

# Philadelphia's New Zoning Code

## DETAILED RECOMMENDATIONS



# Outline of Presentation

Detailed Recommendations

- 1. Review of Public Input from Task 1**
- 2. Review of Proposed Major Changes to the zoning ordinance**
- 3. Review of Changes and Organization of key sections**

# Task 1 Public Priorities

## Detailed Recommendations

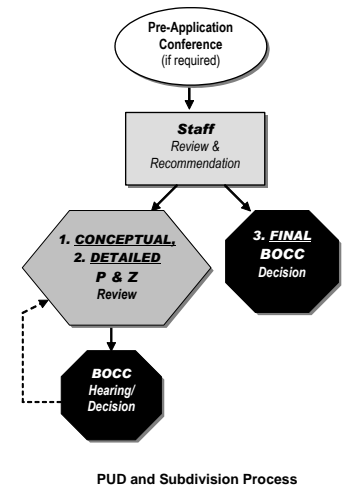
Tier	Rank	Topic
<b>Top Tier</b>	1	Providing a clear, fair and efficient zoning approval process
	2	Involving the public in development decisions
	3	Protecting existing neighborhoods from development impacts
	4	Encouraging redevelopment of existing buildings and sites
<b>Middle Tier</b>	5	Types of development allowed in different parts of the city
	6	Types of housing allowed in different parts of the city
	7	Promoting sustainable development
	8	The size and design of new buildings
<b>Bottom Tier</b>	9	The size, design, or location of landscaped areas
	10	The size, design or location of parking areas

# Changes based on ZCC Priorities

## Detailed Recommendations

### Simplify Approvals

- Streamlined administration through more administrative decision-making
  - “Call-ups” and “bump-ups” allow higher review
- Refine and codify the current “fast track” process
- Procedures summary table, public notice table, and flowcharts
- Review certificated and special uses and make some administrative subject to objective conditions
- Reform variances
  - Dramatically reduce “use variances”
  - Limit height and density variances
  - Don’t require variances for all non-conforming properties



# Changes based on ZCC Priorities

Detailed Recommendations

## Sample Procedures Summary Table

Sample										
Portion of a Summary Procedures Table from Another Community										
R=Review	D=Decision	A=Appeal	H=Public Hearing							
Procedure/ Applicable Section of Code	Mandatory Preapplication Conference?	Review and Decision-Making Body					Notices			Lapse of Approval
		Staff	Planning Comm.	ZBA	HO	City Council	Pub	Mail	Post	
Code Amendments (Text) / §3.5	NO	R	R / H			D / H	✓			
Rezoning (Map) / §3.6	YES	R	R / H			D / H	✓	✓	✓	2 & 3 years for concept plan

# Changes based on ZCC Priorities

Detailed Recommendations

## Simplify Base Districts

- Base Districts are Reduced from 55 to 32
- 12 Residential - 10 Commercial/Mixed Use - 5 Industrial - 5 Special Purpose

## Simplify Overlay Districts

- Overlay Districts are Reduced from 33 to 11
- 14 Center City “special” districts consolidated into 1
- 10 Neighborhood commercial corridor districts consolidated into 1
- 9 “special” districts carried over



# Changes based on ZCC Priorities

## Detailed Recommendations

### Protect Neighborhoods

- More objective standards for administrative use approvals
- New form and design standards for commercial areas and development near residential areas
- New development standards for landscaping and natural areas
- Transit-Oriented Development (TOD) overlay districts tailor size and scale to surrounding neighborhoods
- Form and design standards for parking lots and structures



Good site design can accommodate off-street parking (above) without interrupting the retail continuity of the street. Transparent storefronts (below) make sidewalks safer and more pleasant.



# Changes based on ZCC Priorities

Detailed Recommendations

## Promote Sustainability and Implement Greenworks

- New standards address:
  - Reducing vehicle miles travelled
  - Encouraging renewable energy
  - Energy conservation
  - Water conservation
  - Urban food production, and
  - Promoting walking and community health
- Cross-references to other code sections avoids repetition



# Changes based on ZCC Priorities

Detailed Recommendations

## Promote Quality and Design

- New standards to address:
  - Pedestrian/bicycle/auto connectivity
  - Commercial corridor design
  - Transit-oriented development design
  - Parking lot and structure appearance
  - Landscaping and natural areas

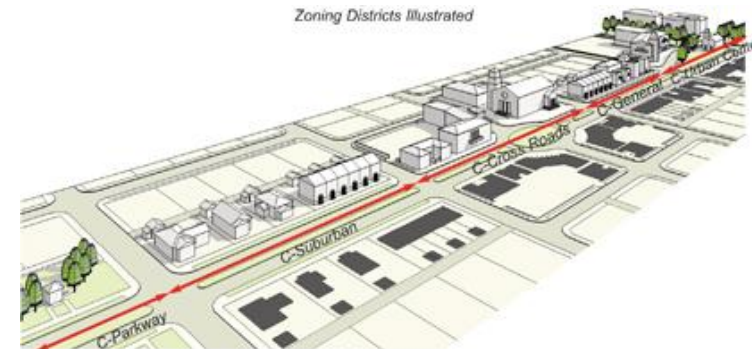


# Changes based on ZCC Priorities

## Detailed Recommendations

### Improve Readability and Organization

- Much simpler structure – chapters reduced from 21 to six
- All information on permitted, certificated, special, and regulated uses, as well as any objective standards governing the development or operation of each use, consolidated into four use tables
- Fewer, broader, use definitions for most commercial, industrial, and institutional uses
- All information on required lot size, setbacks and build-tos, maximum building height, and open space requirements consolidated into four dimensional tables
- Graphics will be used to illustrate design and form controls, parking lot location, landscaping/trees, and measurements



# New Zoning Code Structure

Detailed Recommendations

## Current 21 Chapters Consolidated into 6

14-100 General Provisions

14-200 Administrative Procedures

14-300 Zone Districts

14-400 Use Regulations

14-500 Development Standards

14-600 Definitions

Appendices

Index

### Possible Change

14-500 Development Standards

14-600 Parking

14-700 Signs

14-800 Definitions



# Base District Structure

## Detailed Recommendations

Residential Districts		
Existing District		New District
Current District	Lot Size (sq. ft.)	New District
R-1	10,000	R-1
R-1A	7,800	
R-2	5,000	R-2
R-3	5,000	
R-4	3,150	R-3
R-5	2,250	R-4
R-5A	2,250	
R-6	1,620/ 2,700	R-5
R-7	1,620/ 2,700	
R-8	1,440	R-6
R-9	1,440	
R-10	1,440	
R-9A	1,440	R-7
R-10A	1,440	
R-10B (2 unit)	1,440	
R-11 (3 or more units)	15,000	R-8
R-11A	15,000	
R-12 (3 or more units)	15,000	
R-13 (3 or more units)	15,000	
R-14 (3 or more units)	10,000	R-9
R-15 (3 or more units)	5,000	R-10
R-16 (3 or more units)	Undefined	
R-18 (3 or more units)	By unit type	R-11
R-19 (3 or more units)	By unit type	
R-20	GFA / FAR	R-12

## How to Merge?

1. Identify differences
2. Decide which district's basic rule should apply
3. Decide whether to allow merged district's standards to apply in some situations based on:
  - Existing development pattern
  - Objective lot standards
  - Hearing process

# Base District Structure

## Detailed Recommendations

Commercial and Mixed Use District	
Existing District	New District
RC-1	--
RC-6	RMU-1
Waterfront Redevelopment (WRD)	RMU-2
Industrial Transformation (ITD)	
C-1 Commercial	CMU-1
C-2 Commercial	CMU-2
RC-2	
C-3 Commercial	CMU-3
RC-3	
C-4 Commercial, City Center	CMU-4
RC-4	
C-5 Commercial, City Center	CMU-5
C-6 Commercial	--
C-7 Commercial	CMU-6
Neighborhood Shopping Center (NSC)	
Area Shopping Center (ASC)	
Office Commercial (OC)	--
	IMU-1
L-4 Limited Industrial	IMU-2
L-5 Limited Industrial	

**“Mixed Use” label indicates a mix of residential and non-residential uses**

- **IMU-2 may be relabeled as industrial**

**RMU-2 is a new “planned” development district with WRD and ITD as the first two approvals**

# Base District Structure

## Detailed Recommendations

Industrial Districts	
Existing Industrial District	New District
L-1 Limited Industrial	I-L
L-2 Limited Industrial	
L-2 Limited Industrial	
G-1 General Industrial	I-M
G-2 Industrial	
LR Least Restricted Industrial	I-H
Port Industrial	I-P
Food Distribution Center	--
	I-TU

**Based on preliminary recommendations of PIDC/City Joint Study of Industrial Policy**

**Port Industrial is an existing district designed to cover a range of port activities, but may be merged with Industrial – Transportation and Utilities after further review**

# Base District Structure

Special Purpose Districts	
Existing Special Purpose District	New District
Institutional Development District (IDD)	ID
Commercial Entertainment (CED)	CE
Sports Stadium (SSD)	SS
Recreational District (REC)	OS
	AO
Trailer Camp District	--
Pending Public Acquisition District	--

**Airport Operations (“AO”) district is new to accommodate wide range of activities at the airport, but may be merged into Industrial – Transportation and Utilities after further review**

# Overlay District Structure

## Detailed Recommendations

**Consolidate as many similar standards as possible**

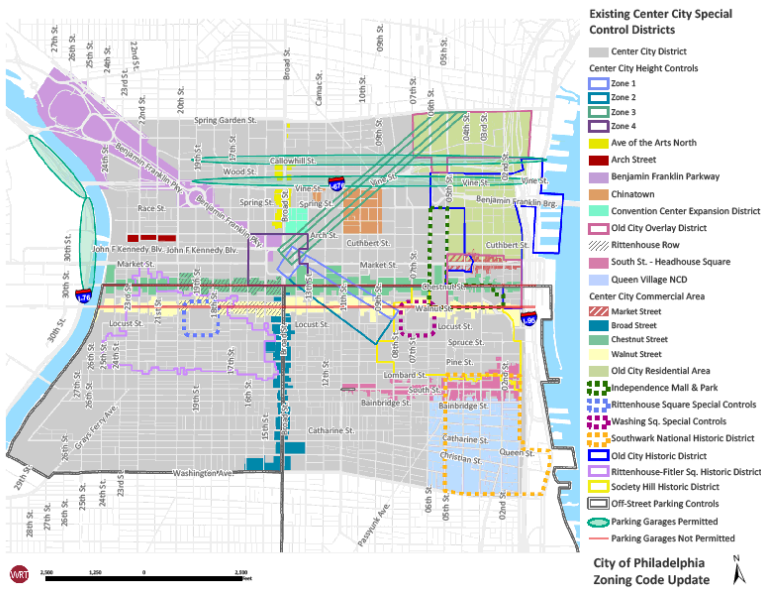
**Consider whether some controls should be expanded throughout Center City**

**Keep standards unique to one or a few districts as subsections as necessary**

Center City Overlay Districts	
Existing Overlay District	New District
Center City Commercial Area	CC-O Center City Overlay
Off-Street Parking Control (14-1631)	
Center City Height Controls (14-1609)	
Rittenhouse Row and Chestnut Street (14-1607.1)	
Chinatown (14-1608)	
Old City Residential (14-1610)	
Benjamin Franklin Parkway (14-1611)	
Arch Street (14-1618)	
Convention Center Expansion (14-1632)	
Central Delaware Riverfront (14-1636)	
South Street/ Head House Square (14-1612)	
Avenue of the Arts North (14-1620)	
Special Sign Controls (14-1604(1))	
Off-Street Parking (14-1631)	

# Center City Overlay District

## Detailed Recommendations



**Height Control Areas Map  
-- & Text**

**Setback/Build-to Areas Map  
-- & Text**

**Sign Control Areas Map  
-- & Text**

**Parking Control Areas Map  
-- & Text**

**Use Control Areas Map  
-- & Text**

# Overlay District Structure

**Consolidate as many similar standards as possible**

**Keep standards unique to one or a few districts as subsections as necessary**

Neighborhood Commercial Corridor Overlay District	
Existing Overlay District	New District
Main Street/Manayunk/Venice Island	NCC-O Neighborhood Commercial Corridor Overlay
East Falls	
Germantown Avenue	
Lower and Central Germantown	
Cecil B. Moore Avenue	
Fifth Street	
North Broad Street	
Frankford	
Frankford Avenue	
Fairmount Avenue	
Girard Avenue	
Passyunk Avenue	

# Overlay District Structure

**Neighborhood Conservation District is converted to an overlay district requiring plan approval**

➤ **Queen Village is the first approved plan**

Remaining (Carryover) Overlay Districts
Neighborhood Conservation Overlay
➤ Queen Village
River Road Overlay
North Delaware Avenue Overlay
North Central Philadelphia Community Overlay
North Delaware River Conservation Overlay
30 <sup>th</sup> & Market Street Overlay
Airport Environs Overlay
Wissahickon Watershed Overlay
Transit-oriented Development Overlay

# Changes to Use Regulations

Detailed Recommendations

## Structure of Use Regulation Chapter

### 1. Permitted Use Tables

- All uses shown in four use tables – one for each group of base districts

### 2. Use-Specific Standards

- Additional regulations in right column apply regardless of whether the use is permitted, certificated, or special review use

### 3. Accessory and Temporary Uses and Structures

### 4. Temporary Use

# Changes to Use Regulations

Detailed Recommendations

## Sample Use Table

SAMPLE				
Portion of a Use Table from Another Community				
<b>Uses</b> P = Permitted Use C = Certificated Use S = Special Permit	Zone Districts			<b>Additional Regulations</b> Refer to Section:
	B-1	B-2	B-3	
<b>Commercial Uses</b>				
Automotive body repair			P	
Automotive fuel sales	S	C	P	XXX
Automotive sales/rental			P	
Automotive service	S	P	P	XXX
Contractor bulk sales			P	
Department stores				XXX

# Changes to Development Standards

Detailed Recommendations

## Structure of Development Standards

1. **Dimensional Standards**
2. **Connectivity and Circulation**
3. **Open Spaces and Natural Resources**
4. **Landscaping and Trees**
5. **Sustainability**
6. **Parking and Loading** -----**May become separate chapter**
7. **Form and Design Standards**
8. **Fencing and Walls**
9. **Exterior Lighting**
10. **Signs** -----**May become separate chapter**
11. **Subdivision Standards**

# Changes to Development Standards

Detailed Recommendations

## Sample Dimensional and Parking Tables

SAMPLE Portion of a Dimensional Table from Another Community									
Zone	Use	Lot Dimensions			Setbacks			Maximum Lot Coverage	Max. Height(ft)
		Min. Lot Area (sq ft)	Min. Width (ft)	Min. Width of Street Frontage (ft)	Front (ft)	Side (ft)	Rear (ft)		
RR		#	#	#	#	#	#	#	#
					#	#	#		#

SAMPLE Portion of an Off-Street Parking Table from Another Community				
Use Category	Use Type	Minimum Spaces Required	See Stacking Subsection XXXXXX	See Loading Subsection XXXXX
<b>RESIDENTIAL USES</b>				
Household Living	Dwelling, single family detached	##		
	Dwelling, single family attached	##		
	Dwelling, multiple-family	##		
	All other Household Living uses	##		

# Issues for Public Discussion

Detailed Recommendations

## **We need confirmation that there is support for:**

- **Consolidation of residential zone districts**
  - In residential zones, some permitted uses may become subject to special review approval in the future
- **Reducing/narrowing variances by making more uses permitted by right subject to objective standards**
- **Consolidating commercial corridor districts into a single overlay (with special controls for specific streets, if needed)**

# Next Steps

## Detailed Recommendations

### September

- Receive and compile comments from ZCC
- Revise on-line survey to gather public response to recommendations

### October

- Conduct citywide meeting to review recommendations
- ZCC conducts additional meetings with stakeholder groups to review recommendations

### November

- ZCC approves “change list” revising recommendations based on October meeting and stakeholder input
- Begin drafting module 1

# Questions and Discussion

Best practices review

