

# City of Philadelphia



(Bill No. 260211)

## AN ORDINANCE

To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Erie Avenue, Front Street, Lippincott Street, and 2nd Street.

*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 Erie Avenue, Front Street, Lippincott Street, and 2nd Street from the existing zoning designations indicated on Maps “A1,” and “A2,” set forth below, to the zoning designations indicated on Maps “B1,” and “B2,” set forth below.

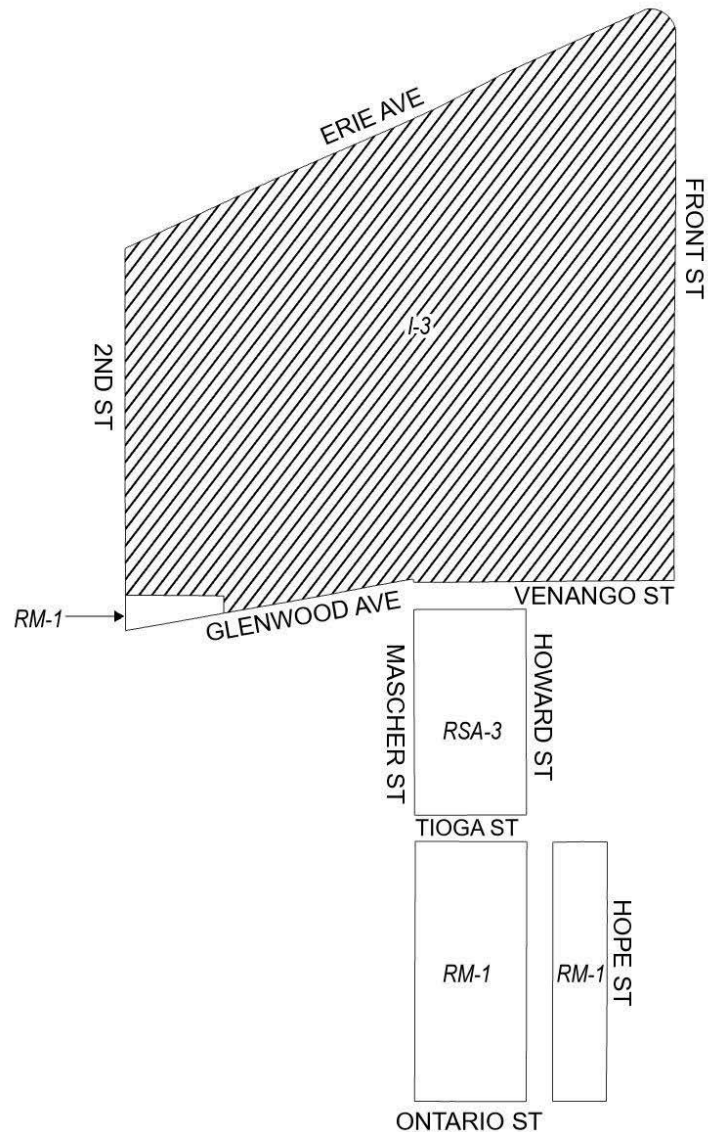
SECTION 2. This Ordinance shall become effective immediately.

# City of Philadelphia

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## Map A1 Existing Zoning



### Zoning Districts

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

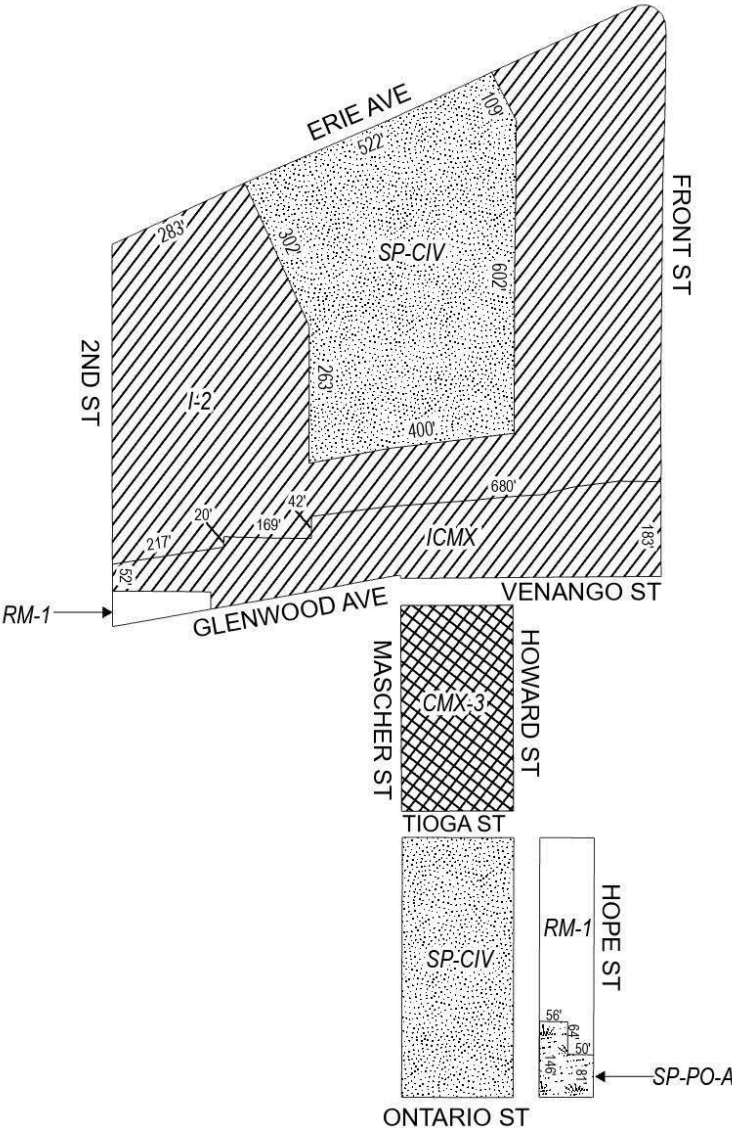


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## Map B1 Proposed Zoning



### Zoning Districts

-  CMX-3, Commercial Mixed-Use
-  I-2, Medium Industrial; ICMX, Industrial Commercial Mixed-Use
-  RM-1, Residential Multi-Family
-  SP-CIV, Civic, Educational, and Medical
-  SP-PO-A, Parks and Open Space

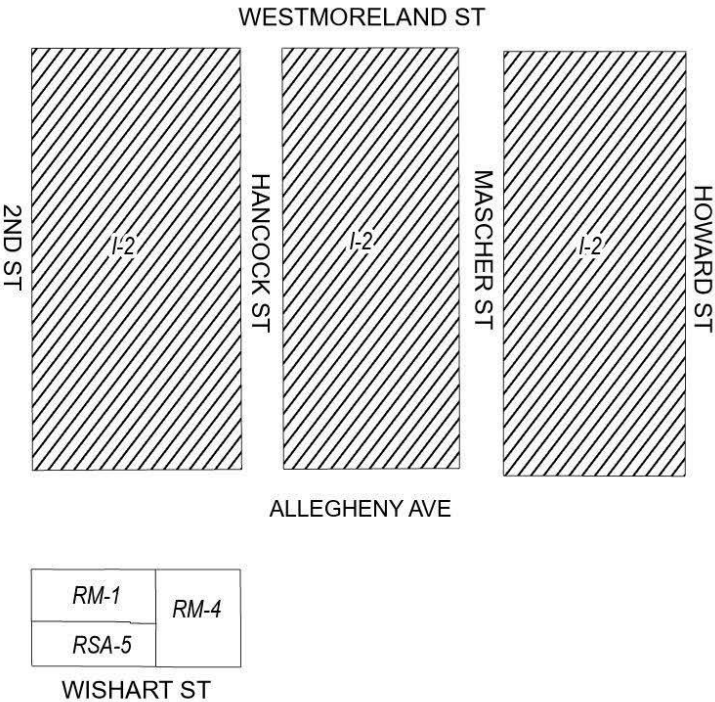


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## Map A2 Existing Zoning



### Zoning Districts

-  I-2, Medium Industrial
-  RM-1/RM-4, Residential Multi-Family; RSA-5, Residential Single-Family Attached

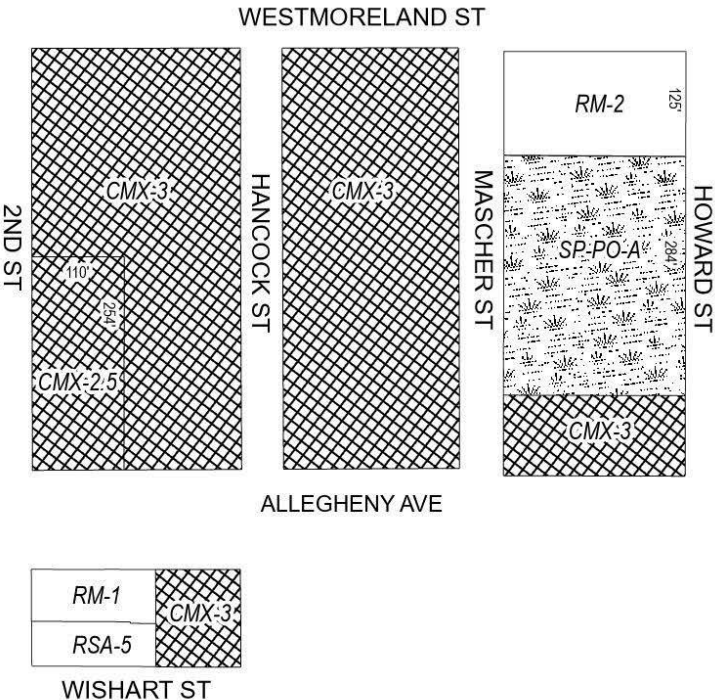


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## Map B2 Proposed Zoning



### Zoning Districts

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



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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 11, 2026. The Bill was Signed by the Mayor on June 23, 2026.

A handwritten signature in black ink, reading "Elizabeth McCollum". The signature is fluid and cursive, with the first name "Elizabeth" and last name "McCollum" clearly distinguishable.

Elizabeth McCollum  
Chief Clerk of the City Council