

Philadelphia's New Zoning Code

Revised Change Memo

Draft 2. Revised June 9 2010



The Change Memo

Change Memo – Draft #2, revised June 9. 2010		
Section	Recommended Change	Last Revision
Module 1 – Administration and Procedures		
Chapter 14-100 General Provisions		
§14-101 Purpose	Update and modernize this section as follows: This Zoning Code is enacted to promote the public health, safety and general welfare of the City. The provisions of this Zoning Code are designed to: <ul style="list-style-type: none"> • Provide adequate light, air, privacy and access to property and open space. • To conserve property value. 	6.9.2010
§14-105 Relationship to Plan Documents	Clarify the distinction between adopted and accepted plans in accordance with PCPC's policy language. Adopted plans will be considered by City agencies; accepted plans may be considered by City agencies.	4.14.2010
Chapter 14-200 Administration and Procedures		
§14-201 Reviewers and Decision Makers	Add the L&I Board of Licenses and Inspections Review to the list of Reviewers and Decision Makers . Add L&I's, the Planning Commission's and the ZBA's ability to impose conditions as authorized powers and duties in Section 14-201. Reference subsection 14-203(9) for the specific restrictions on imposing conditions.	6.9.2010

Key Changes to Module 1



14-206 (6) Civic Design Review

- Converting chart into draft code language

14-204 (8) and (9) Historic Preservation

- Discussing how the historic preservation criteria and procedures should be integrated

Key Changes to Module 2

Chapter 14-300 Base Districts

14-304 SP-PO (Parks & Open Space) District

- Allowed recreational uses and activities to be more clearly specified

14-304 through 307 SP Districts

- Use table format will be used (as in other types of districts) rather than lists of allowed uses

Key Changes to Module 2

Chapter 14-400 Overlay Districts

Generally

- Explore additional consolidation opportunities

14-402 /CTR Center City Overlay

- Convene working group to consider changes, including:
- Changes proposed by staff,
- Additional regulations identified during Module 3 drafting, and
- Forthcoming design standard revisions

Key Changes to Module 2

Chapter 14-400 Overlay Districts

14-403 /NCC Neighborhood Commercial Overlay

- Exploring possibility of converting to modified CMX-2 base district (CMX 2.5?)
- Add recently adopted Overbrook Farms overlay
- Review boundaries of East Falls overlay

14-406 /NDA North Delaware Avenue Overlay

- Review (large area) boundaries and consider whether bar-restaurants should be prohibited in the entire area

Key Changes to Module 2

Chapter 14-400 Overlay Districts

14-403 /TOD Transit Oriented Development

- Evaluate whether overlay district regulations can be converted into development standards—tied to map of transit nodes
- Separate standards would apply based on the type and size of the transit node

Key Changes to Module 2

Chapter 14-500 Use Regulations

General

- Add additional explanation of the use category/use type system; clarify that uses not specifically listed are included in the broader use subcategory defined in chapter 500

Day Care

- Working group continuing to discuss; Work Plan Committee will consider their recommendations

Fresh Food Market

- Refining the definitions based on input from Food Trust
- Consider whether to apply the incentives citywide rather than just “food deserts”

Key Changes to Module 2

Chapter 14-500 Use Regulations

Accessory Dwelling Units

- Continue dialogue about what/where to allow
- **Pros**
 - Good way to increase supply of less expensive housing for small/limited income households
 - Provides additional income/support for current owners
 - National experience shows low volumes and minimal impact
- **Cons**
 - Duplex in disguise
 - Concerns about traffic and parking impacts
 - Administration and monitoring

Questions

