

Philadelphia's New Zoning Code

Revised Civic Design Review Approach



Civic Design Review

Public Input

1. Registration of Community Organizations

- Contact person, boundaries (can overlap), Civic Design Review (CDR) Committee participant name, agreements to conduct meetings within X days and document them

2. Public Notice

- Requiring ZBA approval (variance or conditional use); or
- Meeting Civic Design Review triggers

3. Public Meeting

- Applicant must attend
- Both applicant and registered community organizations document

Civic Design Review

Civic Design Review

- Advisory
- Focused on public realm
- Each project limited to two meetings of the CDR Committee
- Design guidelines in administrative manual
- Committee may incorporate recommendations from other review groups (Art Commission, Historical Commission, RDA, or PIDC)
- CDR Committee will include 2 architects, 1 landscape architect, 1 transportation/urban planner, 1 real estate development professional, 1 person with civic association review experience, and 1 rotating seat from project area
- Member of PCPC chairs CDR Committee
- Registered community organizations name rotating seat within 1 week before 1st CDR meeting – or District Councilperson names it.

Civic Design Review

Triggers

| IF the project is located in this zoning district | AND the project parcel abuts one or more of these zoning districts | THEN the project will be subject to review if it meets the following thresholds |
|---|--|---|
| Any district [Exception – a solely industrial use building located within an industrial district] | Any district | Any building containing more than 100,000 sq ft of gross floor area in new construction OR more than 100 new dwelling units |
| Any Commercial, Industrial, or Special Purpose district | Any Residential Multi-family district | <ol style="list-style-type: none"> 1. Any building containing more than 50,000 sq ft of gross floor area in new construction or more than 50 new dwelling units <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> 2. Any building on a parcel abutting the R district boundary that exceeds the maximum height in an adjacent R district by more than 20 ft |
| Any Commercial, Industrial, Special Purpose, or Residential Multi-family district | Any Residential Single Family Detached or Attached district | <ol style="list-style-type: none"> 1. Any building containing more than 25,000 sq ft of gross floor area in new construction or more than 25 new dwelling units <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> 2. Any building on a parcel abutting the R district boundary that exceeds the maximum height in an adjacent R district by more than 20 ft |

Questions and Discussion

Module 1: Administration and Procedures

