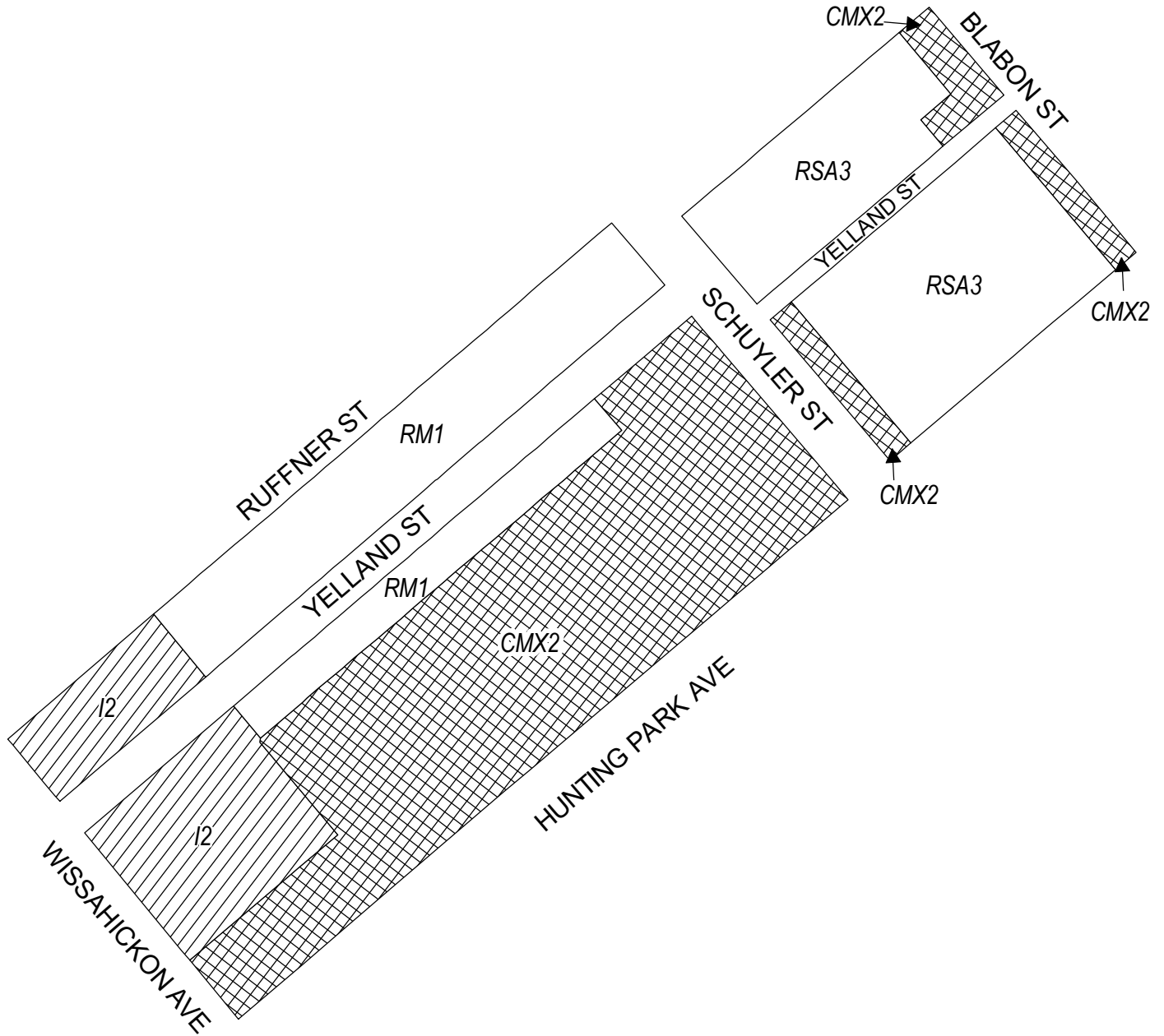
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Broad Street, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and 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 Broad Street, Erie Avenue, Hunting Park Avenue, Wissahickon Avenue, Railroad Right-of-Way, Clarissa Street, Juniata Street, Germantown Avenue, Hunting Park Avenue, and Roosevelt Boulevard from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," "A5," "A6," "A7," "A8," "A9," "A10," and "A11," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," "B5," "B6," "B7," "B8," "B9," "B10," and "B11," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

# Map A1 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use



I-2, Medium Industrial

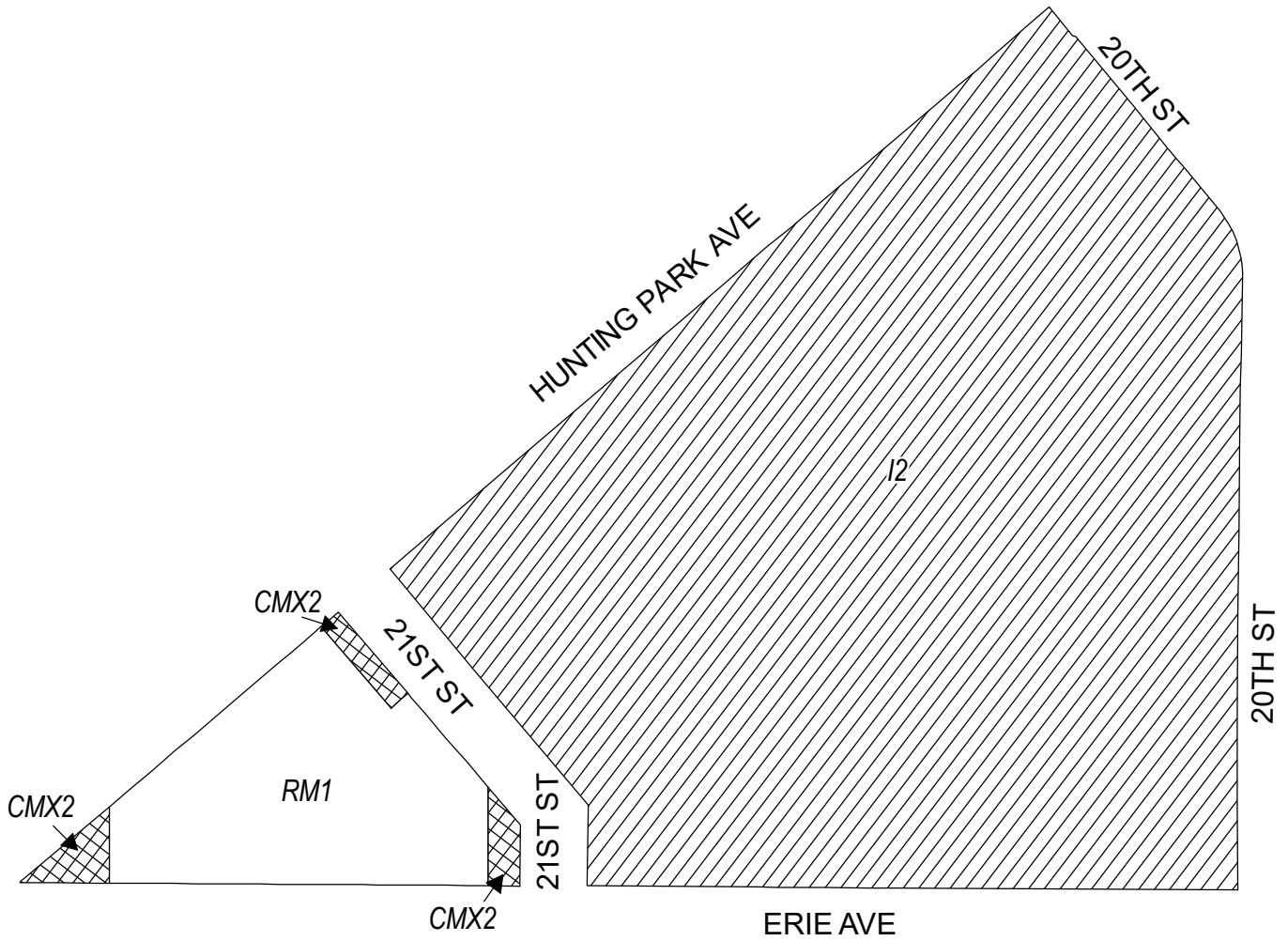


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached




City of Philadelphia



# Map A2 Existing Zoning

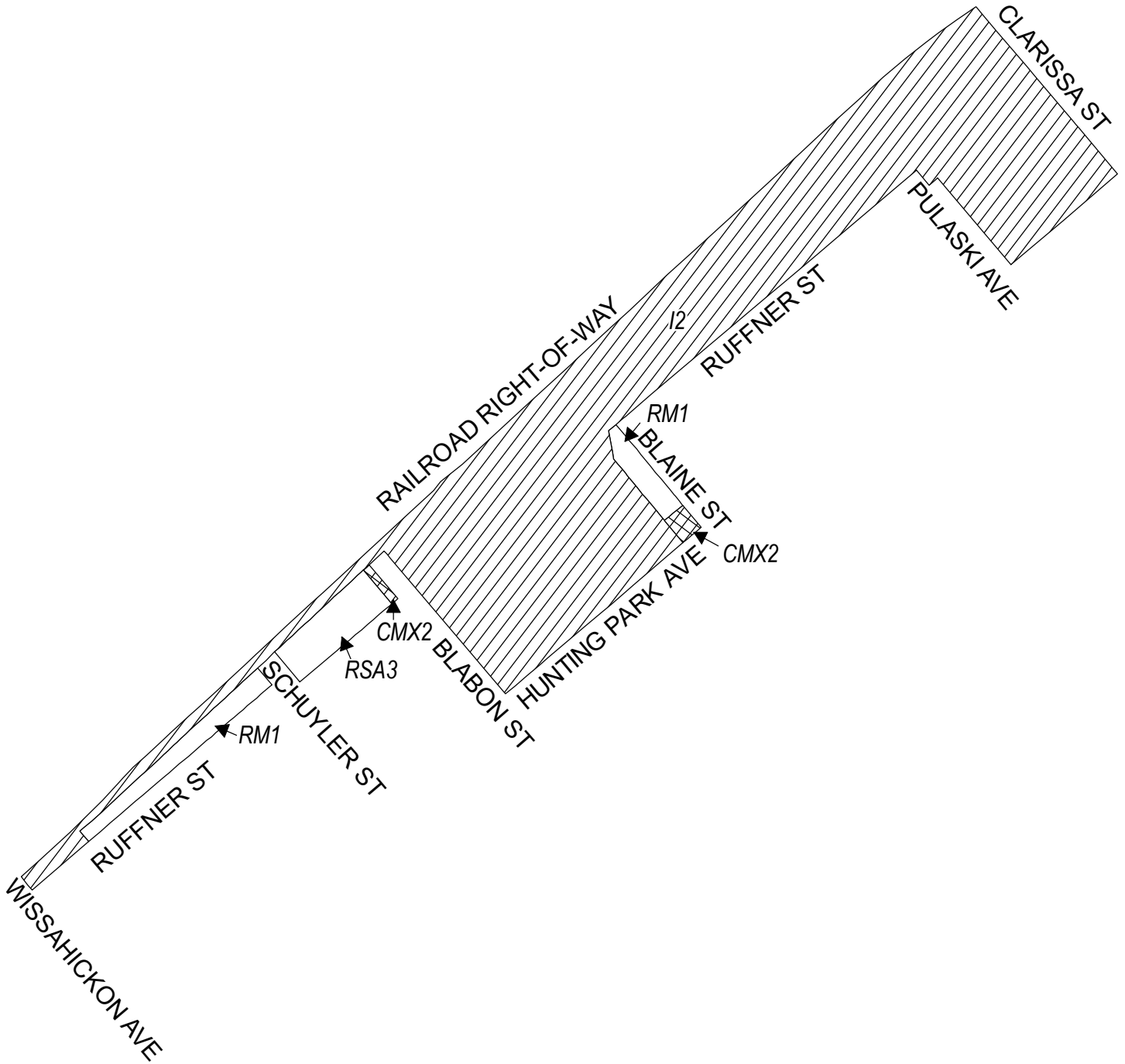


## Zoning Districts




-  CMX-2, Commercial Mixed-Use
  -  I-2, Medium Industrial
  -  RM-1, Residential Multi-Family
- City of Philadelphia



# Map A3 Existing Zoning

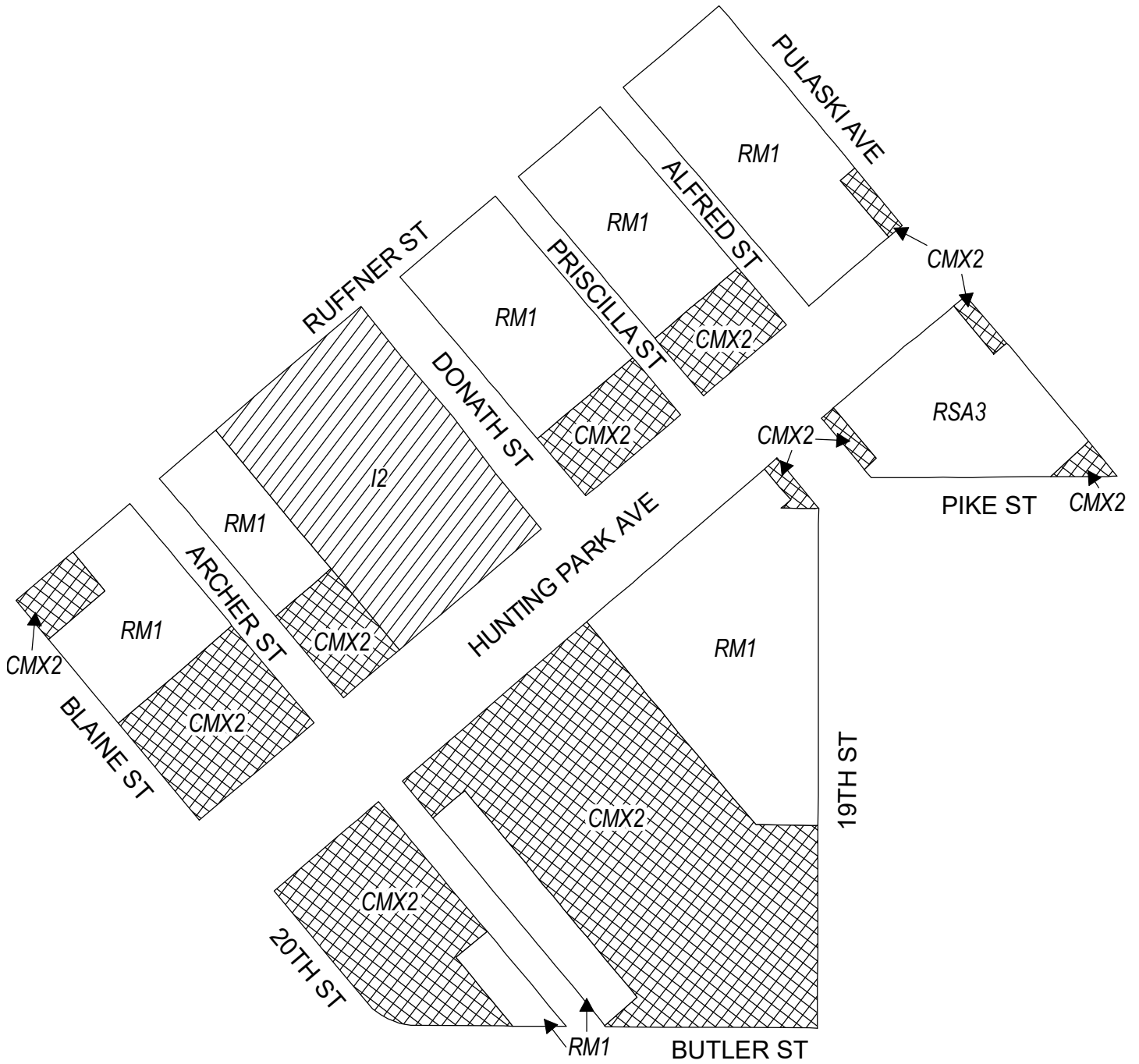


## Zoning Districts

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



# Map A4 Existing Zoning



## Zoning Districts



CMX-2, Commercial Mixed-Use



I-2, Medium Industrial

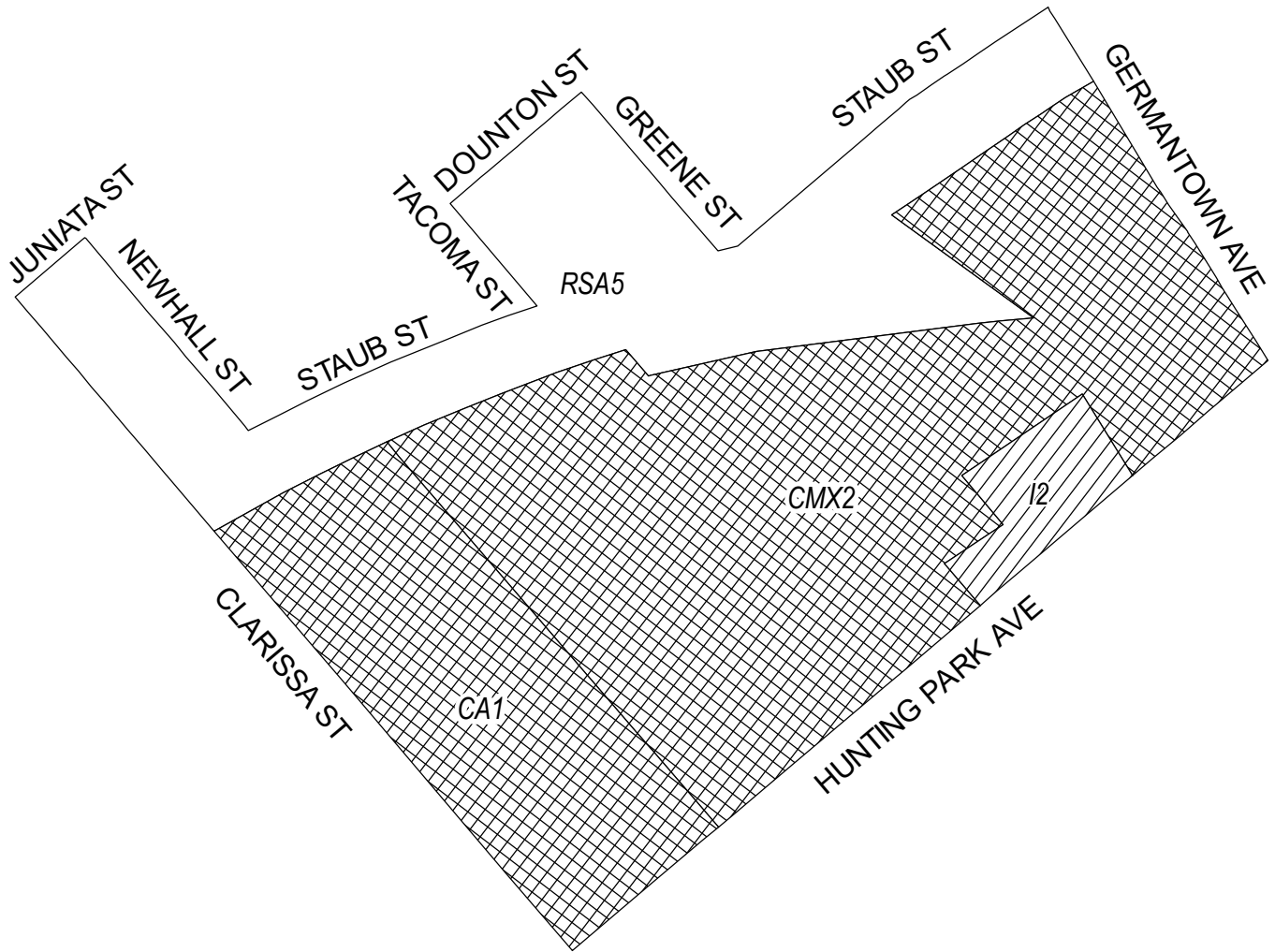


RM-1, Residential Multi-Family; RSA-3, Residential Single-Family Attached


City of Philadelphia



# Map A5 Existing Zoning



## Zoning Districts

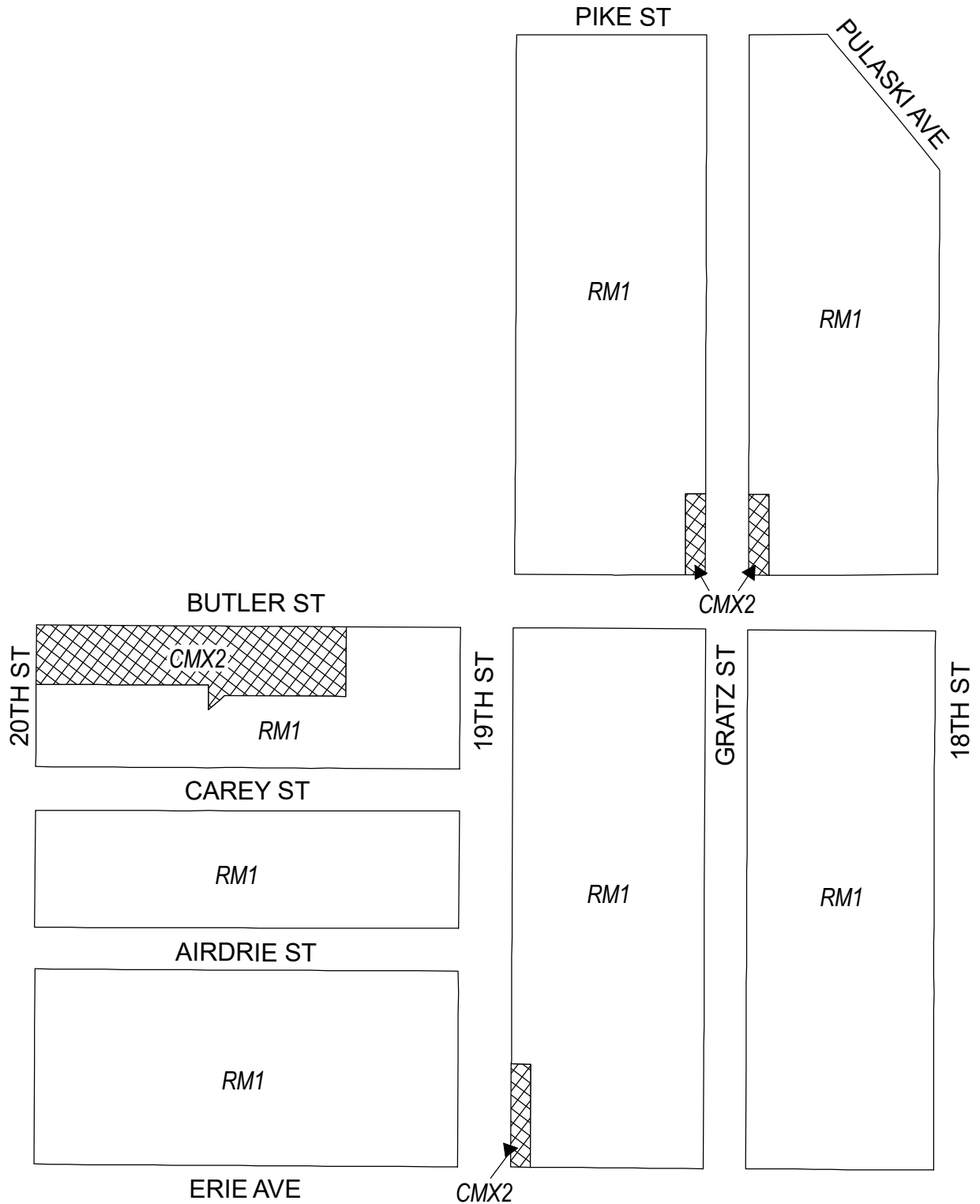
 CA-1, Auto-Oriented Commercial; CMX-2, Commercial Mixed-Use

 I-2, Medium Industrial



 RSA-5, Residential Single-Family Attached



# Map A6 Existing Zoning

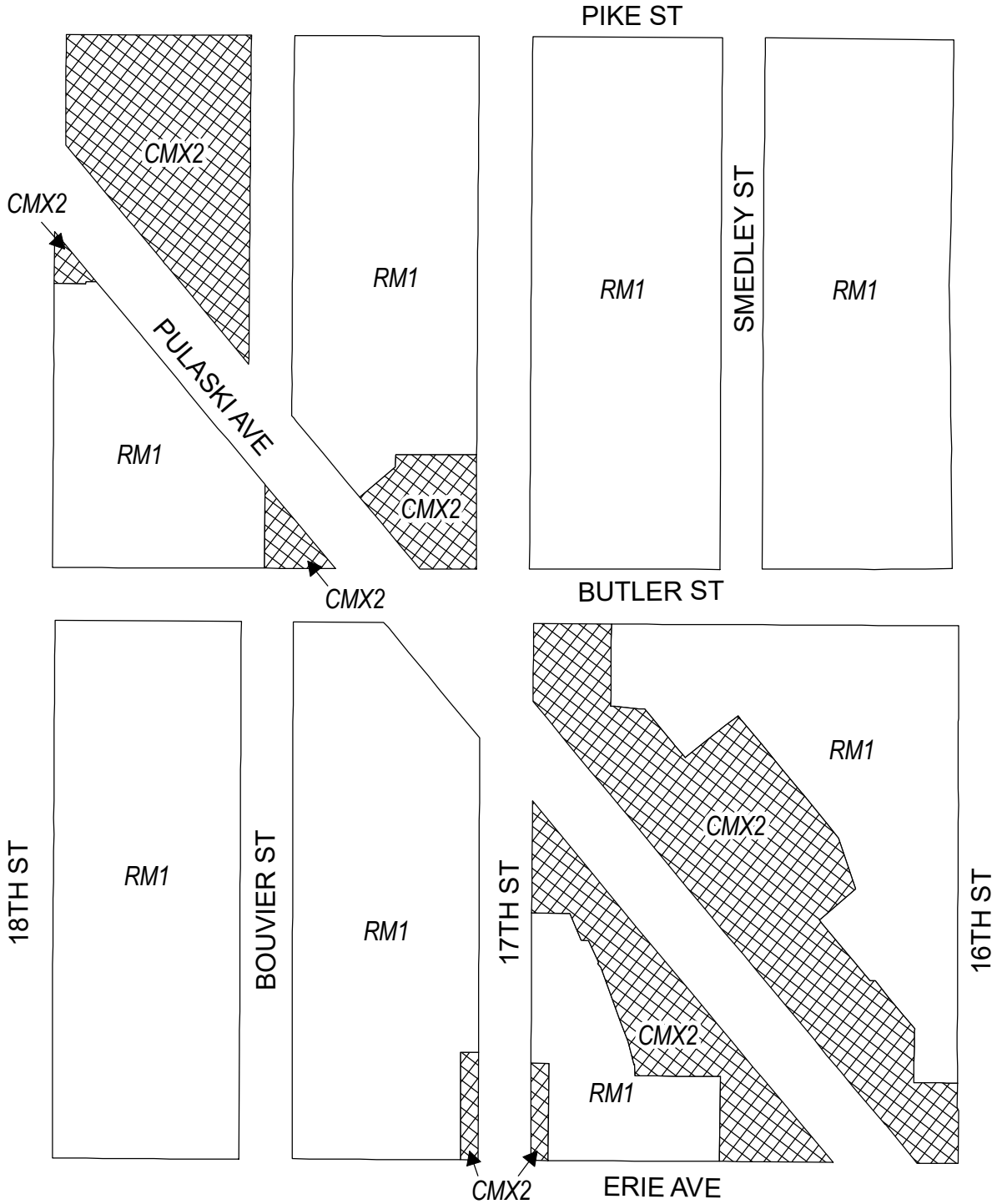


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family
- City of Philadelphia



# Map A7 Existing Zoning



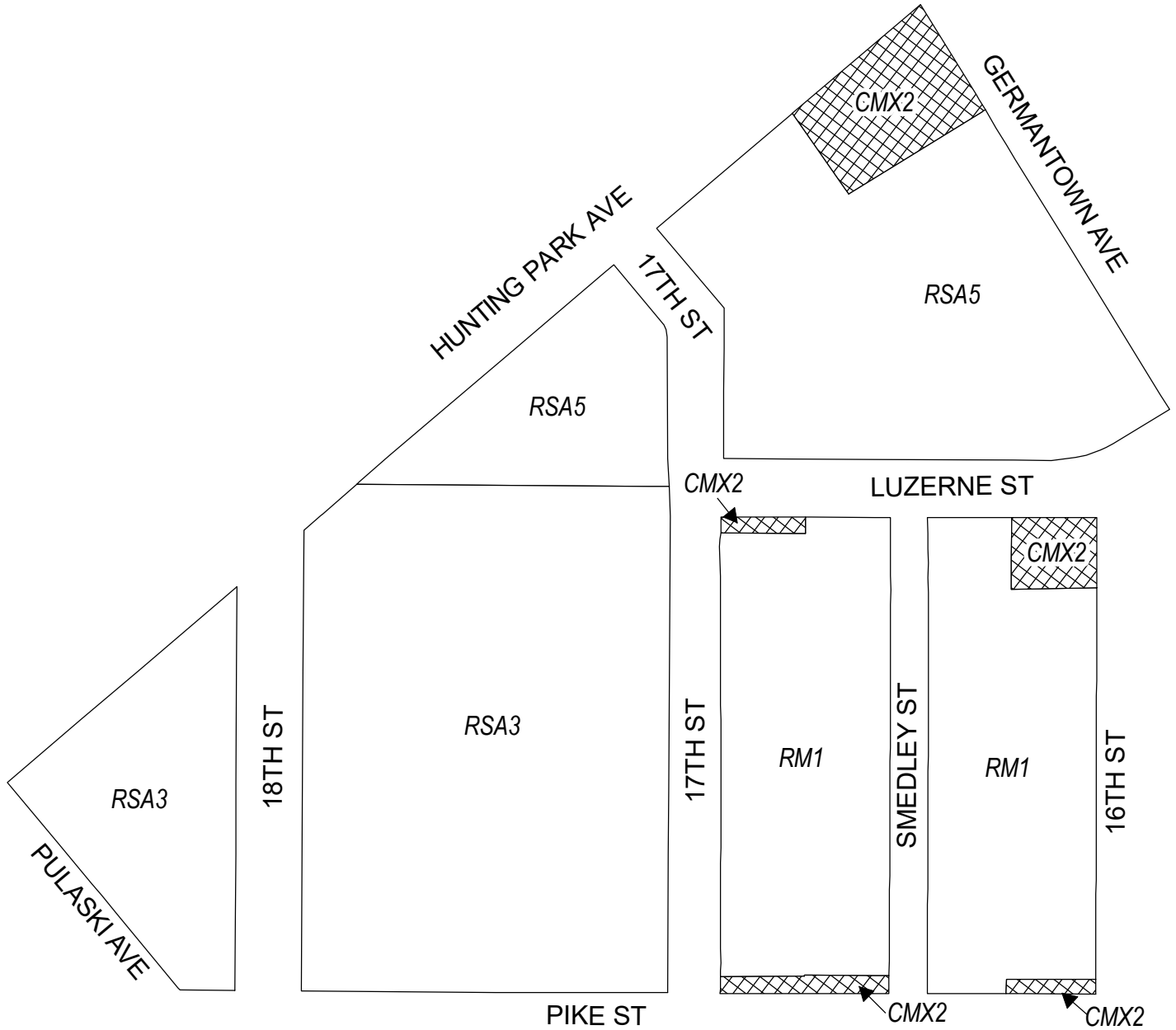
## Zoning Districts

-  CMX-2, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family
- City of Philadelphia







# Map A8 Existing Zoning

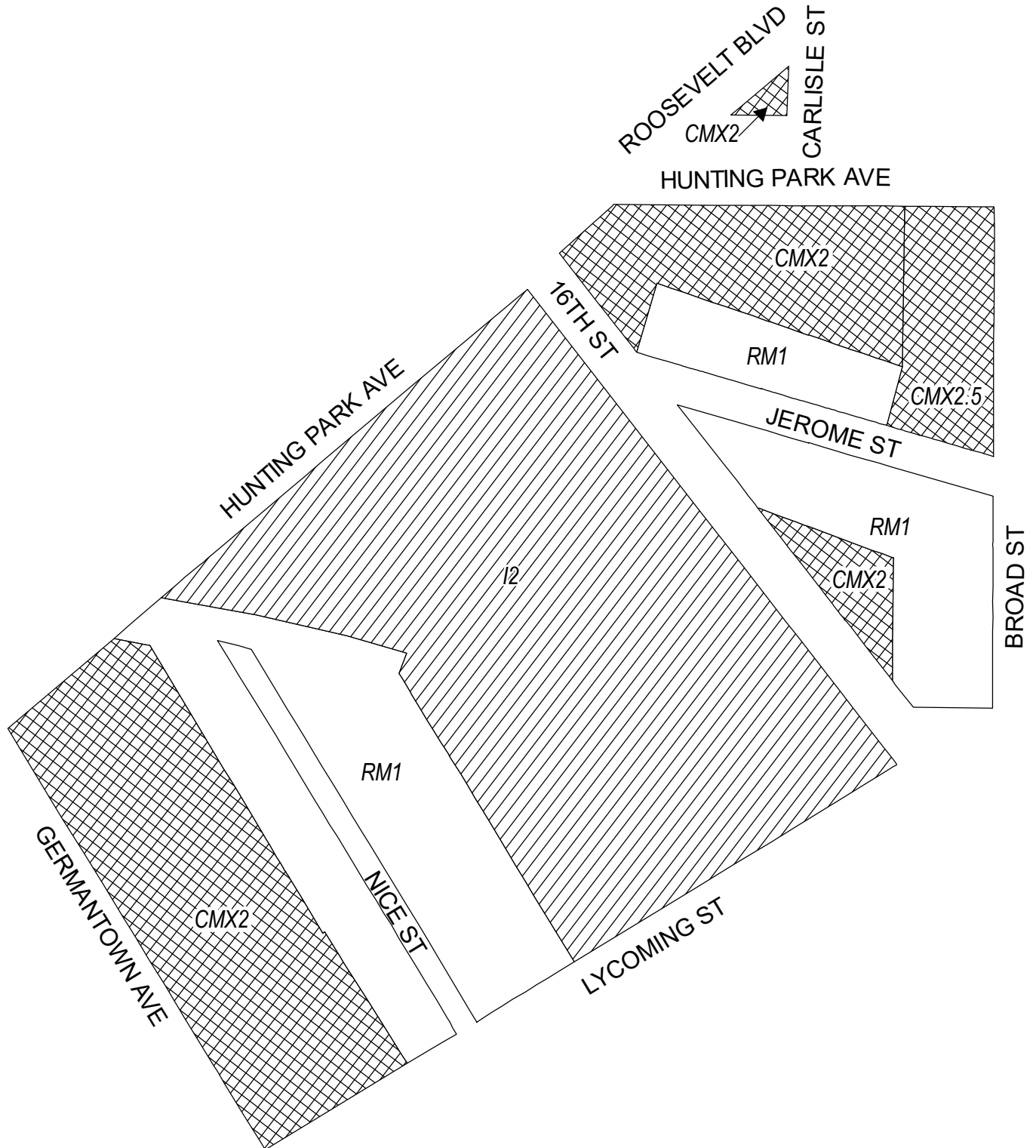


## Zoning Districts




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



# Map A9 Existing Zoning

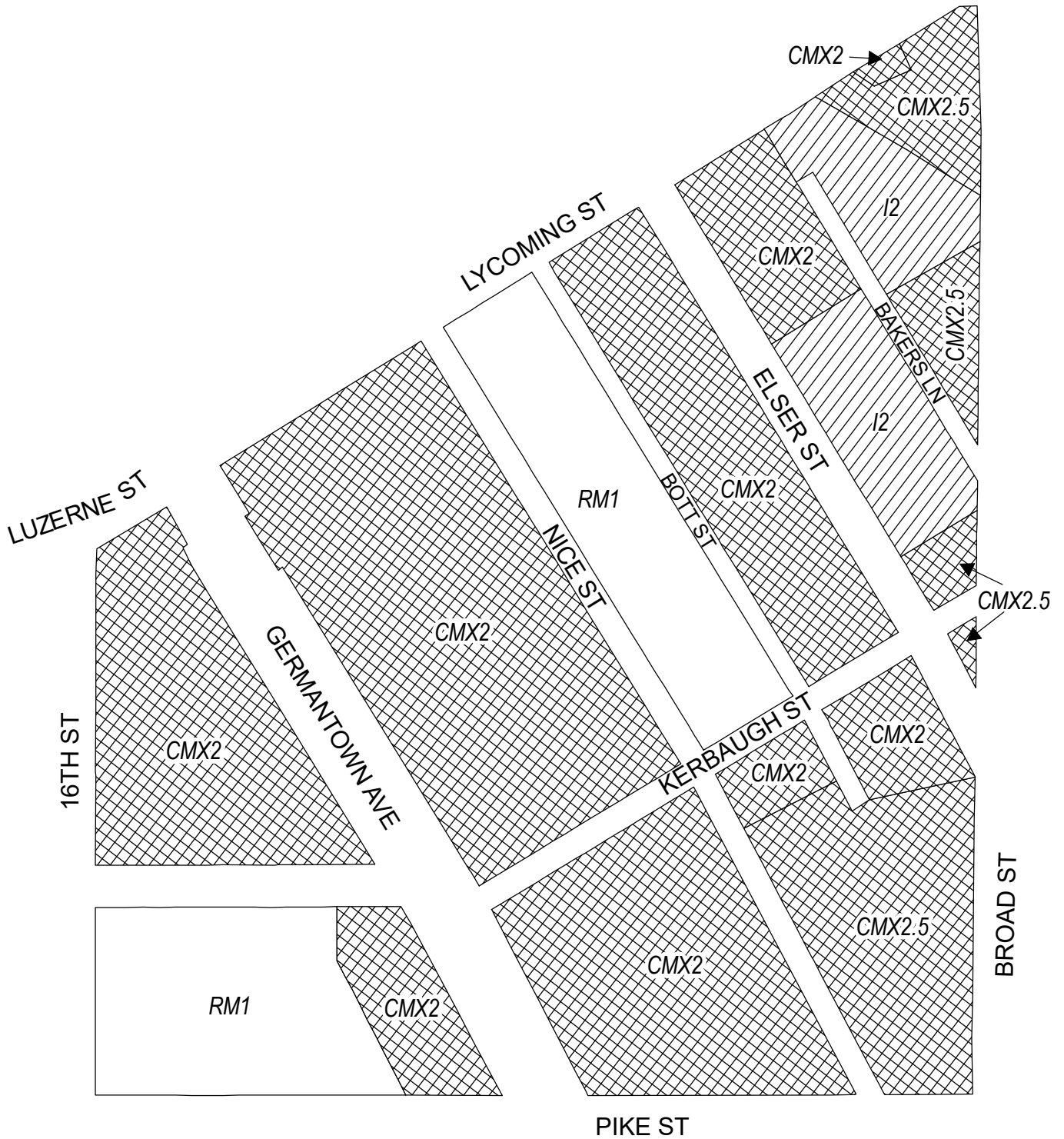


## Zoning Districts


-  CMX-2/CMX-2.5, Commercial Mixed-Use
-  I-2, Medium Industrial
-  RM-1, Residential Multi-Family



# Map A10 Existing Zoning



## Zoning Districts

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

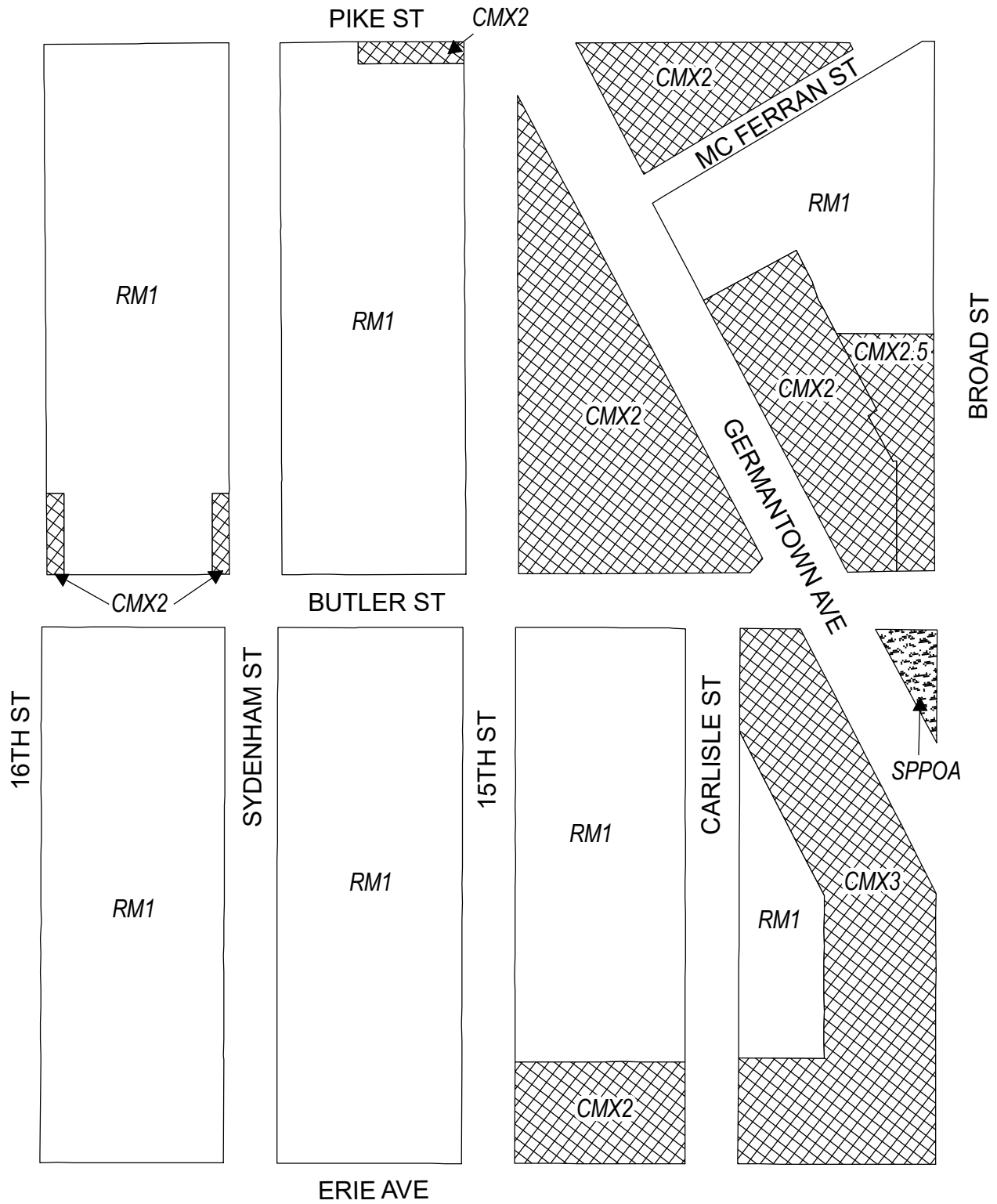
 I-2, Medium Industrial

 RM-1, Residential Multi-Family

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# Map A11 Existing Zoning



## Zoning Districts

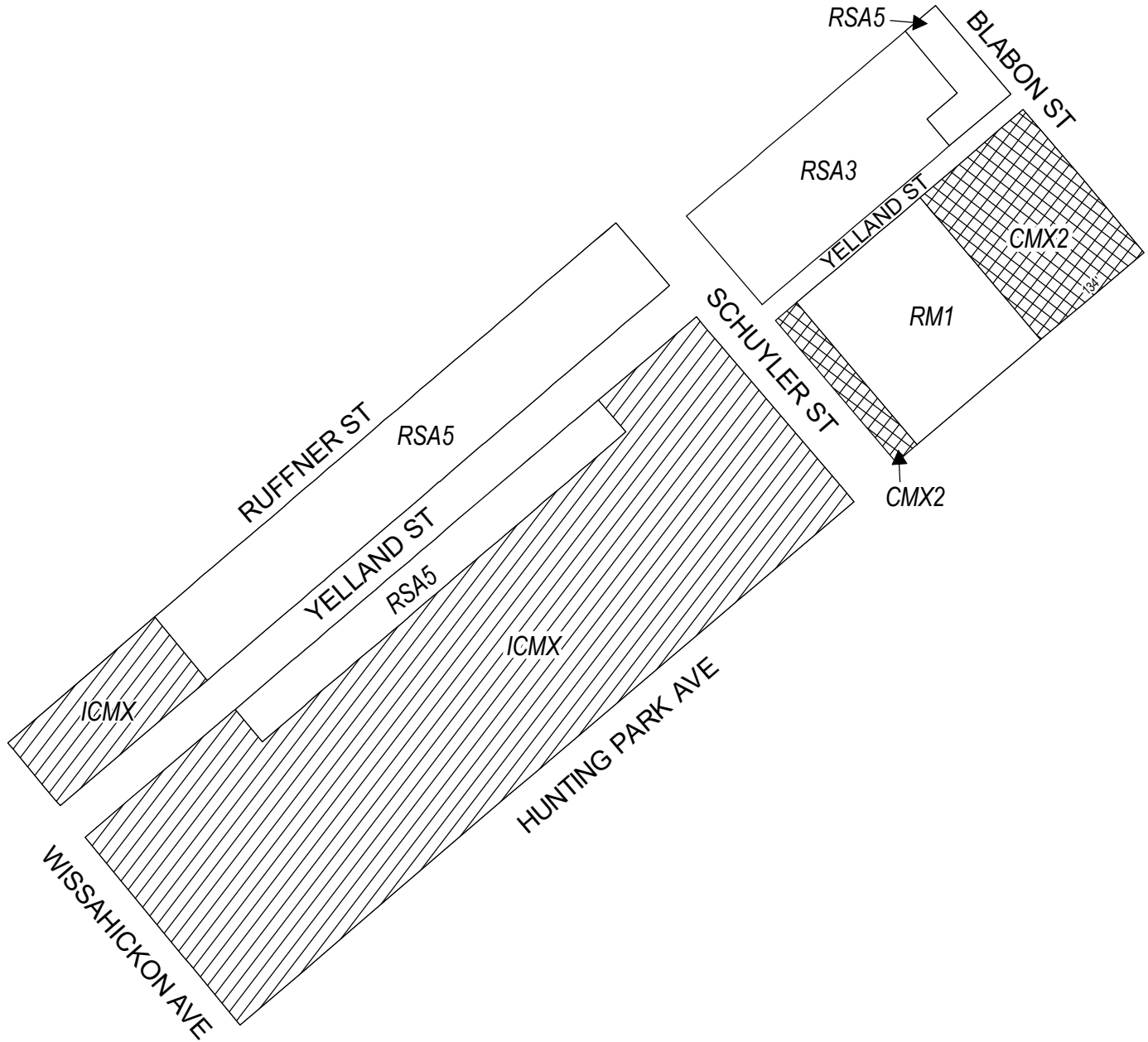
 CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use

 RM-1, Residential Multi-Family




 SP-PO-A, Parks and Open Space



# Map B1 Proposed Zoning

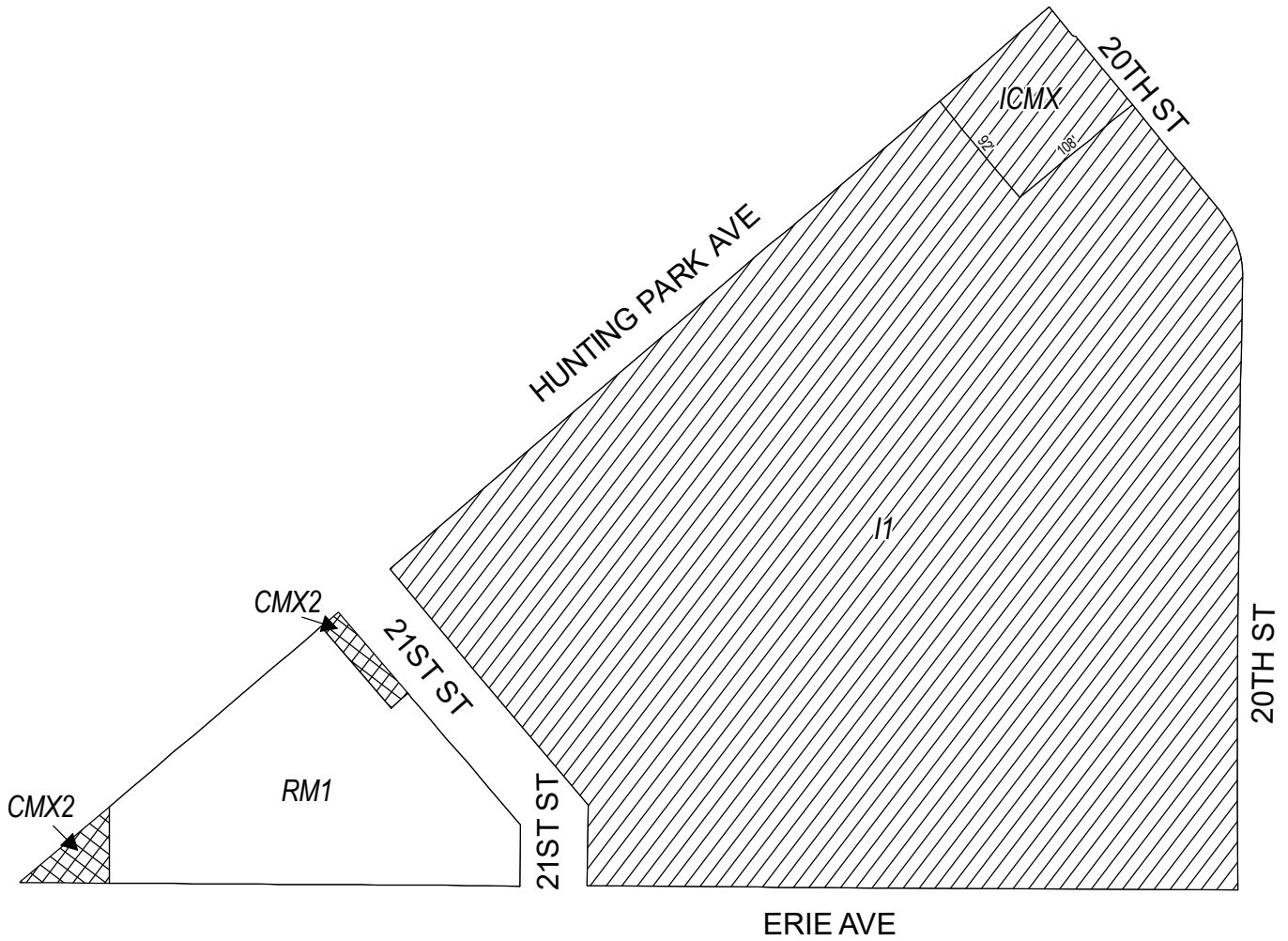


## Zoning Districts




-  CMX-2, Commercial Mixed-Use
  -  ICMX, Industrial Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B2 Proposed Zoning

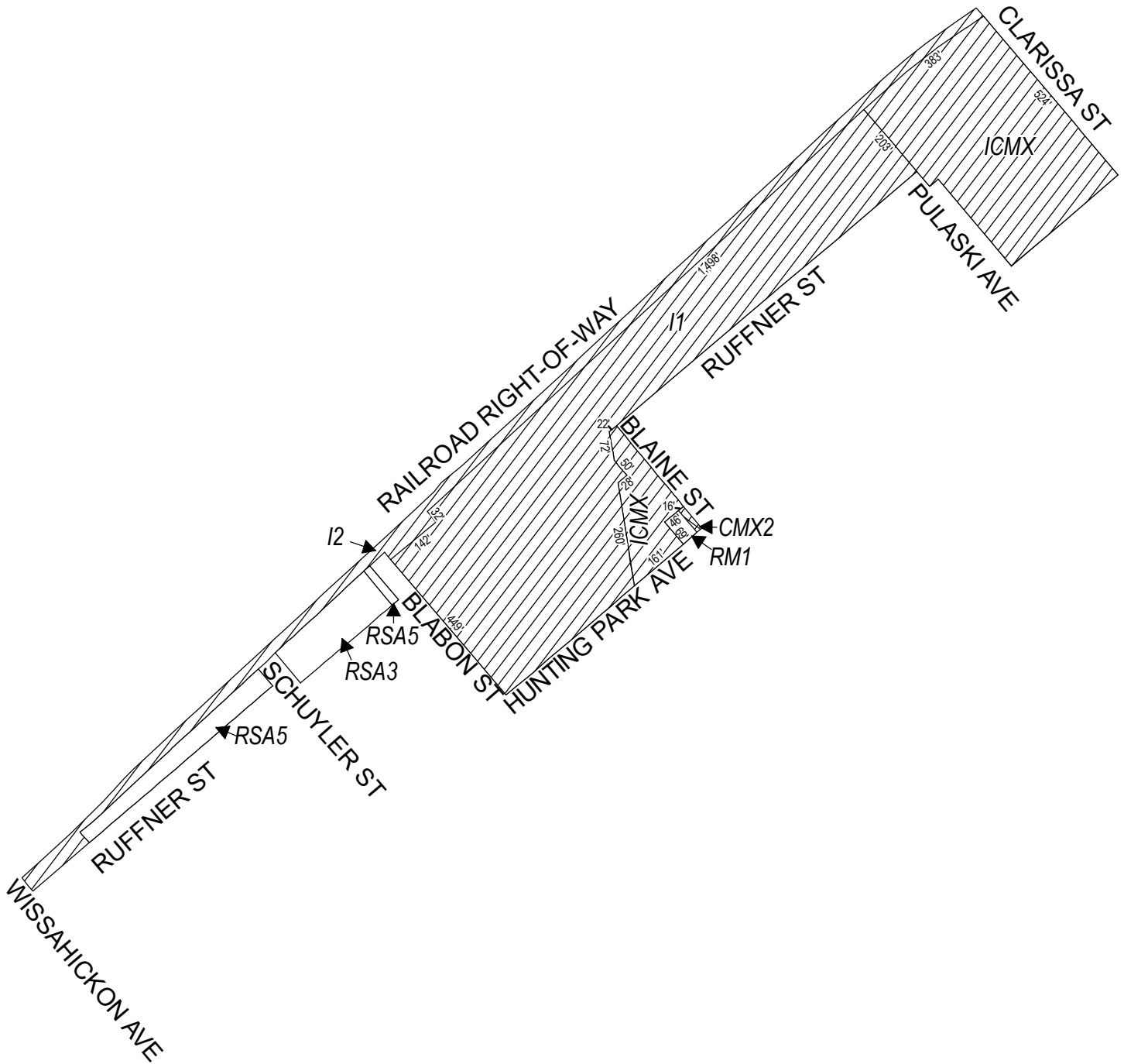


## Zoning Districts




-  CMX-2, Commercial Mixed-Use
  -  I-1, Light Industrial; ICMX, Industrial Commercial Mixed-Use
  -  RM-1, Residential Multi-Family
- City of Philadelphia



# Map B3 Proposed Zoning

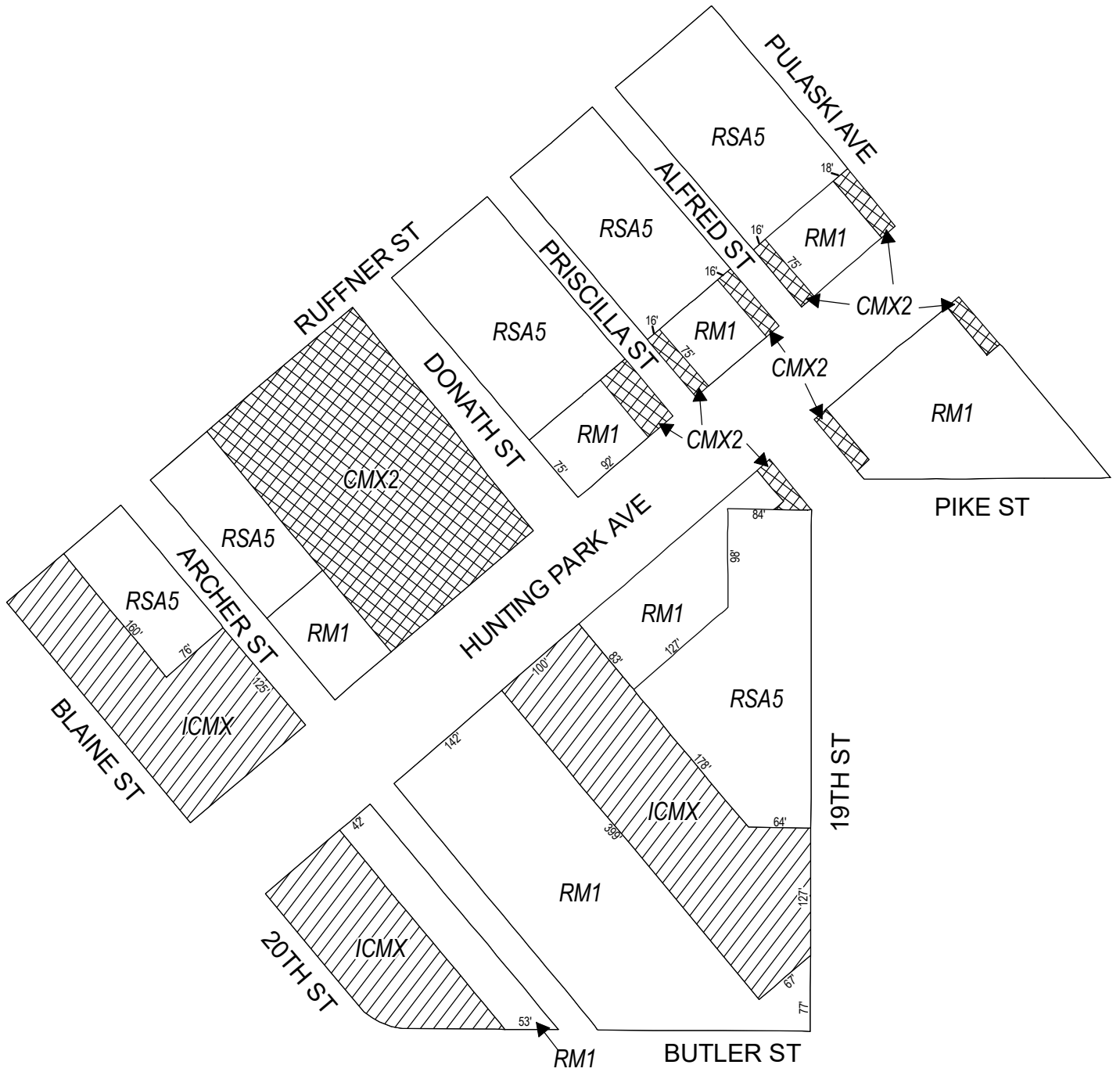


## Zoning Districts




-  CMX-2, Commercial Mixed-Use
-  I-1, Light Industrial; I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family; RSA-3/RSA-5, Residential Single-Family Attached



# Map B4 Proposed Zoning



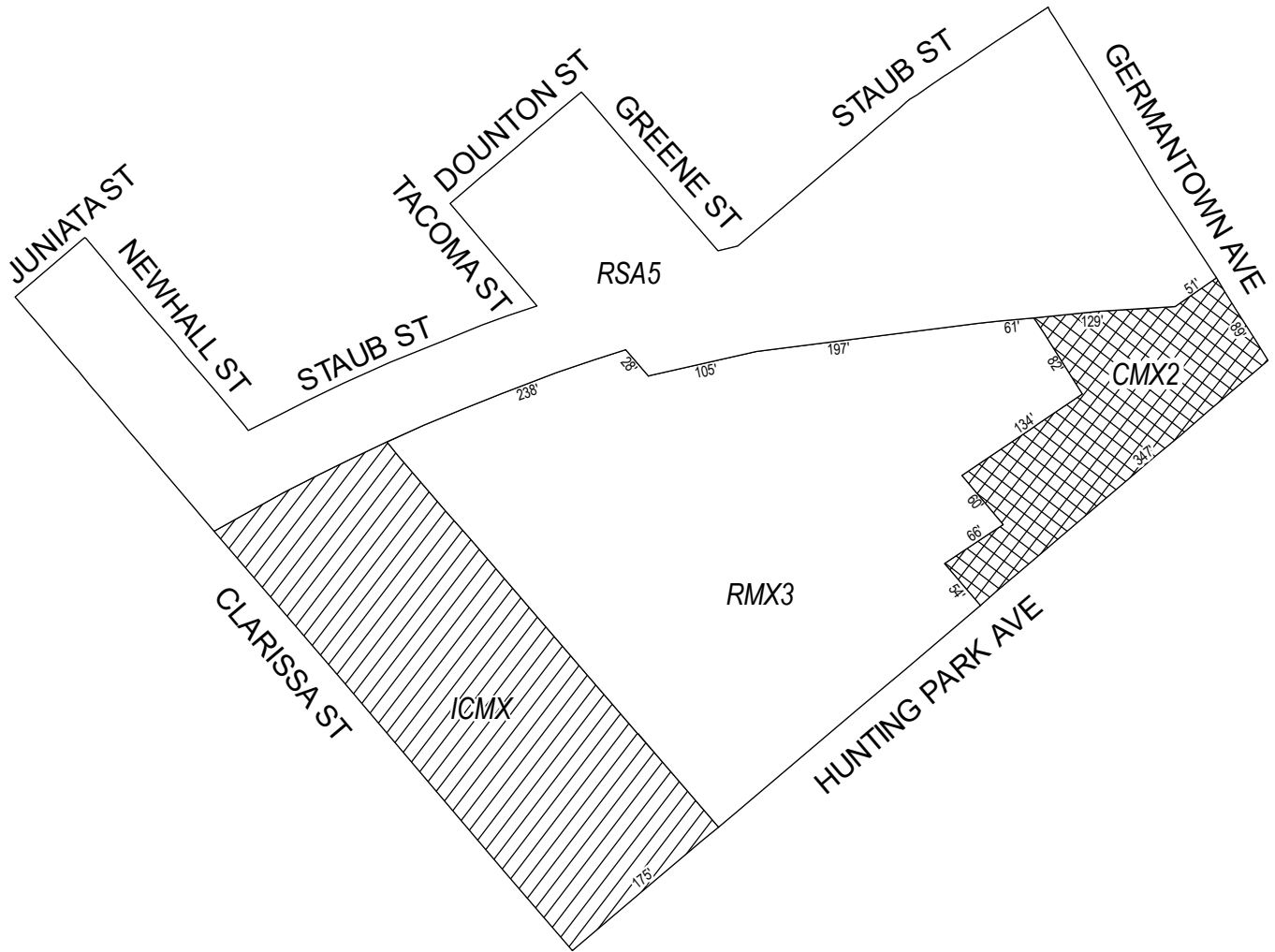
## Zoning Districts

-  CMX-2, Commercial Mixed-Use
  -  ICMX, Industrial Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia








# Map B5 Proposed Zoning

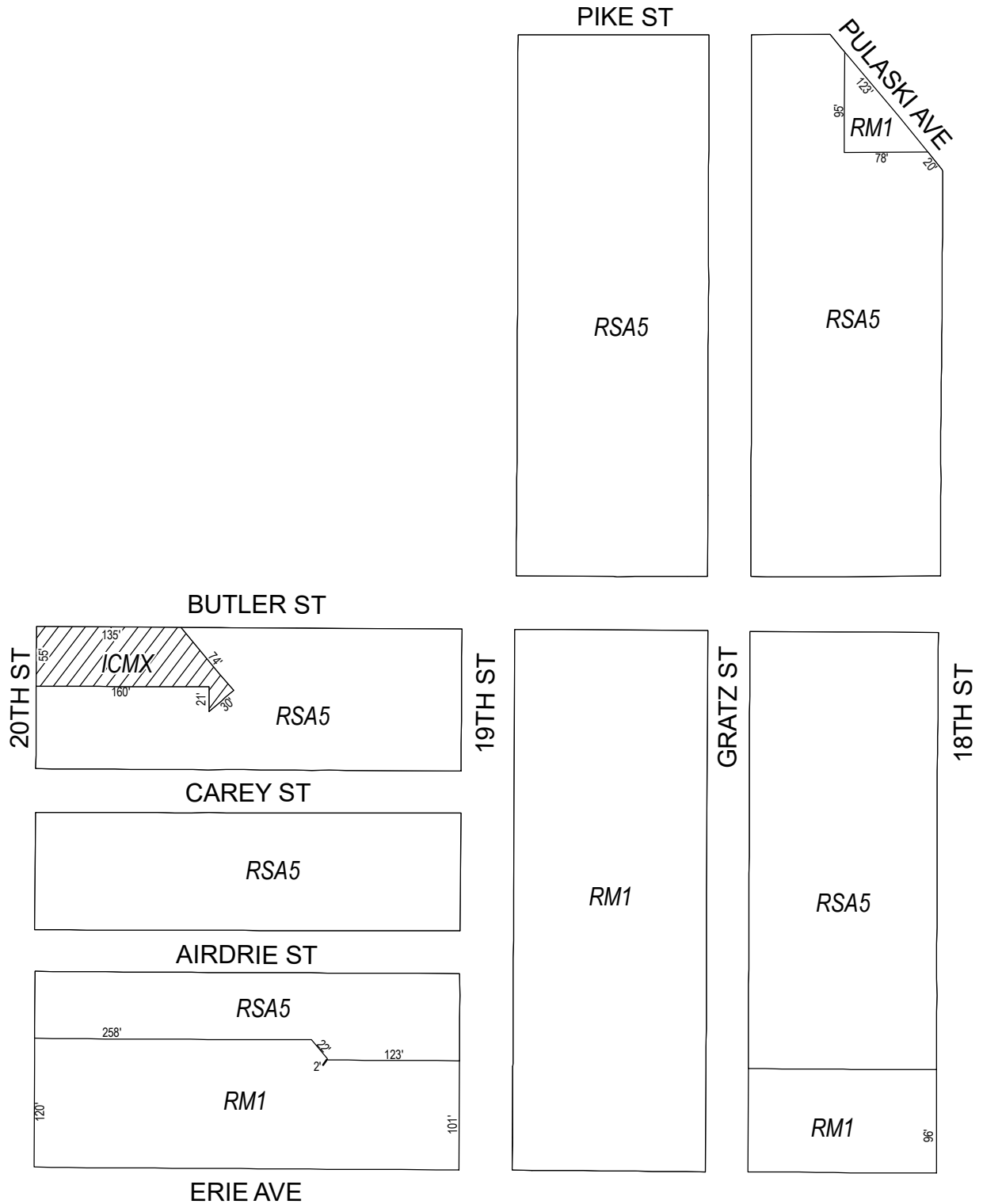


## Zoning Districts



-  CMX-2, Commercial Mixed-Use
  -  ICMX, Industrial Commercial Mixed-Use
  -  RMX-3, Residential Mixed-Use; RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B6 Proposed Zoning

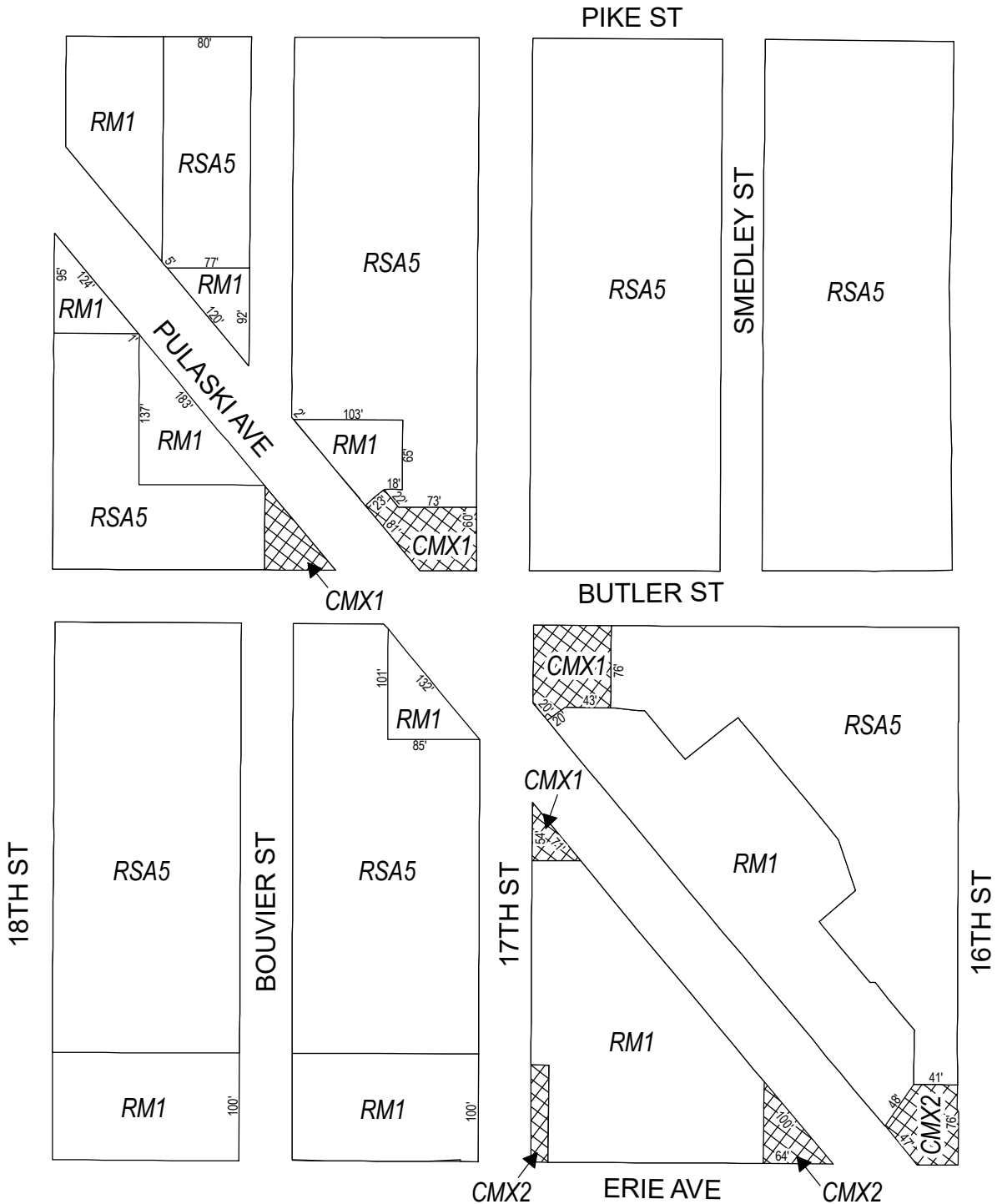


## Zoning Districts



-  ICMX, Industrial Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B7 Proposed Zoning

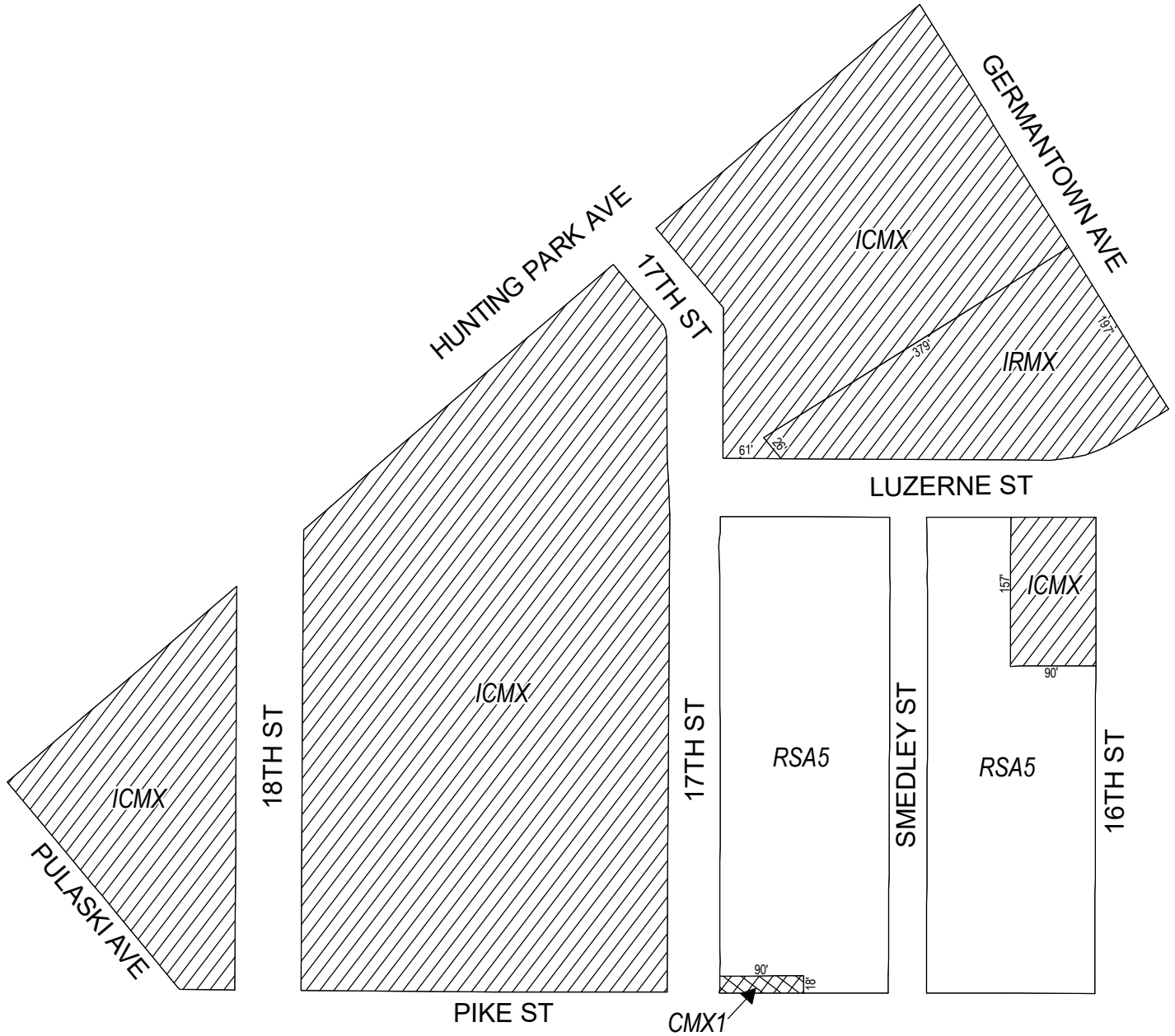


## Zoning Districts




-  CMX-1/CMX-2, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B8 Proposed Zoning

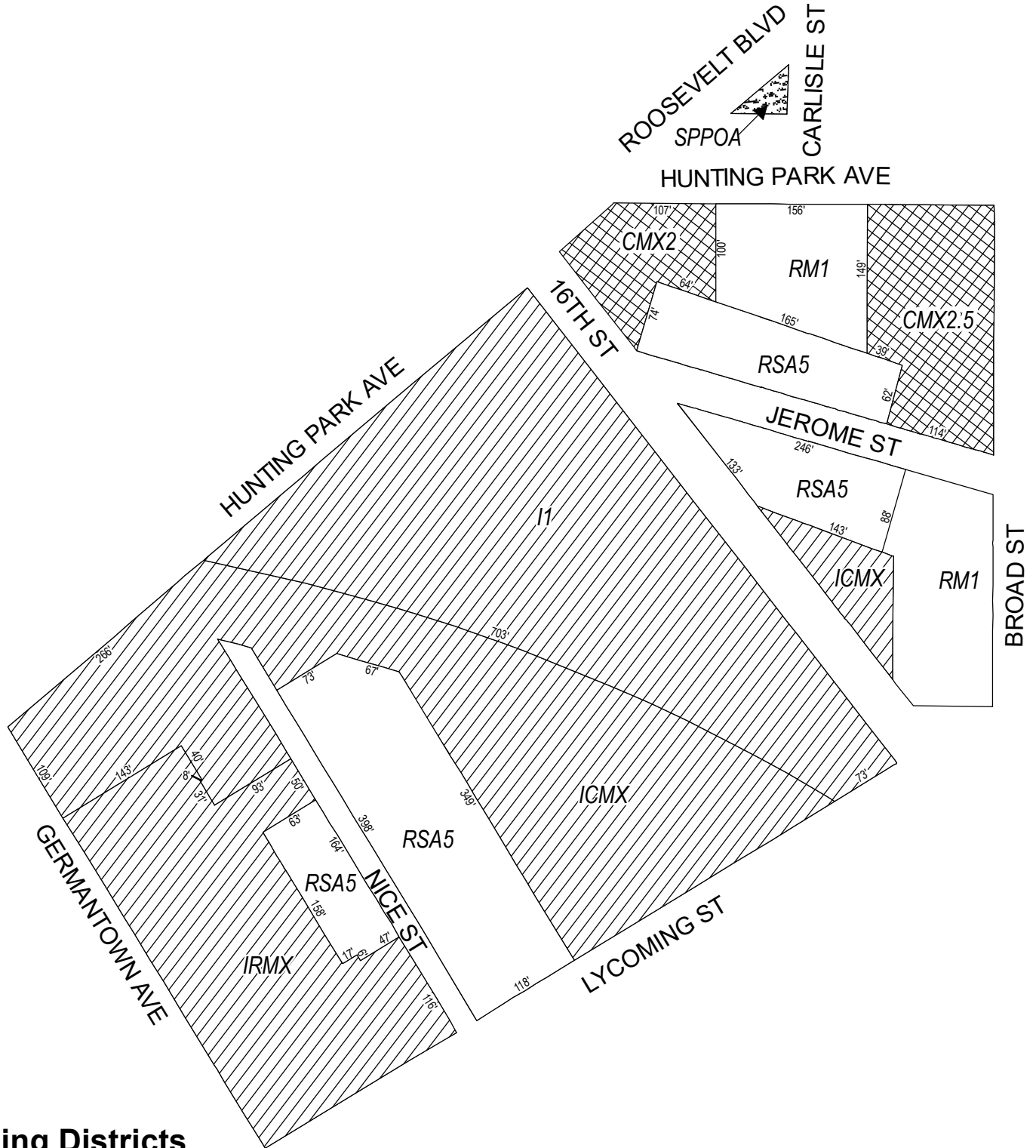


## Zoning Districts





-  CMX-1, Commercial Mixed-Use
  -  ICMX, Industrial Commercial Mixed-Use; IRMX, Industrial Residential Mixed-Use
  -  RSA-5, Residential Single-Family Attached
- City of Philadelphia



# Map B9 Proposed Zoning



## Zoning Districts

-  CMX-2/CMX-2.5, Commercial Mixed-Use
-  I-1, Light Industrial; ICMX, Industrial Commercial Mixed-Use; IRMX, Industrial Residential Mixed-Use
-  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
-  SP-PO-A, Parks and Open Space



# Map B10 Proposed Zoning



## Zoning Districts



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



ICMX, Industrial Commercial Mixed-Use; IRMX, Industrial Residential Mixed-Use



RSA-5, Residential Single-Family Attached




City of Philadelphia



# Map B11 Proposed Zoning



## Zoning Districts

-  CMX-2/CMX-2.5/CMX-3, Commercial Mixed-Use
  -  RM-1, Residential Multi-Family; RSA-5, Residential Single-Family Attached
  -  SP-PO-A, Parks and Open Space
- City of Philadelphia



# City of Philadelphia

*BILL NO. 210363 continued*