

# Philadelphia's New Zoning Code

## Module 1 Change Memo



# Key Changes to Module 1

## 14-202 Procedures Summary Table

- Delete column on pre-application meetings.
- Revise column on neighborhood meetings to match neighborhood roles in civic design review from March ZCC
- Revise table to reflect that PCPC (not L&I) is the application reviewer for several types of applications
- Revise table to reflect renaming of “administrative permits” as “zoning permits”

NOTE: These changes may be refined further based upon April proposals regarding public input and civic design review.

# Key Changes to Module 1

## 14-203(6) Public Notice

Add additional detail:

- Require adequate and clear posting of signs. Specific guidelines re: the number and coverage of signs will be in the Administrative Manual
- Require re-posting of signs for continued hearings
- Extend the time period for sign posting from 12 days to 21 calendar days
- Require the applicant's name to be listed on notices

# Key Changes to Module 1

## **14-203(10) Referral from L&I to ZBA (aka bump-ups)**

- Will be deleted

## **14-204(2)(e)(.2) Procedure for creating /NCO Overlays**

- Simplify based on national models

## **14-204(4) Conditional Use Approval**

- More detail on traffic impact analysis will be added

## **14-204(6) Civic Design Review**

- Will be replaced by procedure and standards discussed at April ZCC

# Key Changes to Module 1

## **14-204(9) Historic Designations**

- Historical district designations in PM-703.0 and PM-704.0) will be moved to the Zoning Code.

## **14-204(11) Zoning Permits**

- Use registration timeframe extended from 3 to 6 months

## **14-205 Nonconformities**

- Will clarify that while burden of documenting non-conformity remains on applicant, submittal of a prior permit for the use is not required

# Questions

