



City of Philadelphia

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

**BILL NO. 210808
(As Amended, 10/26/21)**

Introduced October 7, 2021

Councilmember O'Neill

**Referred to the
Committee on Rules**

AN ORDINANCE

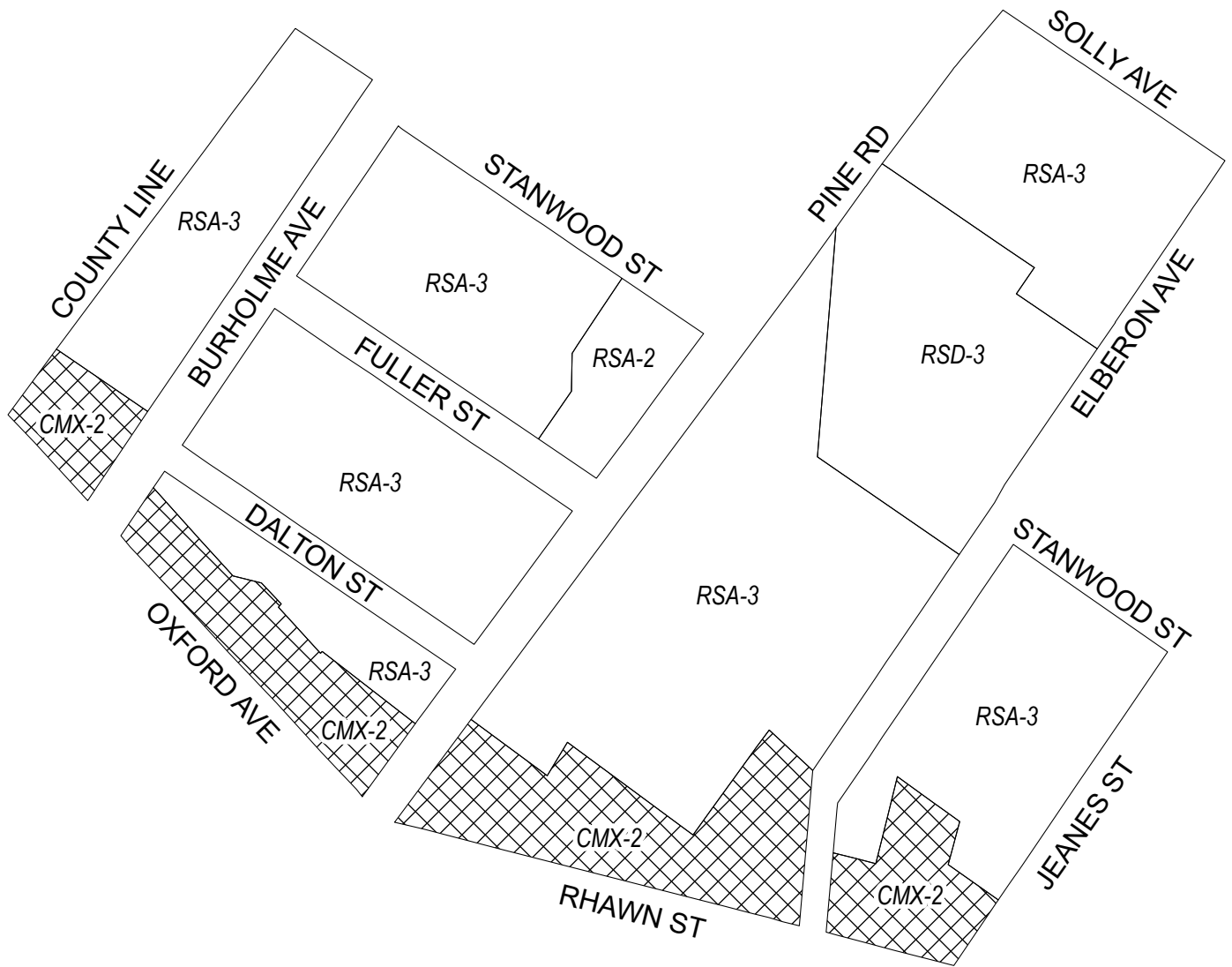
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Oxford Avenue, Shelmire Avenue, Rising Sun Avenue (extended), Solly Avenue (extended), the County Line, Borbeck Avenue, Hasbrook Avenue, and Hartel Avenue.

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 Oxford Avenue, Shelmire Avenue, Rising Sun Avenue (extended), Solly Avenue (extended), the County Line, Borbeck Avenue, Hasbrook Avenue, and Hartel Avenue from the existing zoning designations indicated on Maps "A1," "A2," "A3," "A4," and "A5," set forth below, to the zoning designations indicated on Maps "B1," "B2," "B3," "B4," and "B5," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A1 Existing Zoning



Zoning Districts

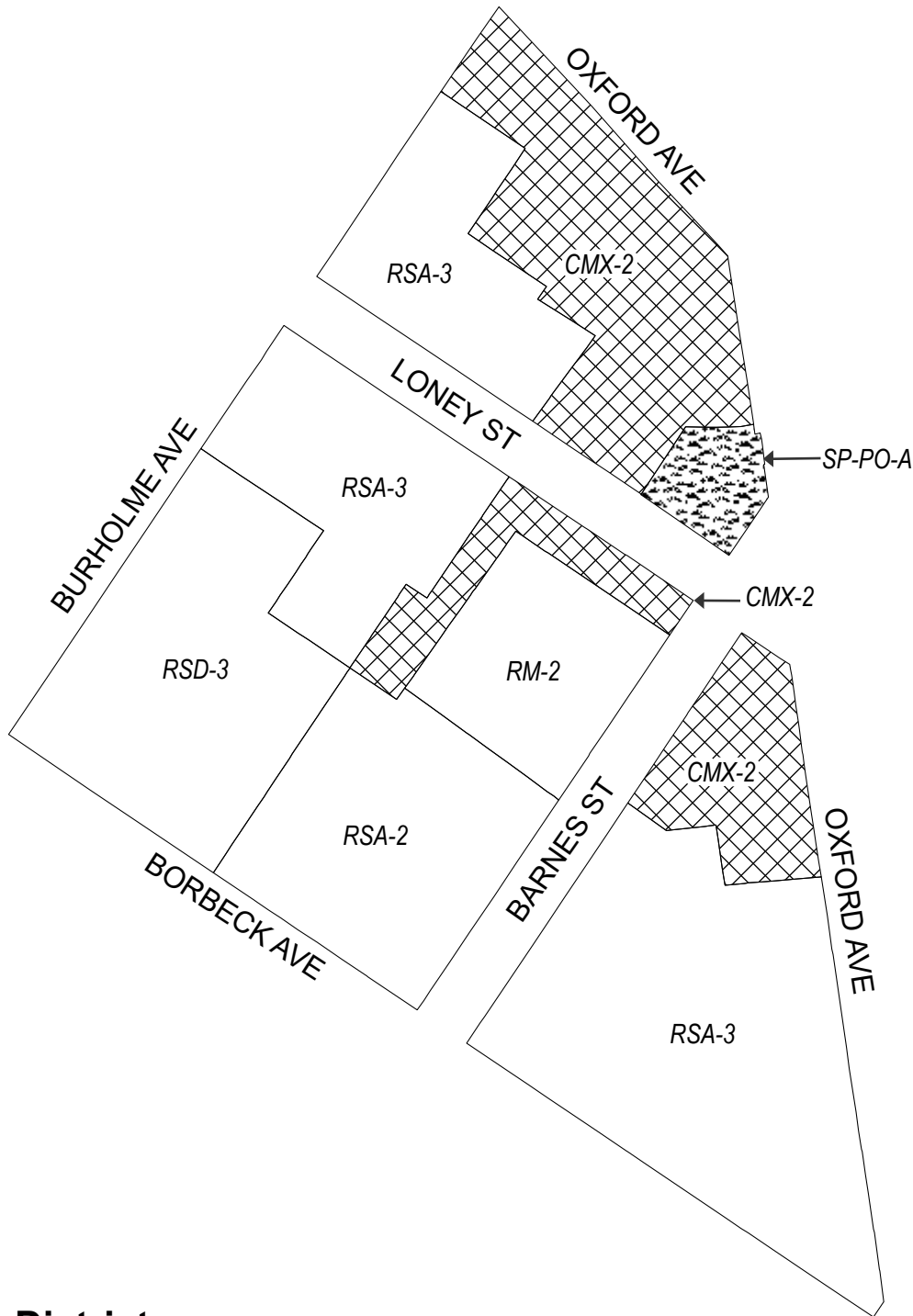


CMX-2, Commercial Mixed-Use



RSA-2/RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached

Map A2 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



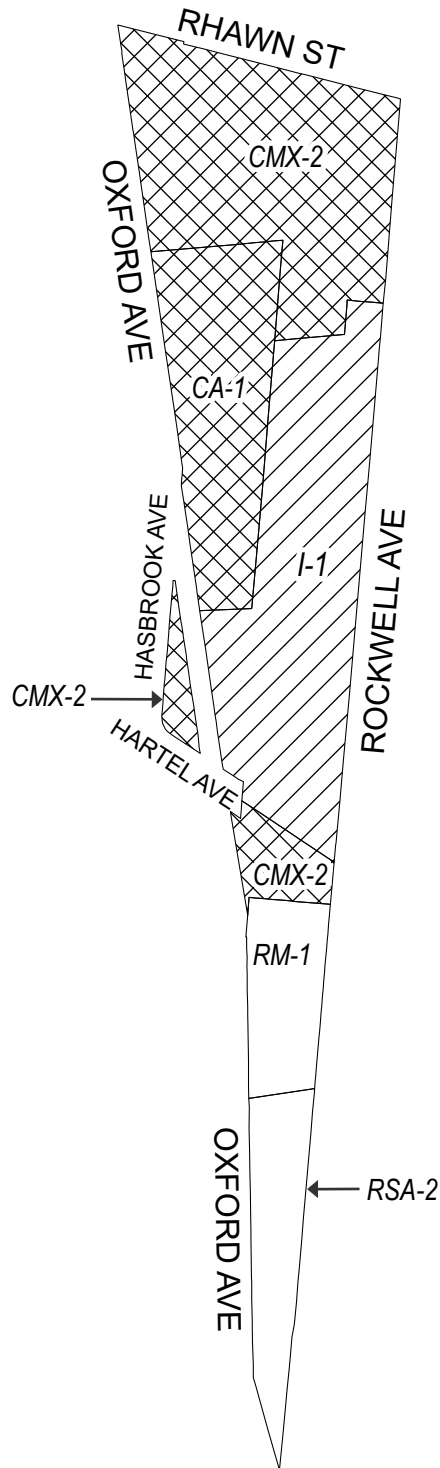
RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached






SP-PO-A, Parks and Open Space



Map A3 Existing Zoning

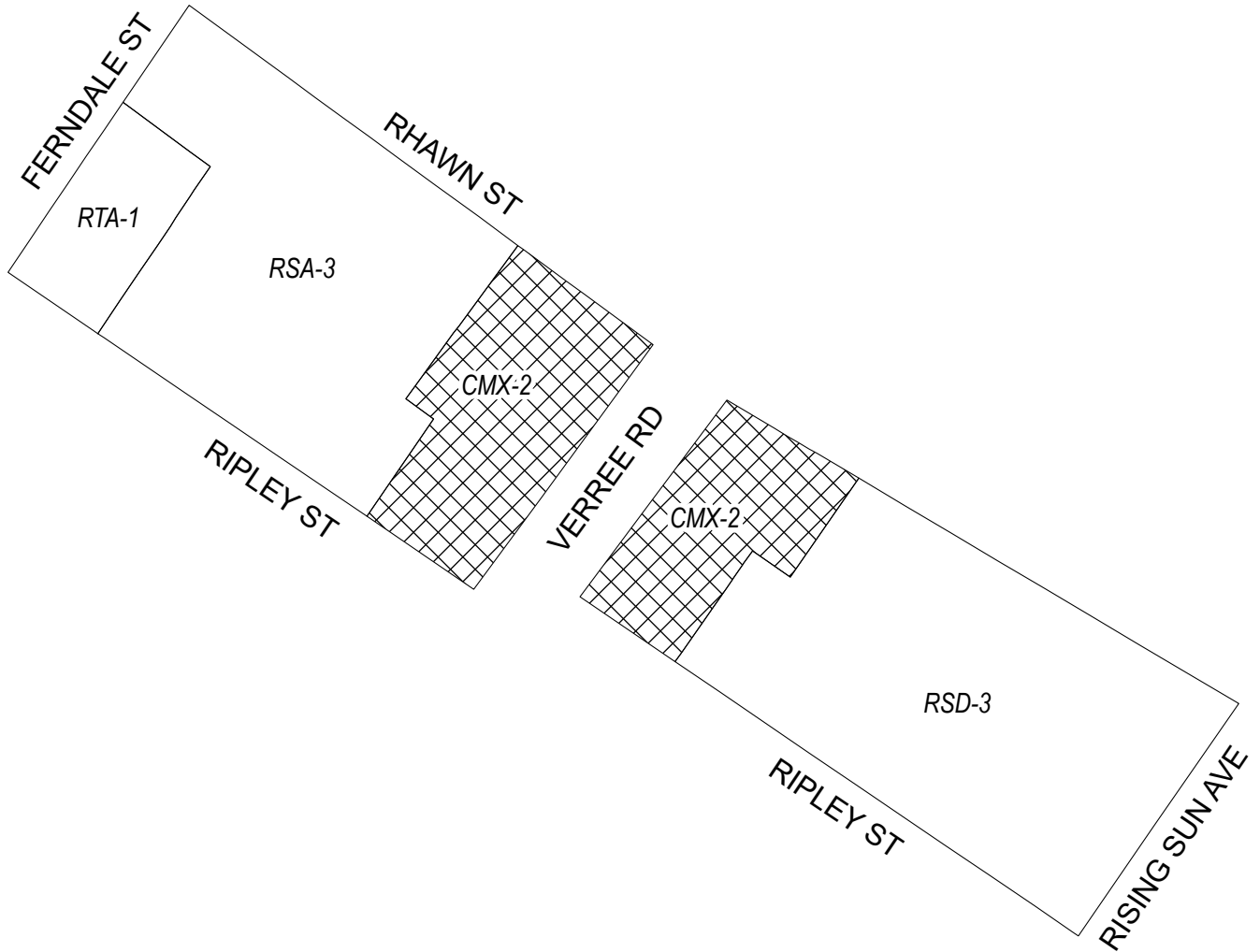


Zoning Districts

-  CMX-2, Commercial Mixed-Use; CA-1, Commercial Auto-Oriented
-  I-1, Light Industrial
-  RM-1, Residential Multi-Family; RSA-2, Residential Single-Family Attached



Map A4 Existing Zoning



Zoning Districts



CMX-2, Commercial Mixed-Use



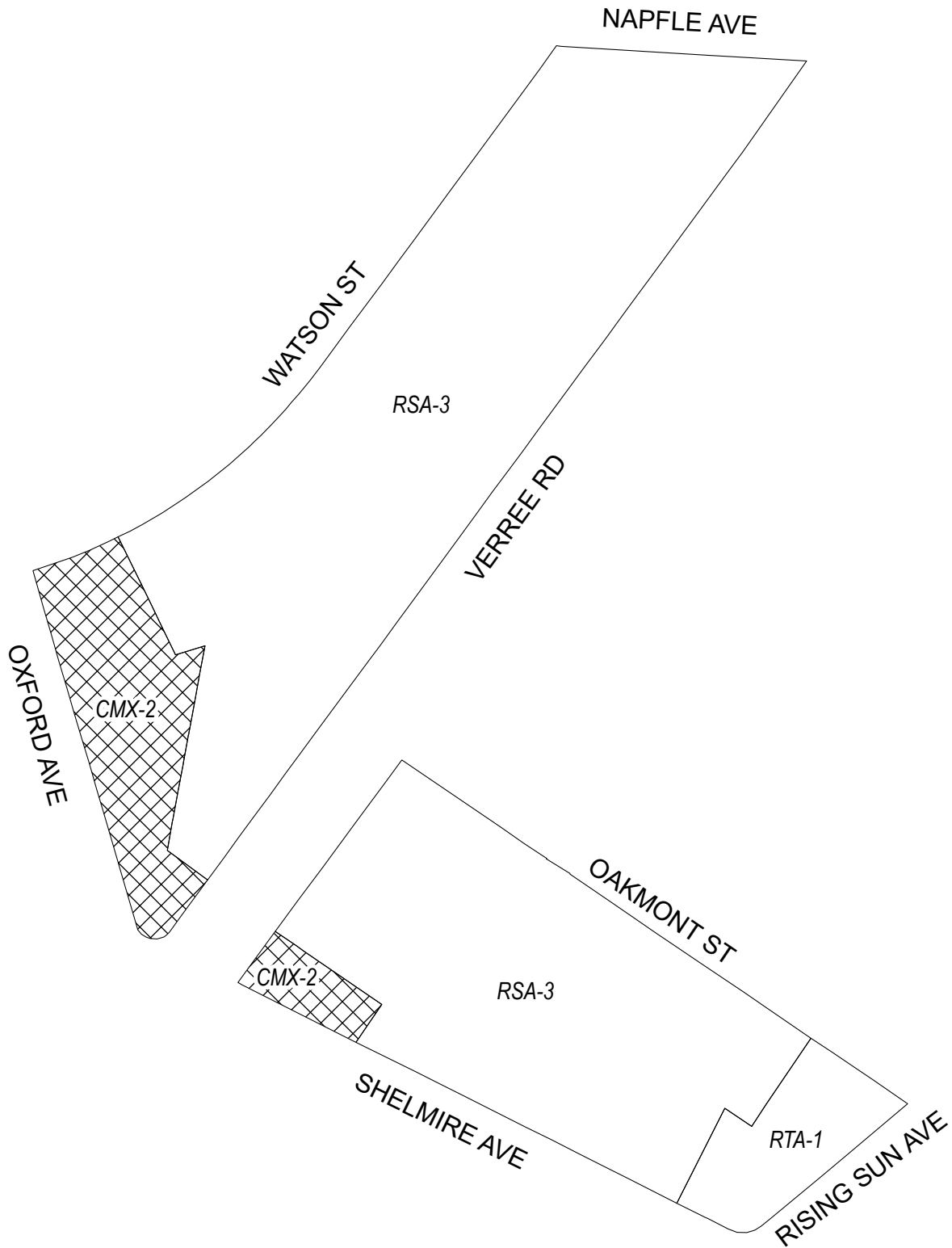
RTA-1, Residential Two-Family; RSA-3, Residential Single-Family Attached;

RSD-3, Residential Single-Family Detached

City of Philadelphia



Map A5 Existing Zoning



Zoning Districts



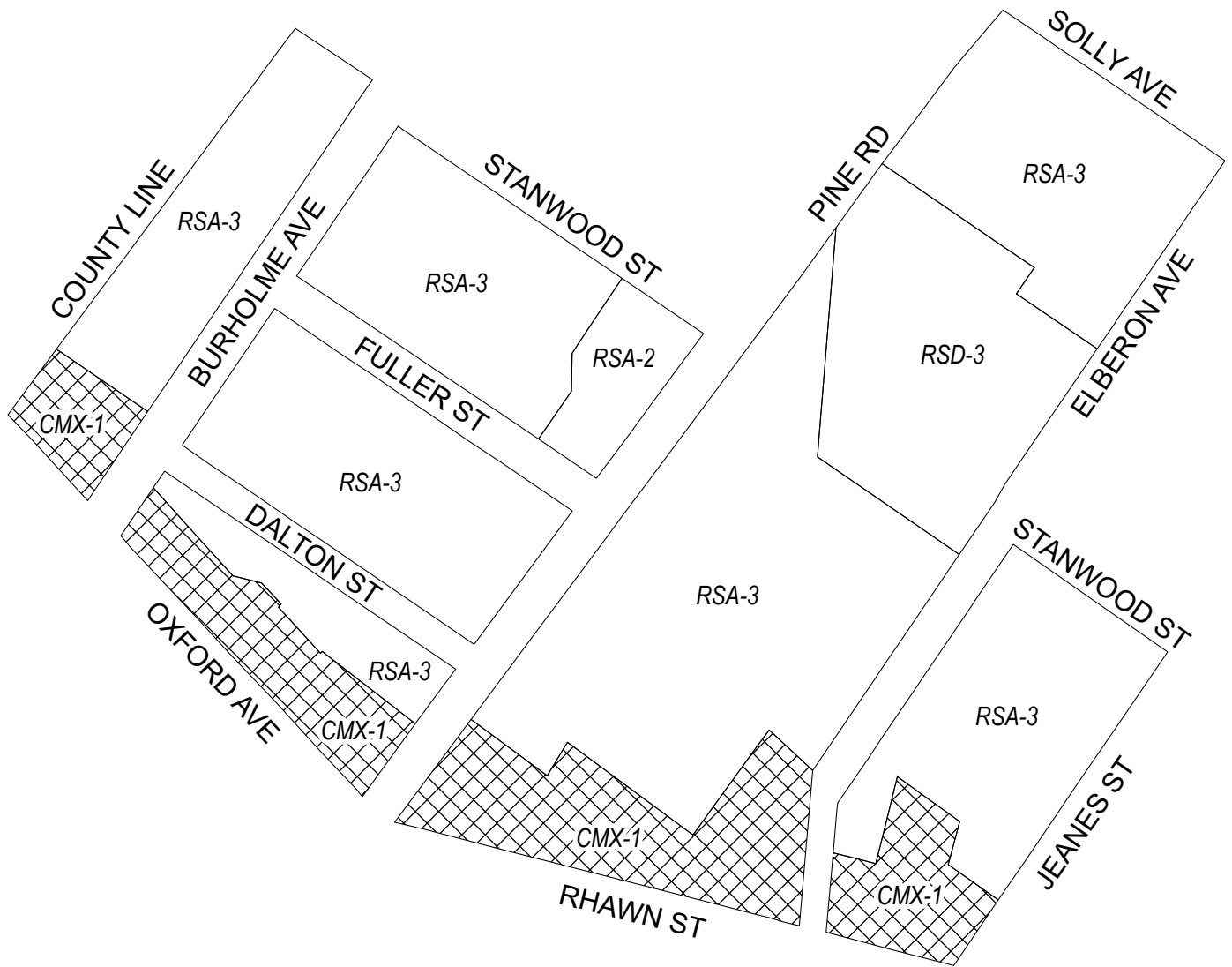
CMX-2, Commercial Mixed-Use



RTA-1, Residential Two-Family; RSA-3, Residential Single-Family Attached



Map B1 Proposed Zoning



Zoning Districts

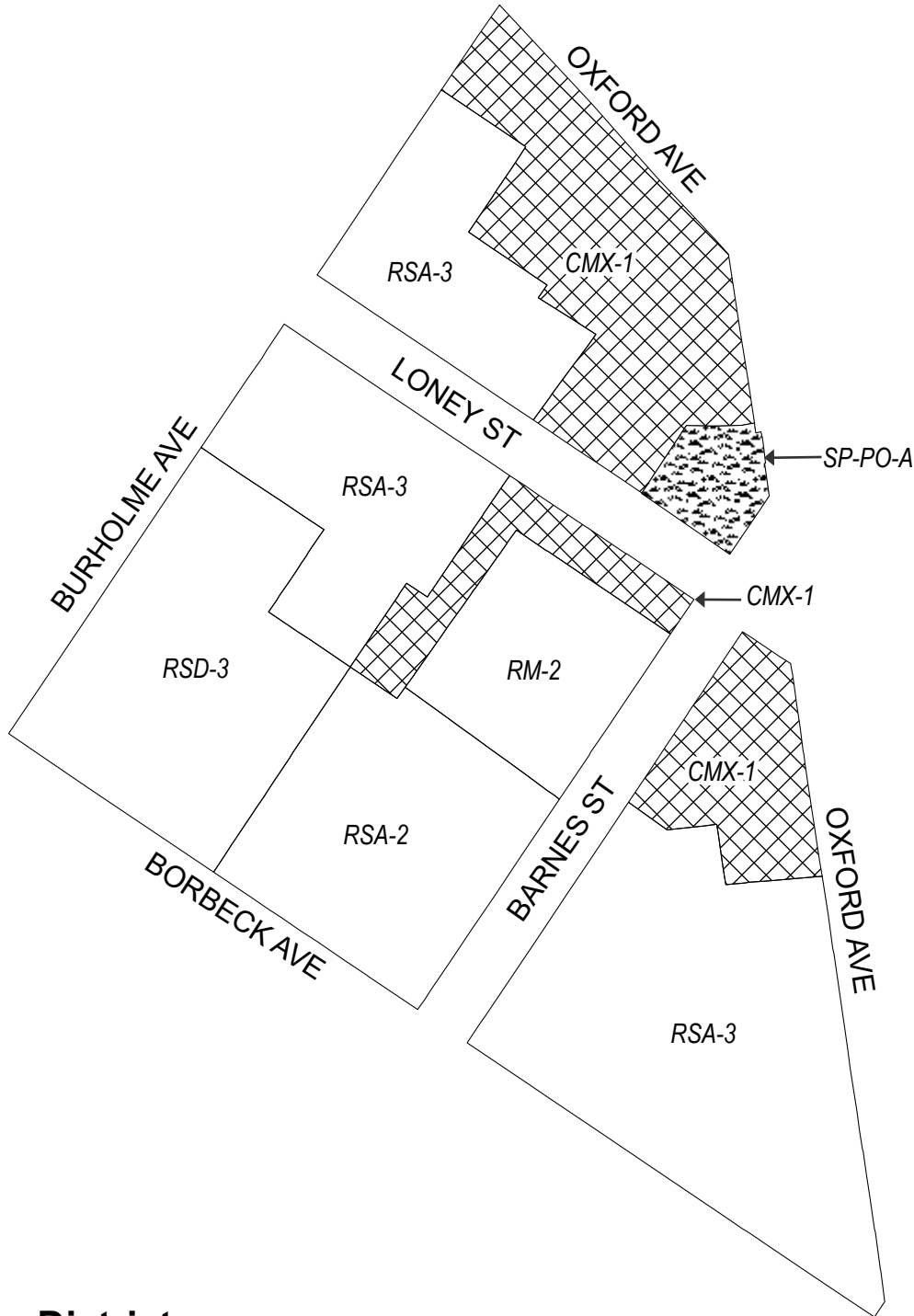


CMX-1, Commercial Mixed-Use






RSA-2/RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached

Map B2 Proposed Zoning

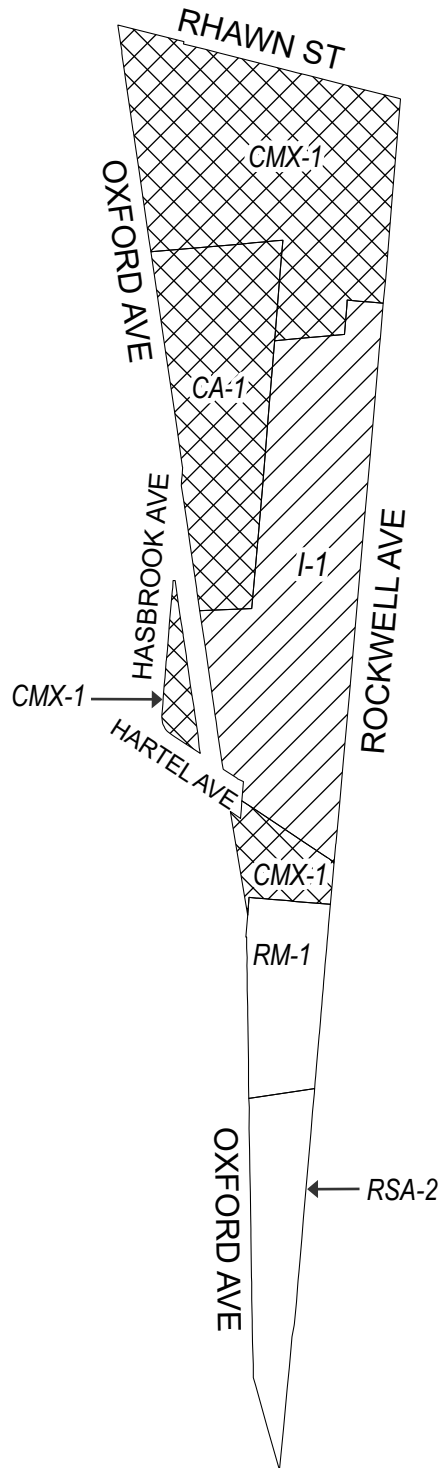


Zoning Districts




-  CMX-1, Commercial Mixed-Use
-  RM-2, Residential Multi-Family; RSA-2/RSA-3, Residential Single-Family Attached; RSD-3, Residential Single-Family Detached
-  SP-PO-A, Parks and Open Space



Map B3 Proposed Zoning

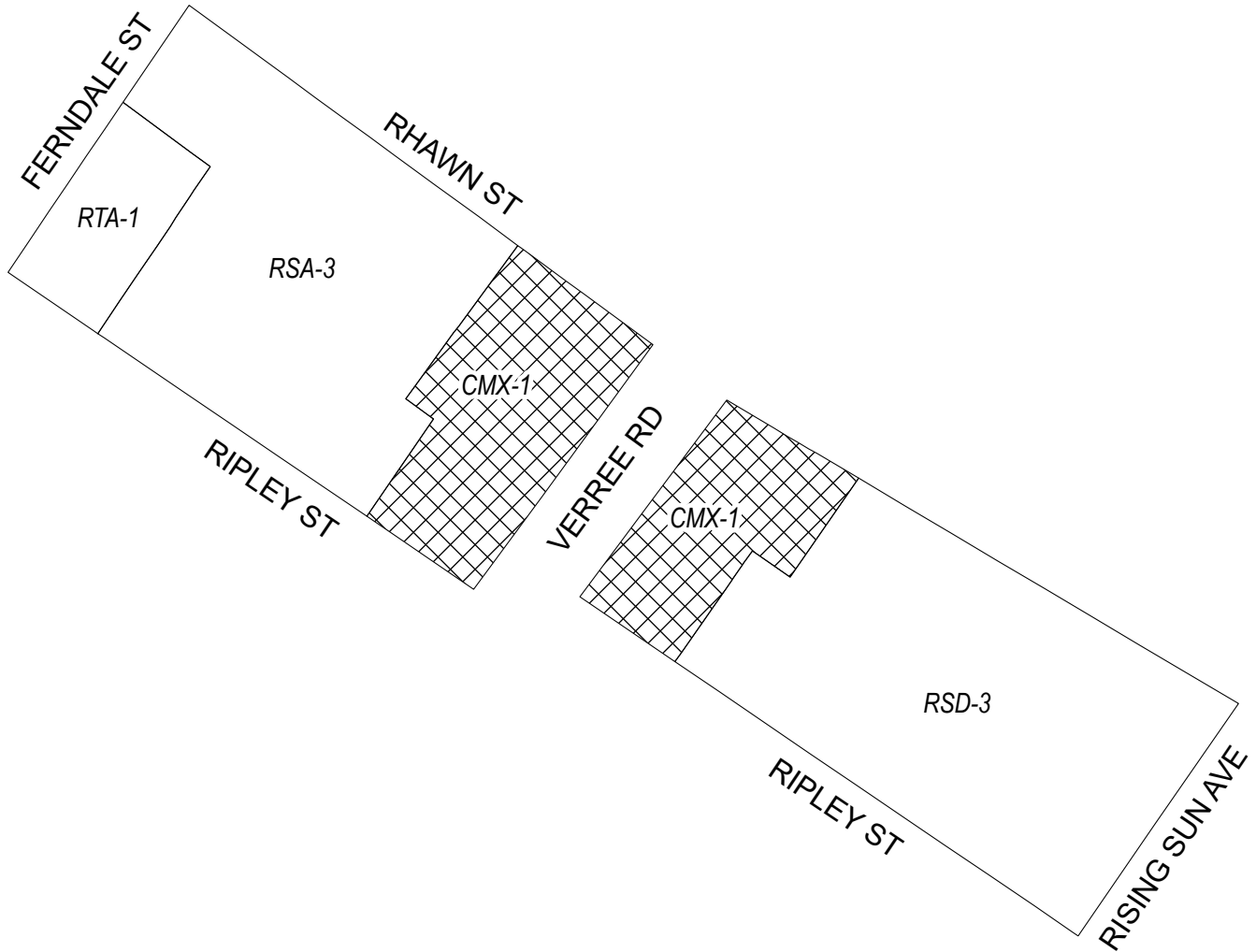


Zoning Districts

-  CMX-1, Commercial Mixed-Use; CA-1, Commercial Auto-Oriented
-  I-1, Light Industrial
-  RM-1, Residential Multi-Family; RSA-2, Residential Single-Family Attached



Map B4 Proposed Zoning



Zoning Districts



CMX-1, Commercial Mixed-Use



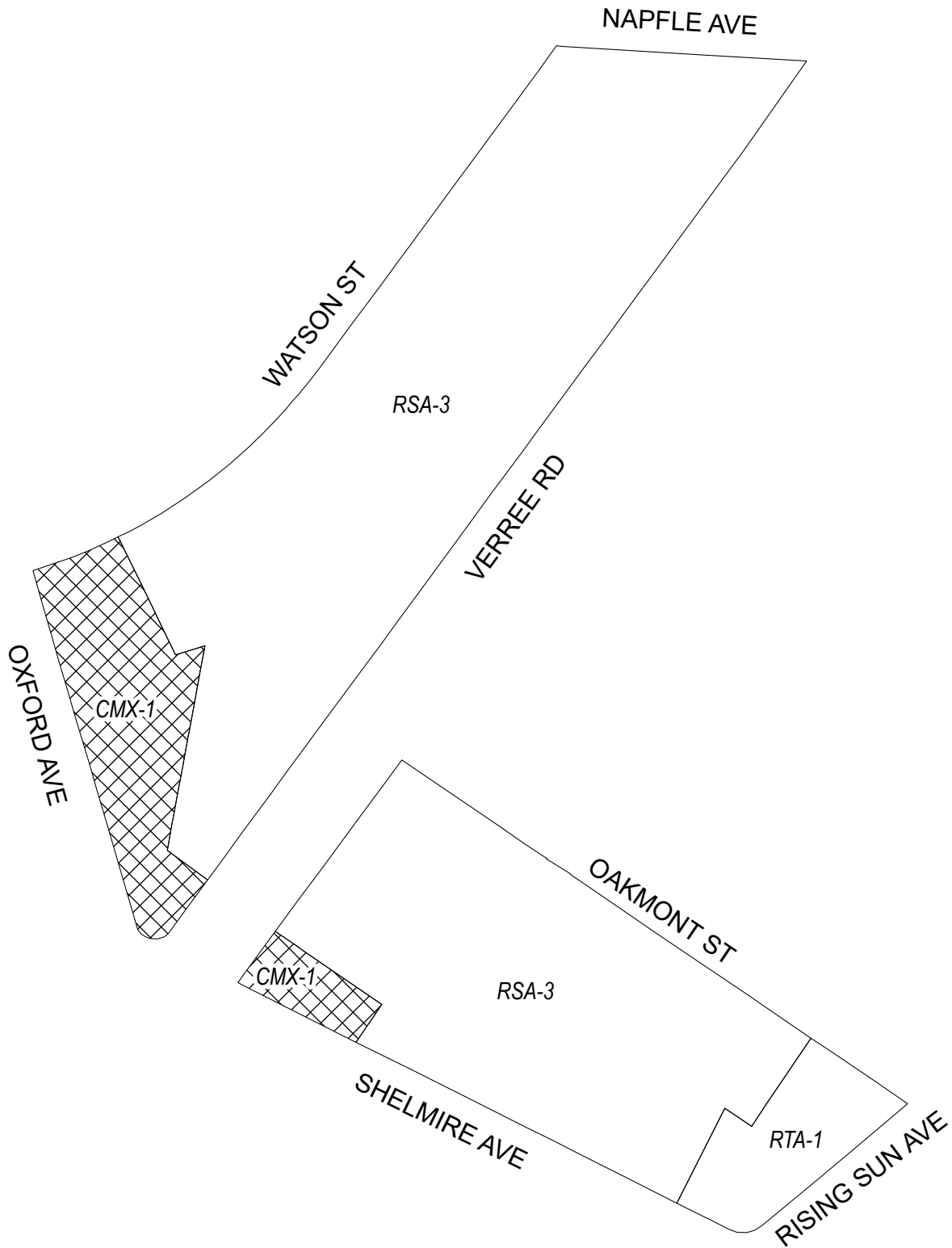
RTA-1, Residential Two-Family; RSA-3, Residential Single-Family Attached;

RSD-3, Residential Single-Family Detached

City of Philadelphia



Map B5 Proposed Zoning



Zoning Districts



CMX-1, Commercial Auto-Oriented



RTA-1, Residential Two-Family; RSA-3, Residential Single-Family Attached



City of Philadelphia

BILL NO. 210808, as amended continued